CONSOLIDATED PLAN

FOR THE
CITY OF NEWTON
HOUSING AND COMMUNITY DEVELOPMENT
PROGRAM AND THE
WESTMETRO HOME CONSORTIUM

July 1, 2010—June 30, 2015

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EXECUTIVE SUMMARY

Overview

The City of Newton and the WestMetro HOME Consortium Consolidated Plan was developed in accordance with 24CFR Part 91, which requires that the Plan be submitted to the U.S. Department of Housing and Urban Development (HUD) as a prerequisite to receiving funds under the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and Emergency Shelter Grant (ESG) formula grant programs. The overall goal of these programs is to develop viable urban communities through the provision of decent housing, a suitable living environment and expanding economic opportunities for low- and moderate-income persons.

The Consolidated Plan is a comprehensive planning document that identifies and prioritizes the housing and community development needs of low- and moderate-income residents, as well as of any target neighborhoods, and outlines strategies for addressing these needs over a five-year period. Preparation of the Plan provides an opportunity for Newton and the WestMetro HOME Consortium to undertake a citizen-driven collaborative planning process to establish a unified vision for community development actions. It offers the opportunity to shape the various housing and community development programs into effective, coordinated strategies for addressing the needs of low- and moderate-income persons in a comprehensive manner. The strategic plan portion of the Consolidated Plan sets forth specific objectives and strategies, annual and five-year goals, and benchmarks for measuring progress.

The Executive Summary briefly outlines the contents of the Consolidated Plan which includes a market analysis for the City of Newton and the members of the WestMetro HOME Consortium and needs assessments in the areas of housing, homelessness, non-homeless special needs, accessibility, economic development, target neighborhoods, and human services. Strategic plans including priority needs, objectives, strategies and specific goals designed to address the identified needs in each program area are also part of the Consolidated Plan. A one-year action plan for the FY11 program year, which runs from July 1, 2010 through June 30, 2011, describes specific one-year goals for each program area.

Past Performance

The last Consolidated Plan completed by the City of Newton and the WestMetro HOME Consortium covered the period from FY2006 – FY2010. Significant progress has made by the Newton Housing and Community Development Program in meeting the goals and objectives of this plan. In addition to the CDBG, HOME and ESG program performance outcomes summarized in the table below Newton also utilized federal Fair Housing Initiative Program funds to complete fair housing trainings in the WestMetro HOME Consortium. As part of the HOME Consortium's training, members received guidance on the development of an Analysis of Impediments (AI) and as a direct result all 12 communities in the Consortium have revised or developed AI's. Throughout the five year period covered by the last Consolidated Plan the City was also within program expenditure caps.

SUMMARY OF PERFORMANCE OUTCOMES (FY06-FY09)

Program	Outcomes
Housing Development	
Affordable housing units	71 units developed
Homebuyer assistance	15 homebuyers assisted
Housing Rehabilitation	
Housing rehabilitation programs	401 homes rehabilitated
Public Services	
Elder services	13,582 people served
Adolescent services	2,093 people served
Children's services	796 people served
Adult/family services	2,595 people served
Services for people with disabilities	826 people served
Architectural Access	
Public thoroughfare improvements	106 curb cuts; 14 improvements
Public building improvements	7 public buildings
Parks and recreational improvements	5 improvements
Nonprofit agency improvements	2 improvements
Other	1 access improvement at the Housing Authority
Economic Development	
Microenterprise loan	0 loans
Family day care grant	1 grants
Neighborhood Improvements	
Tree Planting Projects	50 trees planted
Traffic improvements	2 improvements
Public Building improvements	2 improvements
Continuum of Care for People who are Homeless or At-Risk (ESG Program)	
Homeless Prevention	1,077 people served
Support Services	1,833 people served
Operating Support	1,676 people served
HOME Program	
Rental units	19 units developed
Homebuyer units	3 units developed
Homebuyer assistance	58 homebuyers assisted

Key Market Analysis Findings

Single Family Housing Prices. Although median sales prices of single family homes in the HOME Consortium rose between the years 2003 and 2008, the region was impacted by the economic recession that began in 2007. This impact is shown through an overall decrease in the median sales price of single family homes from 2007 to 2008. This decline was minimal in many municipalities.

Condominium Prices. The condominium market in the Consortium was largely unaffected by the recent market downturn – an increase was noted in several communities' median sale price of condominiums.

Foreclosures. Foreclosures in the majority of the communities in the Consortium peaked in 2008 before declining in 2009. The number of foreclosures in Consortium communities remain relatively low, with the exception of Framingham. The Town of Framingham has experienced 386 foreclosures during 2007, 2008, and 2009. Framingham was ranked 11th in the state with regard to the need for resources in addressing this crisis. Neighborhood Stabilization Funds, received by the Town through the State, will assist in remediating the situation.

Affordability. A family of four earning $85,800, the 2008 Area Median Income (AMI), could afford a single family home priced at $288,450. However, in 2008, the lowest median sales price in the Consortium was $325,000 – in the Town of Framingham.

New construction. New residential construction has not slowed in the Consortium despite the recession, indicating that the Consortium, like many communities in the Metro Boston area, remain relatively isolated from the housing crisis.

Key Housing Needs Assessment Findings

Lower Income Households. Approximately 10 percent of households in the Consortium are extremely low-income (≤30 percent of AMI), 18 percent of households are considered low-income (≤50 percent of AMI), and 28 percent of all households are classified as moderate-income (≤80 percent of AMI).

Renter Needs. An increase in the need for rental assistance, services to address hoarding among renters, additional affordable rental opportunities, and public transportation to connect renters to services and jobs were all cited as needs of renters in the Consortium.

Homebuyer Needs. Financial resources for homebuyers and a greater amount of affordable homeowner opportunities were the two biggest homeowner needs in the Consortium, according to participants in each community's needs assessment.

Elderly Needs. Affordable, accessible senior housing (both public and private) and resources to help elders live independently were identified by needs assessment participants as two important needs of this population.

Family Needs. There are 2,574 large families earning ≤80 percent of the AMI in the Consortium. Community outreach revealed a need for more affordable housing suitable

for large families. Community-by-community participation suggests that in many parts of the Consortium large families struggle to find affordable, lead-free housing.

Needs of Persons with a Disability. Consortium-wide over 20,000 or 11 percent of households include a person with a disability and 36 percent of these households report a housing problem. Affordable, accessible housing located in close proximity to transportation for persons with disabilities and affordable housing with supportive services for persons with mental disabilities were listed as two important needs of this population.

Homeless Needs Assessment Findings

Throughout the Consortium, permanent housing was the most common need identified to serve the homeless population. The continuation of a system of services designed to help people who are homeless or at-risk of homelessness obtain or maintain permanent housing was another need cited by many communities.

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Priority Housing Needs, Objectives, Strategies and Proposed Accomplishments in the WestMetro Consortium

Priority #1: Housing needs of small family renters with incomes between 30 and 50 percent of the AMI and between 50 and 80 percent of the AMI.

Objective: Increase the supply of affordable rental housing and improve access to and quality of affordable homeowner housing.

Strategies:

- Work with developers to subsidize rental and homeownership units.
- "Buydown" existing housing to create affordable housing.
- Work to renew affordability terms for affordable rental units that will be expiring during FY11- FY15.
- Collaborate with local volunteer boards and committees that focus on increasing affordable housing as well as local Housing Authorities to find additional opportunities for affordable housing.
- Provide downpayment assistance and homebuyer counseling to first time homebuyers.

Accomplishments:

- The number of rental units developed that are affordable to low- and moderate-income small family households.
- Success in extending affordability terms.
- The number of homeownership units developed that are affordable to moderate-income small family households.
- The number of affordable homes purchased through downpayment assistance programs.

Priority #2: Housing needs of small family owners with incomes between 50 and 80 percent of the AMI.

Objective: Improve the quality of and access to affordable housing.

Strategy:

- Provide grants and low interest loans to assist LMI homeowners with housing rehabilitation.

Accomplishment:

- The number of units rehabilitated with HOME funds.

Priority Housing Needs, Objectives, Strategies, and Proposed Accomplishments in Newton

Priority #1: Reduce financial and institutional barriers to increasing the availability of affordable housing by increasing funding; expediting and improving the local funding and project review and approval processes; and providing more case management and financial and project education for tenants.

Objective: Increase the supply of affordable rental housing and increase the availability of affordable owner housing.

Strategies:

- Increase financial resources for affordable housing development including deeper subsidies to target lower-income renter households and the provision of operating subsidies (from non-federal sources).
- Increase funding for the first time homebuyer program.
- Develop affordable housing development programs, similar to the Purchase Rehab Program, that expedite the review and approval process.
- Support efforts being made to reduce regulatory barriers through improving mixed use zoning, easing accessory apartment rules, improving rules regarding adaptive reuse of existing buildings.
- Support other new initiatives being made, including creation of an affordable housing trust fund, promoting reuse of now-public sites, seeking waiver of certain construction fees, and heightening public understanding and involvement.

Accomplishment: The development of 6 units of additional affordable housing units for renter and owner households whose gross annual income is <80% AMI. Units to be LIP/LAU-eligible for inclusion on the Subsidized Housing Inventory, unless specifically exempted by local programs (e.g. CPA "Community Housing") or regulations (e.g. Inclusionary Zoning).

Priority #2: Deeper development subsidies in affordable housing projects so that very-low income renter households have a greater range of housing choices.

Objective: Increase the supply of affordable rental housing including housing for very-low income households.

Strategy: Deepen per unit development subsidy amounts.

Accomplishment: The development of 3 units of additional affordable housing units for very-low renter households.

Priority #3: Institutionalize principles and practices of fair housing including the following: Supporting and expanding socio-economic, cultural, racial, and other diversity; improving fair housing performance and compliance regarding the City's fair housing plans and applicable policies and laws; and developing an institutional infrastructure that enables the City to meet its fair housing obligations regarding monitoring and compliance.

Strategies:

- Ensure compliance with architectural access and fair housing requirements during the development process and affirmatively market all available units.
- Continue to capitalize the Newton Housing Rehabilitation Program which provides funding for low-and moderate-income tenants and homeowners for accessibility improvements.
- Reduce barriers to fair housing in the rental and for sale markets by continuing to provide fair housing education, training, outreach and advocacy. Develop a municipal infrastructure that enables the City to meet its fair housing obligations regarding monitoring and compliance.

Accomplishments:

- Fund three affordable housing development projects that consistently meet all applicable state and federal fair housing laws including compliance with architectural access.
- Continue to fund housing rehabilitation access improvements (75 rehabilitation cases in five years).
- Implement action steps outlined in the Fair Housing Action Plan.

Non-Homeless Housing and Service Priorities, Strategies, and Proposed Accomplishments in the WestMetro HOME Consortium

Priority #1: Households that include at least one person with a physical disability.

Objective: Increase the range of housing options and related services for persons with special needs.

Strategies:

- Capitalize on existing housing rehabilitation programs for barrier removal and accessibility improvements.
- Create new units of accessible housing.

Accomplishments:

- The number of accessible rental and homeowner units created.
- The number of units assisted through accessibility improvements within the rehabilitation program.

Priority #2: The housing needs of elderly and frail elderly renters and homeowners who earn ≤80 percent of the AMI.

Objective: Increase the range of housing options and related services for persons with special needs.

Strategies:

- Assist elderly homeowners to remain in their homes and access services or find other affordable housing options.
- Target financial resources to affordable housing developments that serve the elderly population.
- Partner with service providers to leverage resources.
- Capitalize on existing housing rehabilitation programs for weatherization repairs and access improvements.

Accomplishments:

- The number of units assisted with the rehabilitation program.
- The number of affordable rental units provided to elderly transitioning to smaller, affordable housing units located near services.

Non-Homeless Housing and Service Priorities, Strategies, and Proposed Accomplishments in Newton

Priority #1: Increase affordable housing options with supportive services for low-and moderate-income individuals with special needs.

Strategy:

- Target financial resources to affordable housing developments that serve individuals with special needs.

Accomplishment:

- Increased number of housing choices for low- and moderate-income individuals with special needs (4 units).

Priority #2: Increase the number of accessible rental and homeownership units for the elderly and special needs sub-populations with incomes ≤80% AMI.

Strategies:

- Target financial resources to affordable housing developments that serve the elderly and special needs sub-populations with incomes ≤80% AMI. Ensure that assisted units are adaptable and/or accessible, as required by law.
- Continue to capitalize the Newton Housing Rehabilitation Program which provides funding assistance for barrier removal and accessibility improvements.
- Consider limiting Newton Housing Rehabilitation Program funding to high priority work items, such as accessibility improvements.
- Evaluate an increase in the funding cap for the One-to-Four Unit Purchase Rehabilitation Program.

Accomplishments:

- Increased number of accessible rental and homeownership units for the elderly and special needs sub-populations with incomes ≤80% AMI (75 Newton Housing Rehabilitation Program cases).

Homelessness Goals and Proposed Accomplishments

Increase the number of permanent supportive housing units. The Brookline/Newton Continuum of Care (CoC) has a goal of producing five permanent supportive housing units per year during the FY11-15 Consolidated Plan period, resulting in an additional 25 units.

Support for prevention and outreach and assessment programs. Prevention services include psychiatric crisis intervention, respite care, case management, financial assistance, relocation, legal service and eviction prevention. Homelessness Prevention and Rapid Re-Housing Program (HPRP) funds will play a key role in providing prevention assistance.

Improve outreach, assessment and referral. Some CoC communities have developed more street outreach to unsheltered homeless than others. Plans include other CoC communities replicating the existing methods and protocols from more "experienced communities" to more effectively serve the unsheltered homeless.

Create better linkages between homeless service providers and owners of permanent supportive housing to improve homeless persons' access to existing housing. Part of the Homeless Prevention and Rapid Re-Housing implementation includes working with the Metropolitan Boston Housing Partnership to increase these linkages and create more opportunities for permanent affordable housing. The program provides short- to medium-term rental assistance needed to get people into housing while working with them to maintain their housing stability over the long-term.

Accessibility Needs and Strategies, Proposed Accomplishments

The top priority needs identified through the accessibility needs assessment, in order of importance are:

- Improvements to public thoroughfares
- Improvements to public buildings
- Improvements to parks and recreational areas and facilities
- Improvements to nonprofit agencies and the Newton Housing Authority

The following are accessibility program goals based upon the proposed access projects.

Area of Access Improvement	FY11 Goals	FY12 Goals	FY13 Goals	FY14 Goals	FY15 Goals	Five-Year Goals Total
Public thoroughfare improvements	15 (curb cuts)	8 (curb cuts)	11 (curb cuts)	12 (curb cuts)	13 (curb cuts)	59 (curb cuts)
Public buildings improvements	1	1	0	1	0	3
Parks and recreational facilities improvements	1	0	1	1	1	4
Nonprofit agency improvements	1	0	1	0	0	2

Economic Development Needs, Strategies, and Proposed Accomplishments

As stated previously, there is a need for economic development in the region given the economic downturn and the increasing unemployment rate. However, because of the narrow audience for the CDBG-funded program, an increase in funding for FY11-15 is not recommended at this time. Instead, the income from existing loan repayments estimated at $15,000 annually will be used to capitalize the program.

Strategies to improve program performance have included shortening the application review and approval time in an effort to make it more attractive; conducting targeted marketing to area banks, and the Newton-Needham Chamber of Commerce; and providing information in the City's Economic Development Brochure and on the City's website. The creation of the Family Day Care Program was an effort to partner with a nonprofit agency to create business opportunities for low- and moderate-income business owners.

The proposed goals and accomplishments of the economic development program during the five-year period covered by this plan are listed below.

PROGRAM	PROPOSED ANNUAL ACCOMPLISHMENT
Microenterprise Loan Program	Award one loan annually
Family Day Care Grant Program	Provide one to two grants per year
Proposed Targeted Grant Programs	To be determined as specific program opportunities are developed

Newton Corner Target Neighborhood Priority Objectives, Goals and Accomplishments

The following priority objectives were established based upon the high priority needs established by the Newton Corner Advisory Committee and City staff through the needs assessment.

NEWTON CORNER PRIORITY OBJECTIVES
To implement park master plans
To improve pedestrian safety and connectivity
To better control and clarify traffic patterns to improve public safety

The Newton Corner Target Neighborhood will receive funding in FY13. The following table includes the projects, goals and accomplishments for this program year.

PROJECT	GOALS	ACCOMPLISHMENTS (# PUBLIC FACILITIES IMPROVED)
Charlesbank Park Improvements	Continue to implement components of the master plan such as the retaining wall and ornamental fencing	1 park
Carleton Park Improvements	Begin a phase one implementation of the master plan	1 park
Farlow Park and Chaffin Park Improvements	Continue to implement components of the master plans such as new benches, signs, etc. Use CDBG funds to leverage additional CPA funds	2 parks
Church Street Traffic Calming	Improve the public safety and accessibility of this intersection to facilitate safer vehicular and pedestrian movements	1 street
Park-Vernon Traffic Calming	Improve the public safety and accessibility of this intersection which is adjacent to Bigelow Middle School in order to facilitate safer vehicular and pedestrian movements	1 street
	Total Public Facilities Improved	6

Newtonville Target Neighborhood Priority Objectives, Goals and Proposed Accomplishments

The following priority objectives were established based upon the high priority needs established by the Newtonville Advisory Committee and City staff through the needs assessment.

NEWTONVILLE PRIORITY OBJECTIVES
To improve and increase recreational and open space opportunities and amenities
To establish and emphasize a pedestrian-friendly, safe and comfortable environment
To beautify the neighborhood with new and replacement street trees
To better control and clarify traffic patterns to improve public safety

The Newtonville Target Neighborhood will receive funding in FY15. The following table includes the projects, goals and accomplishments for this program year.

PROJECT	GOALS	ACCOMPLISHMENTS (# PUBLIC FACILITIES IMPROVED)
Lowell Park Improvements	Increase the passive recreational use of Lowell Park through accessibility, new site amenities, and beautification	1 park

PROJECT	GOALS	ACCOMPLISHMENTS (# PUBLIC FACILITIES IMPROVED)
Newtonville Infrastructure Improvements	Improve the public safety, accessibility and aesthetics of the area's sidewalks and street curbs	4 streets
Newtonville Tree Plantings	Beautify city-owned properties and public streets through tree plantings	12 trees
	Total Public Facilities Improved	17

Nonantum Target Neighborhood Priority Objectives, Goals and Proposed Accomplishments

The following priority objectives were established based upon the high priority needs established by the Nonantum Advisory Committee and City staff through the needs assessment.

NONANTUM PRIORITY OBJECTIVES
To implement park master plans
To create/install a memorial(s) to commemorate Nonantum leaders
To improve traffic flow and/or control excessive speeding on streets in the target area
To improve accessibility, aesthetics and public safety at the former Nonantum Branch Library

The Nonantum Target Neighborhood will receive funding in FY11 and FY14. The following table includes the projects, goals and accomplishments for FY11.

PROJECT	GOALS	ACCOMPLISHMENTS (# PUBLIC FACILITIES IMPROVED)
Nonantum Parks Improvements	Continue to implement components of the master plans at Stearns Park and Pellegrini Park	2 parks
Adams-Watertown Intersection Improvements	Improve the public safety and accessibility of this important intersection to facilitate safer vehicular and pedestrian movements	1 street
Nonantum Branch Library Improvements	Beautify the exterior and grounds of this important community asset	1 property
	Total Public Facilities Improved	4

West Newton Priority Objectives, Goals and Proposed Accomplishments

The following priority objectives are based upon the high priority needs established by the West Newton Advisory Committee and City staff through the needs assessment.

WEST NEWTON PRIORITY OBJECTIVES
To improve the safety, accessibility, and aesthetics of public streets and sidewalks
To improve the accessibility and aesthetics of the Cheesecake Brook Greenway
To improve public safety on residential streets

The West Newton Target Neighborhood will receive funding in FY12. The following table includes the projects, goals and accomplishments for this program year.

PROJECT	GOALS	ACCOMPLISHMENTS (# PUBLIC FACILITIES IMPROVED)
Cheesecake Brook Area Improvements	Increase recreational and open space opportunities and improve the habitat around the greenway	1 park
West Newton Traffic Improvements	Improve pedestrian safety through traffic calming measures such as neck downs	2 streets
Washington Street Corridor Improvements	Beautify Washington Street and raise the quality of life for area residents by softening the visual impact of the Mass Turnpike	1 street
	Total Public Facilities Improved	4

Public Service Priority Needs Objectives, Goals and Proposed Accomplishments

The public service needs assessment conducted for the Consolidated Plan identified five primary areas of need: children's service needs, youth service needs, adult/family service needs, elder service needs, service needs of people with disabilities. A number of needs within these five categories were identified.

Children's Service Needs

- Adequate funding for childcare or adequate subsidies for low-income parents
- Services to children with identified special needs, e.g. behavioral, social/emotional, and physical needs
- Social worker to provide services to children and their families
- Transportation for daily trips from school to after-school programs and field trips

- Nutritional and healthcare services for children

Youth Service Needs

- Provision of services to students who are isolated or disconnected
- Prevention and treatment of teen dating violence, substance abuse, and other risky behavior
- Programs and services to address developmental issues of middle school kids, e.g. sexuality, bullying, substance abuse
- Support and guidance for 18-21 year olds during transition to adulthood

Adult/Family Service Needs

- Crisis counseling with focus on connection to resources
- Financial counseling to help families cope with financial stress
- Services to victims of domestic violence
- Services to immigrant population
- Parent education and parent support
- Affordable permanent housing
- Job training
- Transportation services

Elder Service Needs

- Ability to age in place with available services (including medical care and handyman services)
- Assistance in obtaining entitlements and social service support
- Educational, cultural, and socialization services to active seniors
- Transportation for medical care, shopping, and activities of daily living
- Affordable housing with support services
- Services to immigrant population
- Affordable, available adult day health care

Service Needs of People with Disabilities (Includes adults with developmental disabilities or chronic mental illness and adults with severe physical impairments)

- Opportunities for independent living in accessible facilities
- Affordable health care
- Employment and training opportunities
- Identification of and assistance to disabled elders
- Improved available, accessible transportation services
- Easily accessible information about community services and programs

In order to address the public service needs identified in the needs assessment, two requests for proposals (RFP) – one for human service grants and one for emergency shelter grants - were issued to local service providers in the Fall of 2009. Providers were required to submit proposals that responded to the priority public service needs. The Human Service Advisory Committee (HSAC) reviewed all the proposals using criteria including project eligibility and documented need for service. The HSAC also attempted to allocate funding as equally as possible among the different service groups. The Committee recommended five year grants to 33 public service programs and one year grants to each of the seven applicants for ESG funds. The programs that have been recommended for funding and the amount recommended for each program are below.

PUBLIC SERVICE PROGRAMS	PROPOSED FUNDING
Barry Price Center *Job Developer and Coach*	$19,000
Barry Price Center *Person Centered Planning*	$3,600
Bowen After School Program *Tuition Assistance Program*	$7,000
Boys and Girls Club *Camp Scholarships*	$2,770
Boys and Girls Club *Kids Corps Scholarships*	$5,500
Boys and Girls Club *Teen Program Scholarships*	$5,500
Charles River Center *Children's Programs Scholarships*	$5,400
Charles River Center *Music Therapy*	$3,720
Jewish Community Housing for the Elderly *Caring Choices*	$10,800
MAB Community Services *Visually Impaired Elders*	$3,250
Newton Child Care Fund *Child Care Scholarship Fund*	$14,000
Newton Community Development Foundation *Resident Services Programs*	$19,500
Newton Community Service Center *Child Care Scholarships*	$19,000
Newton Community Service Center *Higher Ground Teen Program*	$5,300
Newton Community Service Center *Mentor Connection*	$4,200
Newton Community Service Center *Parent Child Home Program*	$5,000
Newton Community Service Center *Youth Centers*	$31,000
Newton Community Service Center *The Parents Program*	$26,350
Health & Human Services Department *Mental Health Intervention for the Elderly*	$35,800
Newton Housing Authority *Resident Services Coordinator*	$21,500
Senior Services Dept. *Senior Center Program Coordinator*	$30,000
Senior Services Dept. *Social Services Programs*	$18,000
Health & Human Services Dept. *Youth Outreach Program*	$15,440
Parks & Recreation Dept. *Summer Camp Scholarships*	$2,770

PUBLIC SERVICE PROGRAMS	PROPOSED FUNDING
NWW Committee *Clinical Services and Supports*	$6,500
NWW Committee *Community Access*	$5,600
NWW Committee *Wednesday Night Drop-In*	$6,100
Peirce Extended Day Program *EDP Scholarship Program*	$6,100
Plowshares Education Development Center *Tuition Assistance Program*	$14,000
REACH *Individual Support and Advocacy*	$4,700
Riverside Community Care *Family Crisis Stabilization*	$5,200
Riverside Community Care *Mental Health & Substance Abuse Recovery*	$21,500
The Second Step *Case Manager*	$16,400
TOTAL	**$400,500**

APPLICANT PROJECTS FOR FY11-15 EMERGENCY SHELTER GRANT FUNDS		REQUESTED FUNDS	PROPOSED FUNDS
Middlesex Human Service Agency Bristol Lodge Men's and Women's Shelters	The Bristol Lodge Men's & Women's Shelters provide emergency shelter to homeless individuals. Shelter services are provided 365 days a year at two separate locations in Waltham. The men's shelter serves 45 adult males/the women's shelter serves 12 adult women. Both facilities operate at or above capacity.	$12,000	$11,900
Middlesex Human Service Agency Bristol Lodge Soup Kitchen	The Bristol Lodge Soup Kitchen serves hot, nutritious meals 365 days a year which are prepared and served by volunteers. The kitchen serves over 20,000 meals a year and provides a safe, friendly place to have a meal and get social interaction.	$12,000	$11,900
The Second Step Transitional Residence	The Second Step operates two transitional residences for survivors of domestic violence and their children. The main program objectives include helping families connect with necessary resources, acquire skills to maximize income, secure affordable housing, and increase parenting capacity.	$30,800	$27,600
The Cousens Fund Emergency Assistance for Rent and Utilities	The Cousens Fund will pay delinquent rent or utility bills for Newton residents who are in financial trouble. This financial assistance helps the clients avoid an eviction notice and/or a utility shut-off. Applicants also receive counseling in organizing their financial responsibilities.	$20,000	$16,600
REACH Emergency Shelter	REACH operates a confidential emergency shelter for survivors of domestic abuse and their children. The shelter staff is trained and experienced in delivering trauma-informed services for survivors and children.	$20,000	$17,800
Riverside Community Care Adolescent Homelessness Program	The Adolescent Homelessness Prevention program of Riverside Alternative Youth Services is a mobile, crisis stabilization service for families with an adolescent at risk for out of home placement or homelessness. Staff provide in-home support, linkage with resources, advocacy for services and, when necessary, arrange for safe, stable out of home living situations.	$14,000	$10,400
Brookline Community Mental Health Center -- Metropolitan Mediation Service Housing Mediation	MMS prevents homelessness by providing landlord/tenant eviction (Summary Process) mediation in the Newton Court and in working with the Newton Housing Authority and other major Newton landlords to help maintain tenants who are having disputes related to their current housing.	$5,844	$2,466
	TOTALS:	**$114,644**	**$98,666**

INTRODUCTION

This document encompasses the FY11-15 Consolidated Plan (the Plan) for the City of Newton and the WestMetro HOME Consortium, which consists of the towns of Bedford, Belmont, Framingham, Lexington, Lincoln, Natick, Needham, Sudbury, Waltham and Watertown, and the cities of Brookline and Newton. The City of Newton and the WestMetro HOME Consortium are required by federal law to submit the Plan to the U.S. Department of Housing and Urban Development (HUD) as a prerequisite to receiving funds under the following formula grant programs:

- Community Development Block Grant Program (CDBG)
- HOME Investment Partnership Program (HOME)
- Emergency Shelter Grant Program (ESG)

The overall goal of these three programs is to develop viable communities through the provision of decent housing, a suitable living environment and expanding economic opportunities for low- and moderate-income persons. The provision of decent housing includes assisting homeless persons and persons at-risk of homelessness; maintaining the affordable housing stock; increasing the availability of affordable permanent housing; and increasing the supply of supportive housing that provides services for people with special needs. A suitable living environment includes increasing access to quality public facilities and services; restoring and preserving historic properties; improving the safety of neighborhoods; revitalizing deteriorating neighborhoods; and conserving energy resources. Lastly, providing expanded economic opportunities consists of creating and retaining jobs for low- and moderate-income residents and assisting small businesses owned by low- and moderate-income business owners.

The purpose of the Consolidated Plan is to:

Identify the demand for affordable housing; housing conditions, cost burdens and market conditions; the extent of homelessness; needs of special populations; and the economic and community development needs of residents.

Describe the strategies developed to address housing, homelessness, economic development and community development needs in a comprehensive and coordinated manner.

Report on specific items required by HUD, such as plans to remove barriers to affordable housing, the citizen participation plan and public housing resident initiatives.

Discuss specific projects and programs that will be funded with CDBG, HOME and ESG funds.

The Consolidated Plan, which covers the five-year period running from July 1, 2010 through June 30, 2014, serves as a planning document and helps advise decision-makers and interested public and private organizations on goals, strategies and funding

recommendations for the City of Newton and the HOME Consortium communities. It is intended that the Plan will encourage other agencies to enter into collaborative relationships that help foster the leveraging of funds and expand housing opportunities and services to low- and moderate-income households.

MANAGING THE PROCESS

Lead Agency

The lead agency responsible for overseeing the development of the Consolidated Plan is the Housing and Community Development Division (the Division) in the City of Newton's Planning and Development Department. In addition to serving as the lead agency for the City of Newton's CDBG and ESG consolidated planning process, the Division also serves as the lead entity for the HOME portion of the Consolidated Plan for the WestMetro HOME Consortium. The HOME Consortium consists of the towns of Bedford, Belmont, Brookline, Framingham, Lexington, Lincoln, Natick, Needham, Sudbury and Watertown, and the cities of Newton and Waltham. The table below indicates the major public agency in each Consortium community that will be responsible for administering programs covered by the Plan.

HOME CONSORTIUM COMMUNITY	RESPONSIBLE ENTITY
Bedford	Town Manager's Office
Belmont	Planning and Zoning Division of the Office of Community Development
Brookline	Planning and Community Development Department
Framingham	Community and Economic Development Department
Lexington	Planning Department
Lincoln	Planning Board
Natick	Community Development Department
Needham	Planning Board
Newton	Housing and Community Development Division of the Planning and Development Department
Sudbury	Sudbury Housing Trust
Waltham	Housing and Planning Departments
Watertown	Department of Community Development and Planning

Data Sources

Data sources for the Plan include the U.S. Census 2000, 2005-2007 and 2006-2008 American Community Survey estimate, HUD's 2000 updated Comprehensive Housing Assistance Strategy (CHAS) data, other HUD low- and moderate-income data, the WestMetro HOME Consortium's 2006-2010 Consolidated Plan, the Newton Housing Authority (NHA) and various Massachusetts state agencies. In addition, as the lead agency of the planning process, Division staff formed various partnerships and relationships with community groups, residents and interested citizens, and social service agencies and organizations that provide assisted housing, health services and social services, including providers to elderly persons, children, persons with disabilities, persons with HIV/AIDS and their families, and the homeless. Extensive citizen outreach was conducted, and significant efforts were made to reach all sectors of the community in order to gauge housing and non-housing community development needs affecting the broadest range of residents.

Summary of the Development Process

Work on the Consolidated Plan began in November 2008 as staff began to debrief advisory committees on the Consolidated Planning process. In March 2009, the Citizen Participation Plans for the City and the WestMetro Consortium were revised by staff and approved by the Planning and Development Board and the Mayor. Throughout the spring and summer months, a number of needs assessment meetings were held, involving advisory committee members, members of the public and housing and social service providers. During the late summer and fall, additional meetings were held in order to develop objectives, strategies and project ideas for addressing the identified needs. Specific neighborhood projects were voted on by each Neighborhood Advisory Committee, the Human Service Advisory Committee reviewed and voted on public service projects, and the Mayor's Committee for People with Disabilities voted on accessibility projects during January and February of 2010.

In September 2009, a public hearing was held before the Newton Planning and Development Board to present the draft needs and in December 2009 another public hearing was conducted by the Planning and Development Board to present the draft strategies and objectives. These public hearings generated important feedback at each stage of the Consolidated Planning process. Following these meetings, further refinement of the draft Consolidated Plan took place, taking into account the additional input received. A full draft of the Consolidated Plan was presented at a public hearing before the Planning and Development Board in March 2010. After the conclusion of the 30-day comment period and prior to submitting the Consolidated Plan to HUD in May 2010, the document was approved by Newton's Mayor and the Newton Board of Alderman approved acceptance of the grant.

During the development of the Plan, the Division also coordinated with other City departments, including the Parks and Recreation Department, the Department of Public Works, the School Department and the Public Buildings Department specifically in terms of neighborhood and accessibility improvement projects. Staff from these departments were invited and encouraged to attend both the advisory committee and the public meetings. Division staff also worked closely with staff in these departments to develop comprehensive, realistic project ideas. City departments were invited along with nonprofits and the Newton Housing Authority to submit applications for accessibility projects. Staff working with the neighborhood advisory committees collaborated with City

departments to gather accurate funding estimates and develop a coordinated approach to each project.

Division staff also worked with staff members of the 11 other WestMetro HOME Consortium communities to develop the Consolidated Plan. Although Newton, as the lead entity of the Consortium, provided guidance on fulfilling the requirements set forth by HUD for the Consolidated Planning process, the Consortium worked together to adapt the process to the group. In addition to specific document data and narrative requirements, every municipality in the Consortium was responsible for completing citizen participation outreach through stakeholder consultations, focus groups, public meetings, and/or surveys.

Local Consultation and Outreach

A number of methods were employed to solicit citizen and agency input, including focus groups, advisory committee meetings and other public meetings. The following table details the specific areas of consultation required by HUD and a brief synopsis of the ways in which the City of Newton complied with these requirements. Information on the specific methods employed in the HOME Consortium communities can be found in Appendix J. In addition, a list of the organizations that were consulted for the Newton portion of the Consolidated Plan appears in the Institutional Structure.

24 CFR Citation	Requirement	Action to Comply
91.100(a)(1)	Affordable housing/housing services	• Held two Newton Housing Partnership meetings. • Held four Fair Housing Committee meetings. • Held two focus groups with human service providers and housing developers.
	Health services	• Held three Human Service Advisory Committee meetings. • Held one health services providers focus group.
	Social services	• Held three Human Service Advisory Committee meetings. • Held five social services providers focus groups.
	Homeless services	• Held two focus groups with housing and service providers. • Held two Homelessness Consortium meetings.
91.100(a)(2)	Chronically Homeless	• Held two focus groups with housing and service providers. • Held two Homelessness Consortium meetings.
91.100(a)(3)	Lead-based paint	• Conferred with Massachusetts Department of Public

		Health/Childhood Lead Poisoning Prevention Program.
91.100(a)(4)	Adjacent local government (non-housing)	• Carried out ongoing information-sharing among the HOME Consortium member jurisdictions.
	State government (non-housing)	• Provided a draft of the Consolidated Plan for review and utilized information from the State of Massachusetts on non-housing community development concerns.
91.100(a)(5)	Metropolitan planning agencies	• Provided a draft of the Consolidated Plan for review by the Metropolitan Area Planning Council.
91.100(b)	HOPWA	• Newton does not receive HOPWA funds.
91.100(c)	Public housing	• The Newton Housing Authority executive director and staff participated in one housing provider focus group and one social service focus group.

In addition to the activities listed above, a number of meetings were held in the City's four target neighborhoods to discuss the neighborhood improvements program. Several meetings were held with the neighborhood advisory committees in order to determine needs and then develop objectives and strategies to address those needs. These needs, objectives and strategies were then presented to the public at a meeting to which all residents in the target neighborhoods were invited.

The Mayor's Committee for People with Disabilities also hosted three public meetings to obtain input from residents, City departments, and service providers on the City's accessibility needs. In addition, the Committee met a number of times to discuss the needs presented and to develop objectives, strategies and projects that addressed these needs.

Regional Consultation and Outreach

On a regional level, Newton maintains contact with municipalities within the region through its involvement in the WestMetro HOME Consortium, which consists of 12 member communities in the Boston suburban area. Through this forum, Division staff is able to share in regional planning activities that relate to affordable housing development. Besides individual contact between Newton and member staff, the Consortium also holds meetings on a quarterly basis. This offers members an opportunity to raise and resolve particular issues, to discuss new programs and projects, and to develop both a local and a regional outlook on affordable housing development.

The City of Newton is an active organizational member of the Citizens' Housing and Planning Association (CHAPA), a nonprofit umbrella organization for affordable housing and community development activities throughout Massachusetts. CHAPA's mission is to encourage the production and preservation of housing that is affordable to low-income

families and individuals. Membership in the organization includes nonprofit and for-profit developers, advocates, bankers, property managers, architects, consultants, homeowners, tenants, local planners, foundation and government officials, and others throughout the state who are interested in affordable housing development. CHAPA meetings and forums provide Division staff with a venue for gaining insight into both local and regional developments in the affordable housing arena.

Newton is also a member of the Boston Metropolitan Planning Organization (MPO), which is composed of seven agencies, seven municipalities and a public advisory committee that collectively carry out the federally mandated "continuing, comprehensive and cooperative transportation planning process for the region." Through its work with MPO members such as the Massachusetts Highway Department, the Metropolitan Area Planning Council and cities and towns such as Boston, Framingham and Salem, the City of Newton actively participates in regional transportation planning activities.

Housing and Community Development Division staff is also active both nationally and regionally as members of the National Community Development Association (NCDA). NCDA is a national nonprofit organization comprised of more than 550 local governments across the country that administer federally-supported community and economic development, housing and human service programs, including the CDBG, HOME and ESG programs. Division staff attends regional and national NCDA meetings where local government officials and policy makers can share information and resources.

Division staff is also actively involved with a number of collaborative efforts that include representatives from agencies and organizations outside of Newton. Throughout the year, collaborative groups such as the Human Service Providers Network and the Brookline-Newton-Waltham-Watertown Homelessness Consortium meet to discuss issues and needs in Newton and the surrounding communities. Housing and Community Development Division staff takes the lead in coordinating these meetings.

In an effort to obtain regional input on the Consolidated Plan and the City of Newton's strategies and objectives, copies of the draft were sent to the Massachusetts Department of Housing and Community Development (DHCD) and the Metropolitan Area Planning Council (MAPC) for comment concerning regional issues and impact.

Public Housing Authority Consultation and Outreach

Division staff and staff from the Newton Housing Authority have an ongoing relationship as they work jointly on projects involving the rehabilitation and renovation of NHA units. The NHA participated in focus groups on affordable housing and social services in the summer and Fall of 2009. Subsequent discussions took place between Division staff and the Housing Authority concerning priorities, objectives and strategies identified in the Plan. The NHA contributed to several sections of the Consolidated Plan related to Housing Authority activity and received a draft of the Plan to review for consistency with its Five-Year Public Agency Plan.

Citizen Participation

The Consolidated Plan regulations (24 CFR 91.105) state that each jurisdiction must adopt a citizen participation plan. Citizen participation has been an established priority of the Newton Housing and Community Development program for many years, and

citizen participation plans exist for both the Newton CDBG and ESG programs and for the WestMetro HOME Consortium. The 2009 revisions to Newton's Citizen Participation Plan enhanced the outreach conducted by the City for the Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance and Evaluation Report public hearings. The major change that resulted from these revisions increased the number of residents that directly receive notification of the public hearings for the Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance and Evaluation Report through e-mail or mail.

In terms of citizen participation in the Newton CDBG and ESG programs, as mentioned above in the "Local Consultation and Outreach" section, citizen participation was sought through a number of means during the development of the FY11-15 Consolidated Plan. Newton residents, nonprofit organizations and agencies, advisory committees and members of the business community were invited to attend public hearings and to review and comment on the draft plan at three different stages.

A link to the draft plan was also placed on the City of Newton website. A notice regarding the public hearing on the full draft plan also ran in the local Newton newspaper at least 10 days prior to the meeting and provided the location, time of the hearing and description of the Consolidated Plan. In addition, information about the availability of the draft plan for comment was posted on the notice board at the Newton Free Library.

INSTITUTIONAL STRUCTURE

The Newton Community Development Block Grant program began in 1975, with one Planning and Development Department staff person and an initial grant of approximately $650,000. Today, the Newton Housing and Community Development Division (the Division) is comprised of a staff of 10 and an annual combined Community Development Block Grant (CDBG) and Emergency Shelter Grant (ESG) allocation of approximately $2.5 million. An additional $2.3 million in HOME Investment Partnership (HOME) program funds is administered by the Division as the lead agency of the 12-member WestMetro HOME Consortium. Newton is also the lead entity for the Brookline-Newton-Waltham-Watertown Homeless Consortium, which receives approximately $1.2 million in Continuum of Care funds annually for the provision of housing and supportive services for homeless.

The Division has also been responsible for administering a portion of the stimulus funds received by the City. In 2009, Newton received approximately $600,000 in Community Development Block Grant Recovery (CDBG-R) funds and over $900,000 in Homeless Prevention and Rapid Re-Housing program (HPRP) funds as part of the country's economic stimulus program. CDBG-R funds are spent with the goal of stimulating the economy through the creation and retention of jobs. HPRP funds provide financial assistance and housing relocation or stabilization services to income-eligible individuals and families who are in danger of becoming homeless or those that are currently homeless.

For the past 35 years, the Division has developed and managed a number of programs for city residents, all in keeping with the goal of increasing Newton's diversity by improving the economic, social, physical and housing environments for families and individuals with low- or moderate- incomes. Current programs administered by the Housing and Community Development Division include housing (development, rehabilitation, homebuyer programs), economic development, target neighborhood improvements, accessibility improvements and homeless and human service programs.

Effective program delivery would not be possible, however, without the efforts of many other local, state, federal and private partners. The institutional structure established to develop the City of Newton and the WestMetro HOME Consortium Consolidated Plan is broadly based and integrates the talents of key organizations and committees involved in the CDBG, ESG and HOME programs, and other housing and human service activities. This institutional framework for planning and implementing housing and community development activities operates with the goal of enhancing the quality and expanding the programs and services that serve low- and moderate-income persons in the community.

Affordable housing production and community development programs within the City of Newton are driven primarily by three groups: government agencies (or public institutions); nonprofit and for-profit organizations (especially developers and social service providers); and private lenders and corporations. Federal, state and local government agencies provide funding and support for affordable housing and community development activities. These agencies also guide housing activities through their policies, program guidelines, and in the case of housing authorities in the Consortium communities, the direct provision of housing units and services.

The various government agencies also often act as principal funders of the housing and community development services provided by nonprofit and for-profit organizations. The nonprofit and for-profit developers and service providers, in turn, develop affordable housing projects, offer supportive services and influence the type of affordable housing projects built and the services offered. Private lenders also play an important institutional role within the delivery system by providing additional financing and by providing a conduit for the delivery of housing services to low- and moderate-income households.

The relationship between these three groups of stakeholders forms the basis of the housing and community development delivery system and plays a significant role in the housing and community development efforts within Newton and the HOME Consortium communities. After an overview of these stakeholders, the roles, strengths and weaknesses of the institutions involved are discussed. The Division's strategies for overcoming the gaps in the delivery system are also included as part of this section.

In Newton, in addition to these three chief stakeholder groups, a number of local advisory committees appointed by the Mayor provide important input on issues facing the community to help guide staff and local officials on the housing, community and economic development efforts in Newton. These groups include:

- Four target neighborhood advisory committees:
  - √ Newtonville Advisory Committee
  - √ Newton Corner Advisory Committee
  - √ Nonantum Advisory Committee
  - √ West Newton Advisory Committee
- Economic Development Advisory Committee
- Human Service Advisory Committee
- Mayor's Committee for People with Disabilities
- Newton Housing Partnership
- Newton Planning and Development Board
- Newton Fair Housing Committee

The Brookline-Newton-Waltham-Watertown Homelessness Consortium, which recently expanded to include the City of Waltham, is also an important advisory committee. This Consortium is comprised of representatives of organizations, government entities, and states agencies who work together to use resources to coordinate the provision of housing and services for the homeless.

Role of Public Institutions

Municipal Public Institutions

In Newton, Housing and Community Development Division staff members work with a number of stakeholders at the municipal level in order to deliver effective programs to low- and moderate-income households.

City of Newton

Housing and Community Development Division staff coordinates with the staff of other municipal departments to ensure that the various City organizational units work together on issues that directly affect the provision of housing, neighborhood improvements, accessibility improvements and public service programs. These departments include the

Parks and Recreation Department, the Department of Public Works Department, the School Department and the Public Buildings Department. Division staff collaborates closely with their colleagues in the Planning Division of the Planning and Development Department on housing and economic development, neighborhood improvement and architectural access projects.

In 2001, Newton voters adopted the Community Preservation Act (CPA). Money raised from a one percent surcharge on real estate taxes and a Massachusetts state matching fund is used to acquire, create and preserve open space; acquire and preserve historic resources; acquire, create and preserve land for recreation use; create, preserve and support community housing; and rehabilitate or restore these acquisitions/developments. Since that time, Housing and Community Development staff and Community Preservation staff have collaborated on funding a number of projects, including creation of affordable community housing and the preservation of land for recreation use. Currently, CPA funds are capitalizing the Division's First Time Homebuyer Program which provides cost buy-down and closing cost assistance. Community Preservation funds is often paired with CDBG and HOME funds to develop affordable rental or homeownership units.

Newton Housing Authority

The Newton Housing Authority (NHA), through the development and management of public housing units and administration of the Section 8 Housing Choice Voucher Program is the primary provider of housing for low- and moderate-income households in Newton. The NHA, which was established in 1982, is an independent governmental entity overseen by a five-member Board of Commissioners, four of whom are appointed by the Mayor of Newton and one of whom is appointed by the Massachusetts Department of Housing and Community Development. Each appointment is for a five-year term and is subject to confirmation by the Newton Board of Aldermen.

Since the NHA is an independent governmental agency, the City is not involved in the Housing Authority's proposed plans for demolition or disposition of property or any processes regarding personnel hiring, contracting or the procurement of goods and services. However, the NHA may request technical assistance from the Planning and Development Department for the following activities: site selection and acquisition, site engineering, land use and zoning analysis, permitting, funding assistance, financial analysis, design and architect selection and the development of specifications and working drawings.

The NHA receives CDBG funds from the Housing and Community Development Division for both program support and housing unit rehabilitation. Housing and Community Development public service funds currently support the Newton Housing Authority Resident Services Coordinator position that provides social and referral services to the residents at the Housing Authority. The NHA has also used CDBG rehabilitation funds to de-lead a total of 10 NHA-owned units and remove architectural barriers within two developments and seven units. Addressing hoarding situations, defined as the acquisition of, and failure to discard, a large number of possessions has recently become a problem for the NHA. CDBG rehabilitation funds have been used to address these physical safety hazards in one NHA unit. Other safety hazards were corrected in an additional NHA unit utilizing CDBG rehabilitation funds.

The NHA also receives funding through Newton's Inclusionary Zoning Ordinance (IZO). The Ordinance, which was amended in 2009, requires private developers to either produce or fund the production of affordable housing units. The IZO is triggered when a special permit is required for residential development or for a business or mixed-use development that includes residential development beyond that allowable as of right. Under the terms of the IZO, 15 percent of the units in a proposed development must be reserved for sale or rental to households whose gross annual income does not exceed 80 percent (for homeowner units) and 120 percent (for rental units) of area median income.

In cases of developments that do not exceed six units, the developer may make a cash payment equal to 12 percent of the sales price at closing of each unit as verified by the Planning and Development Department. In the case of rental housing, the cash payment is equal to 12 percent of the estimated, assessed value of each unit as determined by the City assessor. Proceeds from the fund are distributed equally to the Newton Housing Authority and the Planning and Development Department and must be used exclusively for the construction, purchase or rehabilitation of housing for low- and moderate-income households. Since the enactment of the original IZO in 1977, approximately 250 affordable units have been created.

The City reviewed the Housing Authority's FY2010 – FY2014 Plan and FY2010 Annual Plan as part of the process of developing the FY11-15 Consolidated Plan. Division staff is also responsible for certifying that the NHA's 5 Year Plan is consistent with the Consolidated Plan on an annual basis.

As is the case with Newton, in each of the other 11 HOME Consortium communities, staff collaborates with their colleagues in other departments on housing development projects and with the local housing authorities to develop affordable housing opportunities.

State Public Institutions

The City of Newton and the members of the WestMetro HOME Consortium rely on several state agencies to help carry out their housing and community development missions. The Department of Housing and Community Development, MassHousing, the Massachusetts Housing Partnership provide essential assistance with housing efforts. The Massachusetts Turnpike Authority, Boston Region Metropolitan Planning Organization, and the Architectural Access Board are especially important in the transportation and architectural accessibility of community development projects. The Community Economic Development Assistance Corporation and University of Massachusetts Small Business Development Center assist Newton in the economic development arena.

Massachusetts Department of Housing and Community Development

The state of Massachusetts Department of Housing and Community Development's (DHCD) Division of Housing Development supports the production of affordable rental housing, including units for persons with special needs, and the construction or rehabilitation of affordable homes and condominiums for purchase by income-eligible first time homebuyers. The Division's programs include the Low-Income Housing Tax Credit, HOME, Housing Stabilization Fund, Housing Innovation Fund, Capital

Improvement and Preservation Fund, Facilities Consolidation Fund and the Soft Second Program. In the HOME Consortium communities, DHCD contributed funding to the following housing projects: High Rock in Needham (40 affordable units), St. Aidan's in Brookline (36 affordable units), Waverly Woods in Belmont (40 affordable units) and Douglas House in Lexington (15 affordable units). Currently, there are no proposed projects in Newton receiving any Low-Income Housing Tax Credits. DHCD also facilitates coordination among the 24 Continuum of Care systems within the state. Each of these groups competes annually for Continuum of Care funds from HUD.

MassHousing

MassHousing is a quasi-public agency that lends money at rates below conventional market to support rental and homeownership opportunities for low- and moderate-income families in Massachusetts. The agency relies on private nonprofit and for-profit developers to construct and manage the rental housing they finance, and on an extensive network of approved lenders to deliver home mortgage programs to first time home buyers. Loans from MassHousing have made a number of housing development projects possible, including the Yurick Road development in Needham.

Massachusetts Housing Partnership

The Massachusetts Housing Partnership (MHP) is a self-supporting state agency that works in concert with the Governor and the State Department of Housing and Community Development to help increase the supply of affordable housing in Massachusetts. MHP focuses its efforts in three main areas:

1. Advising and supporting communities in their efforts to build affordable housing. MHP's Community Housing Initiatives group supports communities, local housing groups, for-profit and nonprofit developers.
2. Providing long-term rental financing, using private funds from the banking industry and at no cost to the taxpayer.
3. Offering the SoftSecond Loan Program, a first time homebuyers' mortgage program for low and moderate income families.

MHP funds have assisted 11 homeowners who have received assistance through Newton's First Time Homebuyer Program.

Massachusetts Architectural Access Board

The Architectural Access Board (AAB) is a regulatory agency within the Massachusetts Executive Office of Public Safety. Its legislative mandate states that it shall develop and enforce regulations designed to make public buildings accessible to, functional for, and safe for use by persons with disabilities. The "Rules and Regulations", which appear in the code of Massachusetts Regulations as 521 CMR 1.00, have been developed to carry out the board's mandate. These regulations are incorporated in the Massachusetts building code as a "specialized code", making them enforceable by all local and state building inspectors, as well as by the Board itself. Division staff work closely with the AAB on architectural access, and when appropriate, neighborhood improvement projects.

Massachusetts Turnpike Authority

The Massachusetts Turnpike Authority (MTA), which was created by an act of the Massachusetts legislature in 1952, has played a major role in the development of the state's highway transportation network. The MTA maintains 1,100 lane miles of highway, including the 138-mile Massachusetts Turnpike (Interstate 90), ramps, interchanges and

service plaza approaches, and 260 bridges. A portion of the Massachusetts Turnpike runs through several Consortium communities, including Framingham, Natick and Newton. As a result, Newton has been able to work closely with the MTA to address issues that affect traffic patterns in the city.

Boston Region Metropolitan Planning Organization (MPO)

The Boston Region Metropolitan Planning Organization (MPO) is responsible for conducting the federally required metropolitan transportation planning process for the Boston metropolitan area. The regional vision developed by the MPO is used to make decisions about allocating federal and state transportation funds to infrastructure, transit, bicycle, and pedestrian programs and projects. Newton is a voting member of the MPO's Transportation Planning and Programming Committee, the group that oversees the organization's Central Transportation Planning staff. Traffic patterns and safety improvements at the Interstate 90 interchange in Newton Corner have been explored in several recent studies completed by the MPO.

Community Economic Development Assistance Corporation

In 1978, the Commonwealth of Massachusetts created the Community Economic Development Assistance Corporation (CEDAC), a public-private, community development finance institution that provides technical assistance, pre-development lending, and consulting services to nonprofit organizations involved in housing development, workforce development, neighborhood economic development and capital improvements to child care facilities. CEDAC's Housing Innovations Fund (HIF), supports limited equity cooperatives, single-room occupancy housing, housing for special needs populations and other innovative housing projects. In 2007, a total of $415,324 in Facilities Fund monies from CEDAC were used to acquire three scattered site units by Advocates Inc.

University of Boston Small Business Development Center (MSBDC)

The Massachusetts Small Business Development Center at Boston College (MSBDC) provides free business advisory services to prospective and existing small businesses on topics such as business plan development, financial restructuring and strategies, goal formation and achievement, organizational and personnel issues, and management information systems. Economic development loan applicants who may benefit from assistance in developing their business plans are referred to the MSBDC.

Federal Public Institutions

The U.S. Department of Housing and Urban Development (HUD) is the federal agency with which the City of Newton and the HOME Consortium communities work most closely on their housing and, if applicable, community development programs. Mandates from other federal departments, such as the Environmental Protection Agency (EPA) and the Office of Management and Budget (OMB) are all communicated to local jurisdictions through HUD.

U.S. Department of Housing and Urban Development

The U.S. Department of Housing and Urban Development (HUD) administers the CDBG, HOME and ESG programs on a national basis and awards grants annually to entitlement communities including the Cities of Newton and Waltham as well as the Towns of

Brookline and Framingham. HUD also provides technical assistance and training, collects and disseminates housing and community development information and monitors the Division's performance in administering funding.

HUD also administers a number of additional programs from which Consortium community residents' benefit including the Continuum of Care homeless programs, which help to fund homeless providers and Section 8 vouchers administered by local housing authorities.

Role of Nonprofit Organizations

The City of Newton and the members of the WestMetro HOME Consortium work regularly with community-based nonprofit housing and social service agencies and organizations. These organizations offer an efficient structure for delivering services, are flexible in developing and adapting programs, provide services in a culturally responsive manner and have an in-depth understanding of the people they serve. Due to the large number of agencies that assist in carrying out the housing and community development mission, the social service agencies are not mentioned individually.

Nonprofit Housing Organizations

Advocates

Advocates provides quality human services and health care alternatives to individuals and families affected by psychiatric illness, chemical dependency and developmental disabilities. The agency provides a continuum of mental health and substance abuse services throughout the MetroWest area. Advocates also develops affordable housing and manages over 30 group residences, respite services and supported housing units. The agency maintains scattered site housing throughout the city and receives approximately $500,000 in Continuum of Care funds (through the Brookline-Newton-Waltham-Watertown Continuum of Care) to operate permanent supportive housing.

Brookline Improvement Coalition (BIC)

The Brookline Improvement Coalition, Inc was established in 1980 as a 501(c)(3) non profit community housing development organization for the purpose of furthering affordable housing opportunities in Brookline. The BIC has used HOME funds, received by the Town of Brookline through the WestMetro HOME Consortium, in combination with other local, state, and federal resources to develop both affordable rental and homeowner housing.

Citizens for Affordable Housing in Newton Development Organization (CAN-DO)

Citizens for Affordable Housing in Newton Development Organization (CAN-DO) is a nonprofit developer of affordable housing for low- and moderate-income residents in Newton and is the City's only Community Housing Development Organization (CHDO). The organization has developed a number of affordable housing projects in Newton, including Kayla's House, the Louis Garfield House and three other projects on Cambria Road, Falmouth Road, and Jackson Road. CAN-DO has also been successful in working with local nonprofit social service agencies to develop affordable housing for

their client populations, including the Newton Community Service Centers' Parents Program and the Newton-Wellesley-Weston Committee for Community Living (NWW).

Citizens' Housing and Planning Association (CHAPA)

Citizens' Housing and Planning Association (CHAPA) is the nonprofit umbrella organization for affordable housing and community development activities throughout Massachusetts. CHAPA is the only statewide group representing all interests in the housing field, including nonprofit and for-profit developers, homeowners, tenants, bankers, real estate brokers, property managers, government officials and others.

CHAPA's mission is to encourage the production and preservation of housing that is affordable to low-income families and individuals. The organization pursues its goals through advocacy with local, state and federal officials; research on affordable-housing issues; education and training for organizations and individuals; and coalition and consensus building among broad interests in the field. The City of Newton is a CHAPA member and the Consortium subscribes to CHAPA's foreclosure database which provides information on municipal properties in various stages of foreclosure.

Massachusetts Boston Housing Partnership (MBHP)

The Massachusetts Boston Housing Partnership (MBHP) was founded in 1983 and then merged with Metropolitan Housing, Inc. in 1991 to become a regional, nonprofit housing agency. Currently the agency operates as the the largest regional provider of rental housing voucher assistance in the state. Twenty-nine communities are included in MBHP's region of service, among which are Bedford, Belmont, Brookline, Lexington, Newton, Waltham, and Watertown. MBHP has also been instrumental in serving as a gateway for clients to access the services and resources available for the Homeless Prevention and Rapid Re-Housing Program.

Needham Opportunities Inc (NOI)

Needham Opportunities, Inc. (NOI) is a private, nonprofit community development corporation that was founded in 1998 to aid in the development of affordable housing in Needham. Through the work of the Board of Directors, committees and staff, NOI has been involved with numerous private developments built under the provisions of Chapter 40B of state law. NOI has also collaborated with Needham Housing Authority and Town staff in the development of High Rock Homes, a mixed-income development built with the assistance of HOME funding.

Newton Community Development Foundation

Newton Community Development Foundation (NCDF) was founded in 1968 when priests, ministers and rabbis from the Newton Clergy Association joined forces with the Church Women United Organization to address the community's need for affordable housing. Since its founding, NCDF has developed six properties (241 units) in the City of Newton and manages Kayla's House and the Louis Garfield House, developed by CAN-DO. An additional 4 CAN-DO properties (8 units) are maintained by NCDF. NCDF provides homes to hundreds of low- and moderate-income families, senior citizens and persons with disabilities. NCDF properties include Houghton Village, Warren House, Weeks House and Casselman House. NCDF also manages twenty-eight Single Room Occupancy (SRO) units at Newton Corner Place at the West Suburban YMCA.

Newton-Wellesley-Weston Committee for Community Living (NWW)

NWW offers a wide spectrum of local services to individuals with developmental disabilities; provides support services to families of individuals with developmental disabilities; and offers programs to increase community awareness and receptiveness regarding persons with disabilities. Currently, NWW provides residential services in five homes to 32 adults with varying levels of independent living skills. In addition, 13 more individuals living in apartments or local nursing homes receive support services from NWW.

South Middlesex Opportunity Council (SMOC)

South Middlesex Opportunity Council (SMOC) operates as a rental housing voucher assistance regional service provider. The agency also provides other services and programs with the goal of improving the quality of life for low-income individuals and families. SMOC's jurisdiction includes the Consortium communities of Framingham, Lincoln, Natick, Needham, and Sudbury.

Waltham Alliance to Create Housing (WATCH)

WATCH is a nonprofit Community Development Corporation founded in 1988. WATCH creates and promotes affordable housing, provides adult education and leadership development and empowers underrepresented residents through civic engagement. The organization develops affordable housing through renovation or new construction and currently owns and manages 10 affordable rental units in Waltham. Over time, WATCH has created 35 units of affordable housing, including 10 units of new construction.

Watertown Community Housing (WCH)

Watertown Community Housing, Inc.'s mission is to advocate for the preservation, production and rehabilitation of safe housing in Watertown for low- and moderate-income persons, to develop affordable and moderately-priced housing for low- and moderate-income persons, to promote first time homeownership and to help improve Watertown neighborhoods. WCH conducts first time homebuyer classes that are attended by approximately 150 people annually. WCH administers a Downpayment Assistance Program on behalf of the Town of Watertown that has served 30 households. WCH also develops and manages affordable housing and has developed 32 units (four ownership and 28 rental). Utilizing Community Development Block Grant funds WCH administered a home improvement program that provided over $500,000 in loans to 25 families. WCH also provides one-on-one counseling to renters facing housing crises such as evictions, foreclosure sales and sudden loss of income.

Nonprofit Social Service Agencies

Newton has dedicated the maximum amount allowable (15 percent) of its CDBG funds to supporting a network of nonprofit organizations that act as partners in protecting the city's most vulnerable residents. This nonprofit infrastructure functions as the principal social services delivery system through which Newton moves toward its goals of alleviating and reducing poverty. Division staff work with approximately 25 social service agencies that are listed on the last page of this document.

Human Service Providers Network

The Human Service Providers Network, which is coordinated by staff from the Newton Housing and Community Development Division, is an informal association of local human service providers who meet regularly to establish an informative dialogue and increase collaboration and capacity building between the various human service areas.

Brookline-Newton-Waltham-Watertown Homelessness Consortium

The City of Newton is also the lead agency in the Brookline-Newton-Waltham-Watertown Homelessness Consortium. The Consortium is the principal entity for identifying the needs of the homeless population in the four Consortium communities and building a local system to address those needs. The Consortium is comprised of local nonprofit agencies, private foundations, formerly homeless individuals, private businesses, state agencies, the cities of Newton and Waltham as well as the towns of Brookline and Watertown. Together these organizations provide a continuum of care system of outreach and assessment, emergency shelter, transitional and permanent housing, homelessness prevention activities and supportive services to help people obtain or maintain permanent housing and self-sufficiency.

In addition, the Consortium works with Division staff to coordinate the point-in-time survey of the homeless and prepare and submit Continuum of Care funding applications to HUD. In December 2009, HUD awarded the Continuum $1.2 million in Continuum of Care Supportive Housing Program grant funds for thirteen projects. The funds will be used to provide permanent and transitional housing as well as supportive services for homeless people at sites in each of the Consortium communities.

Role of Faith-Based Organizations

A number of local faith-based organizations assist in meeting the emergency needs of homeless and low-income residents through meal programs and assistance with clothing, shelter, utilities and other basic needs. These organizations and/or their affiliated programs also help to develop housing and transportation opportunities. These organizations include the Salvation Army of Massachusetts, Interfaith AIDS Ministry, Cooperative Metropolitan Ministries, Jewish Family and Children's Service, the Hellenic Gospel Food Pantry and Lutheran Social Services of New England.

Role of Private Industry

The principal private sector participants in the housing arena are:

- Lending institutions
- For-profit developers
- Realtors
- Construction industry and related businesses (engineering, architecture, etc.)

Lending Institutions

A number of private lenders in Newton and the HOME Consortium communities provide financing for low- and moderate-income housing projects, allowing housing developers to leverage government funding with conventional loan products. Local lending institutions provide financing to housing developers that, in conjunction with CDBG and/or HOME funds, enable developers to develop affordable housing. In Newton, local

lenders also serve on the Economic Development Advisory Committee, and underwrite and recommend loans to eligible applicants.

In addition, the Federal Home Loan Bank of Boston (FHLB) offers its member banks five options for funding affordable housing and economic development in the Boston area. The Affordable Housing Program (AHP) provides funds for homeownership and rental housing proposals that benefit very low- to moderate-income individuals and families. The Community Development Advance is a reduced-rate advance for funding eligible affordable housing, economic development and mixed-use initiatives. The New England Fund (NEF) provides advances to support housing and community development initiatives that serve moderate-income households and neighborhoods, while the Equity Builder Program offers members grants to provide income-eligible buyers with down payment, closing cost and rehabilitation assistance, as well as offering matched savings programs. As part of the economic stimulus efforts, FHLB provides an Economic Stimulus Advance (ESA) which offers discounted financing to members engaged in government-sponsored lending and investment activities or the development of self-directed initiatives designed to create growth in the economy. FHLB funds have been used in a number of housing development projects in Newton and have been critical to the success of the Division's housing development efforts.

Massachusetts Housing Investment Corporation (MHIC) is another private lender and investor specializing in the financing of affordable housing and community development throughout Massachusetts. MHIC finances both large and small developments, including single room occupancy (SRO), assisted living, rental, commercial, ownership, cooperative and seniors housing.

For-profit developers

Developers who undertake comprehensive permit (40B) projects in the Consortium communities work closely with housing staff. In Newton, both the Planning and the Housing and Community Development Divisions work with developers to determine the number of affordable units that will be created and how they will be marketed. In addition, private developers of residential properties are required to produce or make cash payments towards the development of affordable units under the City's Inclusionary Zoning Ordinance (IZO). Stockard & Engler & Brigham (SEB) is a for-profit developer that has worked on several affordable housing projects with the City. SEB has provided housing development and planning services that have resulted in the approval and development of more than 8,500 units of affordable housing throughout the State of Massachusetts. Currently the City is working with SEB to develop 10 units of affordable homeowner housing (192 Lexington Street) with assistance from CDBG, HOME and CPA Funds.

Realtors

Housing and Community Development staff works with local realtors if a homeowner who has received assistance through the First Time Homebuyer Program. Realtors have assisted staff with preliminary eligibility determinations for potential buyers and have conducted property showings. In addition, representatives from several local realty companies participated in the Inclusionary Zoning Task Force. Local realtors also work with nonprofit housing developers to locate properties that may be developed as affordable housing sites. The Fair Housing Committee also works with local realtors to disseminate information and outreach on fair housing practices.

Construction Industry and Related Businesses

None of the nonprofit housing developers aided by the City of Newton or the Consortium communities have their own construction companies, architects, engineers or attorneys. Private industry provides these skills and services on a fee-for-service, reduced rate or pro bono basis to design and complete housing projects.

Strengths and Gaps in the Delivery System

INSTITUTIONS	STRENGTHS	GAPS	OVERCOMING GAPS
PUBLIC:			
City of Newton and Consortium member towns and cities	Availability of multiple funding sources; ability to coordinate permitting, environmental and development review of projects with planning staff; staff has resources for planning, technical assistance, program administration and coordination; cross pollination of information among Consortium	Diminishing state funds, including the state's match for CPA funds raised at the local level, and limited staffing resources	Continue to foster coordination in planning processes; increase efforts to work effectively with City departments of jurisdiction
Newton Housing Authority and Consortium housing authorities	Capacity to acquire, rehabilitate, construct and manage an expanding supply of affordable housing. Ability to provide supportive services and housing to special needs population under the CHOICES model.	Inadequate supply to meet high demand for housing leads to waiting periods of anywhere from two to 10 years; the waiting list for Section 8 tenant based assistance has been closed for eight years since 2002. Lack of funds to address necessary accessibility improvements.	Will continue to work to acquire new affordable housing units through the IZO and any other available funds. Continue to access CDBG rehabilitation funds through the City to improve the safety and accessibility of NHA developments.
State agencies—DHCD, MHP, MassHousing, MTA, AAB, CEDAC, BCSBDC	Provide additional sources of funding for housing and community development activities; availability of technical assistance; high level of intergovernmental cooperation	Uncertain state funding levels; lengthy and burdensome application processes for state funding.	Continue partnerships to increase access to funding to expand housing and economic development services

INSTITUTIONS	STRENGTHS	GAPS	OVERCOMING GAPS
Federal agencies—HUD	High level of cooperation between local and federal departments; technical assistance; housing and community development funding; planning directives	Uncertain federal funding levels; HUD's deed restriction and DHCD's LIP deed restriction are currently incompatible	Continue to work closely with HUD to maximize program performance, access staff training resources, and create a workable solution to the deed restriction issue
NONPROFIT:			
Housing organizations	Ability to link housing development with supportive services; willingness to undertake projects not attractive to private developers; provide vehicle for involvement of the private sector and business community in addressing the needs of low- and moderate-income persons	High land and property costs and zoning issues limit ability to produce housing; development projects are both time- and cost-intensive limiting the number of projects that can be undertaken at any one time; necessity of numerous funding sources	Increase link between housing production and services; continue partnerships to increase access to funding sources other than HOME and CDBG; streamline multiple funding process
Social service agencies	Diverse nonprofit structure; ability to provide comprehensive array of services or to refer clients to other service agencies; coordination and cooperation	Year-to-year unpredictability of funding for operations; differing levels of management experience from agency to agency	Continue to conduct interagency meetings to foster greater collaboration and efficiency of service delivery; continue annual monitoring of grantees
Faith-based organizations	Expands the City's available housing and community development services	May be less experienced in housing production; possible lack of experience with City procedures and requirements; limited involvement	Work with faith-based organizations to familiarize them with City programs

INSTITUTIONS	STRENGTHS	GAPS	OVERCOMING GAPS
PRIVATE INDUSTRY:			
Lenders	Source of private funds for affordable housing and economic development projects	Underwriting standards usually require public up-front contributions; City funds subordinated to private lenders	Continue to work with lenders to develop more public/private partnerships and become knowledgeable about affordable loan products
For-profit developers	Provide affordable units to City's inventory through 40B and Inclusionary Zoning Ordinance; construction and project management experience	Few interested in low-income projects due to low profitability; not always well-informed on low-income and poverty issues; lack of firms owned by minorities and/or women	Continue to work closely with for-profit developers to increase number of low-income units
Realtors	Ability to work with housing developers to locate properties that can be redeveloped as affordable housing or businesses; role in upholding fair housing practices	Limited realtor involvement in affordable housing development activities; lack of awareness of fair housing practices; need to expand fair housing practices in the industry	Continue educational outreach concerning fair housing practices to realtors and organizations that run educational programs for realtors
Construction industry and related businesses	Provide necessary skills and services for housing production, rehabilitation and other construction projects	Not always knowledgeable regarding low-income housing issues and needs	Continue to work with construction industry and related businesses to increase number of public-private partnerships

Nonprofit Housing and Social Service Agencies

The City of Newton and the members of the WestMetro HOME Consortium work regularly with community-based nonprofit housing and social service agencies and organizations. The following is a list of the agencies that assist in carrying out the housing and community development mission of the City of Newton and the housing mission of the WestMetro HOME Consortium members.

Newton Housing and Community Development Agencies

- Advocates, Inc.
- Barry L. Price Rehabilitation Center, Inc.
- Bowen After School Care Program, Inc.
- CASCAP, Inc.
- Charles River ARC
- Citizens for Affordable Housing in Newton Development Organization, Inc.
- Communities United
- Community Living Network
- Horace Cousens Industrial Fund
- John M. Barry Boys and Girls Club of Newton
- Jewish Community Housing for the Elderly
- Jewish Family & Children's Service
- MAB Community Services (formerly Massachusetts Association for the Blind)
- Mediation Works Incorporated
- Middlesex Human Service Agency
- Newton Child Care Fund
- Newton Community Development Foundation
- Newton Community Service Center
- Newton Senior Center
- Newton Wellesley Weston Committee for Community Living, Inc.
- Peirce School Extended Day Program
- Plowshares Education Development Center, Inc.
- REACH
- Riverside Community Care
- The Second Step, Inc.
- West Suburban YMCA

WestMetro HOME Consortium Communities' Housing Agencies

- Bedford Housing Trust
- Belmont Housing Trust
- Brookline Improvement Coalition
- Needham Opportunities, Inc.
- Waltham Alliance to Create Housing
- Watertown Community Housing

MARKET ANALYSIS

Summary of Findings

- According to the 2007 Census estimate, the population of the HOME Consortium has decreased by 1.3 percent since 2000.

- Although the Consortium's racial composition is primarily (88 percent) White, Asians comprise seven percent of the population. Hispanic or Latinos make up 4.4 percent of the population in the HOME Consortium.

- Median Household Incomes (MHI) of the Consortium communities are each higher than the Massachusetts MHI – in some towns/cities this figure is twice as great.

- The Consortium's 2008 unemployment rate has increased slightly but remains low at 3.6 percent in comparison to the State's rate of 5.3 percent. Although the annual employment rate for 2009 has not been released by the Bureau of Labor and Statistics, monthly averages for the State of Massachusetts indicate that there will be a more dramatic increase in regional unemployment from 2008 to 2009.

- Although median sales prices of single family homes in the HOME Consortium rose between the years 2003 and 2008, the region was impacted by the economic recession that began in 2007. This impact is shown through an overall decrease in the median sales price of single family homes from 2007 to 2008. This decline was minimal in many municipalities.

- The condominium market in the Consortium was largely unaffected by the recent market downturn – an increase was noted in several communities' median sale price of condominiums.

- A family of four earning $85,800, the 2008 Area Median Income (AMI), could afford a single family home priced at $288,450. However, in 2008, the lowest median sales price was $325,000 – in the Town of Framingham. Framingham's condominium market also comes the closest to being affordable for a family of two earning $68,680, the AMI for a two-person household. In 2008, the median sales price of a condominium in Framingham was $110,000. Unfortunately a family of two earning the AMI can only afford to spend $204,000 on the purchase of a condominium.

- Foreclosures in the majority of the communities in the Consortium peaked in 2008 before declining in 2009. The number of foreclosures in Consortium

communities remains relatively low, with the exception of Framingham. The Town of Framingham has experienced 386 foreclosures during 2007, 2008, and 2009. Framingham was ranked 11th in the state with regard to the need for resources in addressing this crisis. Neighborhood Stabilization Funds, received by the Town through the State, will assist in remediating the situation.

- Many communities in the Consortium report high numbers of condominium conversions – the conversion of rental apartments into condominiums. These conversions have had a dual effect on the housing market – depleting the supply of rental housing while providing "more affordable" homeownership opportunities.

- New residential construction has not slowed in the Consortium despite the recession, indicating that the Consortium, like many communities in the Metro Boston area, remain relatively isolated from the housing crisis.

- During the past five years, 34 accessory apartments were built in the six Consortium communities that have accessory apartment bylaws. Due to restrictions on size, these units offer more affordable housing options Consortium-wide.

- Limitations on multi-family zoning, large lot zoning, the cost of land and lack of buildable land were all identified as barriers to affordable housing in the Consortium.

Data

A variety of information sources were used in the development of the market analysis. The key sources of data include the 2000 U.S. Census data, 2007 estimate, 2005-2007 American Community Survey estimate, HUD's 2000 Comprehensive Housing Assistance Strategy (CHAS) with the 2004 update, other HUD low- and moderate-income data, real estate information from the Warren Group, statistics from the Bureau of Labor and Statistics, Community Development, Building, Assessor, and Planning Departments from member communities, local housing authorities and the WestMetro HOME Consortium's 2006-2010 Consolidated Plan.

Community Profiles

The communities in the Consortium are united by similar challenges in the provision of affordable housing, but each municipality also has a distinct identity marked by elements such as different development patterns, economic and population compositions, and local government structure. These profiles are outlined below.

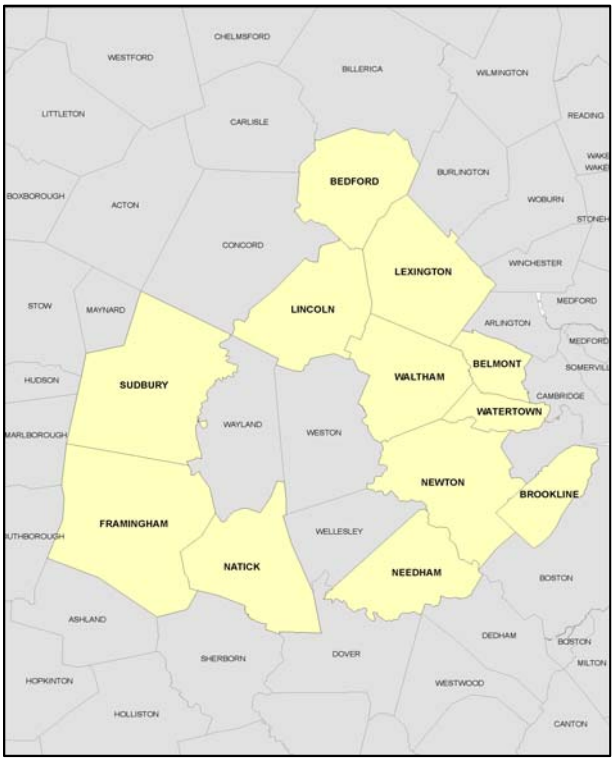
The Town of **Bedford** is located 15 miles to the northwest of Boston and measures almost 14 square miles. Unlike many suburban communities, Bedford nearly doubles in size during the day as up to 24,000 persons work at its various commercial, industrial and institutional facilities giving the town a five to one job to home ratio; one of the highest in the state.

Belmont is a suburb located seven miles northwest of downtown Boston and close to the center of the Route 128 inner circumferential highway. The Town's central location and public transportation infrastructure have been major factors in its transformation from a primarily rural farming community into the "Town of Homes". Belmont is a largely residential community, deriving only 5.6 percent of its property taxes from non-residential uses, and has little developable land. The Town is governed by an elected three-member Board of Selectmen, Representative Town Meeting and an elected School Committee. A Town Administrator manages the day-to-day operations of the Town.

Comprising less than seven square miles, **Brookline** is located four miles west of downtown Boston in Norfolk County. The northern and central sections of the Town are densely populated with a variety of residential types, including single-family and multi-family detached houses, attached townhouses, low and mid-rise apartment buildings and commercial and institutional properties converted for residential use. South Brookline is developed at a much lower density, with most of the area zoned for single-family use.

Because of its location and proximity to Boston, the excellent reputation of the Town's school system, and the level of services provided by the Town, Brookline is seen as a very desirable place to live. However, more than 83 percent of the housing stock was built before 1970, and the Town is essentially built out. The number of new housing units produced each year is minimal. As a result, both rental and owner vacancy rates are practically non-existent and market rents for any type of rental unit are extremely high. This situation places the Town's traditional identity as an economically diverse community increasingly at risk.

Figure 1: Map of the Consortium



Source: MassGIS

Framingham is located between Boston and Worcester, and with a population of 66,910 people, is the largest community in the area of the State known as MetroWest. A regional center of services and employment, the town includes widely diverse land uses, from suburban office parks to older industrial facilities. It is the largest town in Massachusetts to maintain the representative town meeting form of government. A very substantial Portuguese speaking Brazilian, linguistic minority group has come to Framingham and has grown dramatically through the 1990s and early 2000.

Lexington is located 11 miles northwest of Boston and encompasses approximately 16 square miles. Lexington's land use pattern reflects the history of the town's growth as a classic suburban community with a commercial center around a historic railroad depot. The Town has compact residential development near the center and lower density residential development elsewhere. Highway-oriented research and development areas, neighborhood commercial sub-centers, and scattered protected open spaces characterize the town. A five-member Board of Selectmen and an appointed town manager govern the town.

Lincoln is located 15 miles due west of Boston. It began as a rural farming community made up of pieces of land acquired from adjacent towns. The town also became a popular site for country estates, many of which have become schools, museums, town buildings or parks.[1] The Town includes approximately 15 square miles of land area which includes a portion of Hanscom Air Force Base and some of the MassPort facilities.

[1] State of Massachusetts, Department of Housing and Community Development Lincoln Community Profile

The Town of **Needham** is located on rocky uplands within a loop of the Charles River in the eastern section of Norfolk County - its total area is 12.75 square miles. Needham is an affluent, predominantly White community whose labor force participants tend to be management professionals. The Town has a higher than average population of both school age children and senior citizens, and the vast majority of households live in single family, detached homes.

Newton is located six miles west of downtown Boston and encompasses 18.2 square miles. The City consists of 14 diverse villages, from the urban Newton Centre to the primarily residential Waban. Newton is governed by an elected mayor and a 24-member Board of Aldermen who represent Newton's eight wards.

The development of Newton's current residential character was largely shaped by the introduction of the Worcester Turnpike (also known as Route 9 and Boylston Street) and the Boston-Worcester Railroad. The construction of the Worcester Turnpike, which was completed in 1809, broadened Newton's commerce by providing a way for products to be transported more efficiently and in addition, brought people to Newton on their way to Boston. Frequent commuter rail service to Boston, which was the result of the completion of the first 10 mile leg of the Boston-Worcester Railroad in 1834, was also instrumental in establishing Newton as a desirable residential suburb. Currently, the City's land area is nearly built out, with less than three percent of Newton's land area being in parcels not already developed or permanently preserved from development.

Natick is located in western Middlesex County approximately 18 miles west of Boston along the Massachusetts Turnpike on the upper basin of the Charles and Concord Rivers. Natick is intersected by State Routes 9, 16, 27, and 135. The Town occupies a land area of approximately 16 square miles, with one square mile being surface water of Lake Cochituate State Park. There are several areas of economic development including Natick Center, South Natick, and the Route 9 commercial district which includes the Natick Collection (Natick Mall) and other retail centers. The remainder of Natick is primarily residential, agricultural, and open space.

Incorporated in 1639 with an original population of 476, **Sudbury** is one of the oldest towns in New England. A suburban community of 24.6 square miles, the town is located 20 miles west of Boston and 26 miles east of Worcester in Middlesex County. It is divided by Routes 20 and 117 running east to west, and Route 27 running north to south. Sudbury is approximately 20 miles outside of Boston and 26 miles east of Worcester. It is located between I-495 and MA-128.

Waltham is an urban community located within 10 miles of Boston along Route 128. The town supports large numbers of small to medium-sized high-technology firms along Route 128 as well as an older, dense downtown commercial area along the Charles River. Due to its proximity to Boston and major highways, Waltham has become largely developed with commercial, industrial and residential uses, leaving little vacant land. In this sense, Waltham is similar to its neighbors Watertown, Newton, and Lexington, and unlike Weston and Lincoln, which lie on the western border beyond Route 128 and remain semi-rural.

Waltham's evolution over the past 150 years from farming community to manufacturing center to a "high tech" suburb has yielded a diverse housing stock. The City's housing

has been home to a multi-ethnic population over the century, due to immigration of people from northern and southern Europe and, more recently, from the Caribbean, Central America and Southeast Asia. The city's strong manufacturing and commercial base has also yielded a diverse job pool, with numbers of both entry-level and technical blue and white-collar positions. This, combined with continued immigration, has produced a wide range of income groups in Waltham.

The Town of **Watertown** is located six miles from downtown Boston, along the Charles River, bordering Boston and Newton on the south, Cambridge to the east, Waltham on the west, and Belmont on the north. Founded in 1630, Watertown was the first inland settlement in Massachusetts. Presently, it is a small urban city with a land area of 4.1 miles.

Its strategic location to Boston and Cambridge allows the community to enjoy the advantages of these metropolitan commercial, residential and social communities while maintaining its own local characteristics and identity. The Town is governed by a nine member Town Council and an appointed Town Manager. Watertown has easy access to all major highways in Massachusetts and Logan International airport, and is well serviced by public transportation. Every resident is at least a 10 minute walk from public transportation.

Population Trends

According to the 2007 Census estimate, the Consortium is experiencing an overall decrease in population. As shown in Table 1, Waltham, Bedford, and Sudbury are the only three communities showing a population increase. However, a projection generated by the Metropolitan Area Planning Council points to an overall population increase (three percent) for the Consortium from 453,181 in 2000 to 466,912 in 2010.

Local anecdotal information in Framingham suggests immigrants from South and Central America living in the town may be undercounted in the 2007 population estimate. Census figures for Lincoln's population may also be inaccurate due to the high turnover in the population at Hanscom Air Force Base located in the town.

Table 1: Population Change, 2000 – 2007

Geography	2000	2007	Gain/Loss	% Gain/Loss
Bedford	12,595	13,146	551	4.2%
Belmont	24,194	23,356	-838	-3.6%
Brookline	57,107	54,809	-2,298	-4.2%
Framingham	66,910	64,786	-2,124	-3.3%
Lexington	30,355	30,332	-23	-0.1%
Lincoln	8,056	7,994	-62	-0.8%
Natick	32,170	31,975	-195	-0.6%
Needham	28,911	28,263	-648	-2.3%
Newton	83,829	83,271	-558	-0.7%
Sudbury	16,841	17,159	318	1.9%
Watertown	32,986	32,521	-465	-1.4%

Geography	2000	2007	Gain/Loss	% Gain/Loss
Waltham	59,226	60,325	1,099	1.8%
CONSORTIUM	453,181	447,370	-5,811	-1.3%

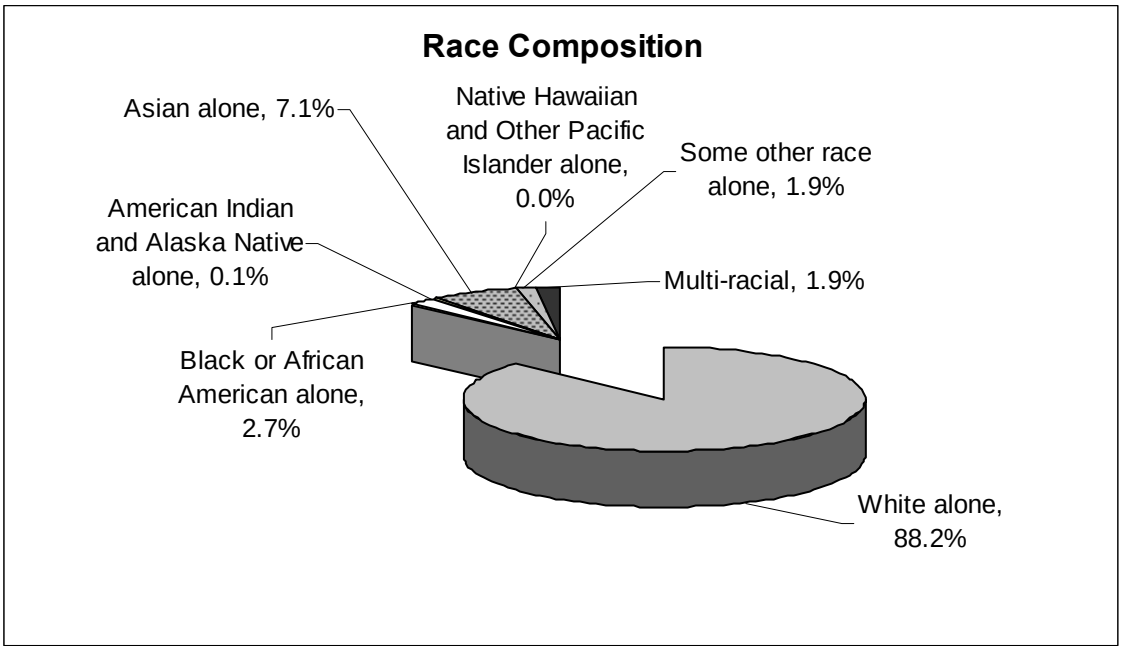
Source: Census 2000, Summary File 1 (SF1) Table P1; Census 2007 Population Estimate

Race and Ethnicity

The 2000 Census found that the population in the Consortium is predominantly White, exceeding Massachusetts's percentage of Whites by 1.7 percent. The two largest racial minority groups in the Consortium are Asians and those that identified themselves as Black or African-American. While the percentage of Asians in the Consortium surpassed the state-wide representation by 3.3 percent, Blacks or African-Americans in the Consortium comprised 2.8 percent less respondents in the Consortium than the state.

The highest concentrations of Asians in the Consortium were found in Brookline (13.1 percent), Lexington (11.1 percent), Newton (7.8 percent) and Waltham (7.4 percent). The Black or African-American population is more prevalent in Framingham (5.3 percent), Lincoln (4.9 percent), and Waltham (4.5 percent). For detailed racial composition breakdowns reference Appendix I.

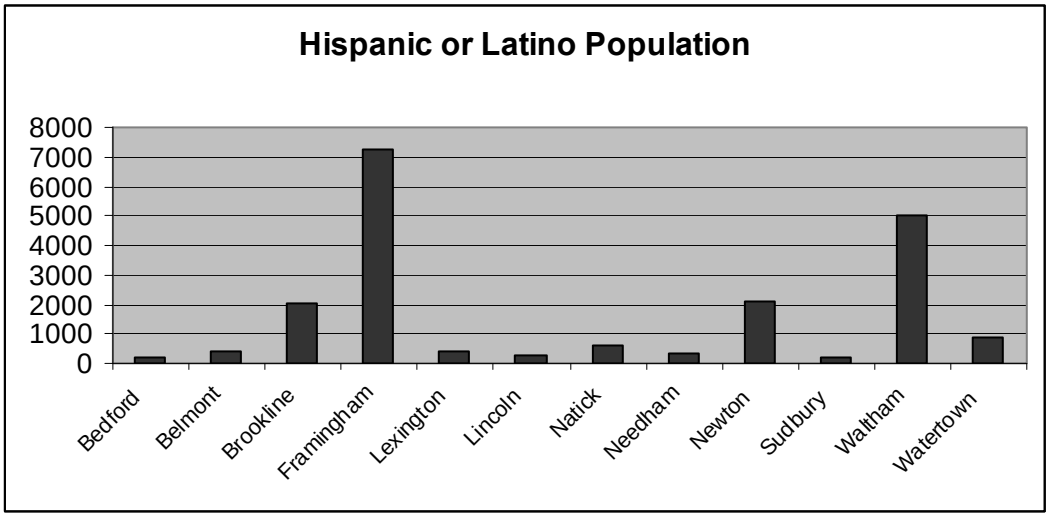
Figure 2: Racial Composition in the HOME Consortium



Source: Census 2000 Summary File 1 (SF1) Table: P3

According to the 2000 Census, 4.4 percent of the Consortium's population identified themselves as Hispanic or Latino. Nearly 83 percent of the Consortium's Hispanic or Latino population reside in four towns – Brookline, Framingham, Newton, and Waltham. Figure 3 illustrates the breakdown of this population by community and Appendix I provides additional detail on this breakdown.

Figure 3: Hispanic or Latino Population in the HOME Consortium, by Percent



Source: Census 2000 Summary File 1 (SF1) Table: P4

Although census data, establishing estimates for 2005-2007, was released in December 2008, census tract and census block level data is unavailable until 2010. The Town of Framingham and the City of Waltham are the only two communities in the Consortium reporting areas with a concentration, defined as a majority of low – moderate income households (based on 2000 Census information). There are a number of block groups in Framingham containing both racial/ethnic and low- and moderate-income population concentrations.

Table 2: Areas of Racial/Ethnic and Low and Moderate Concentration

Geography	Census Tract	Census Block	Low/Mod Concentration	Racial/Ethnic Concentration
Framingham		383100.01	√	√
		383100.02	√	√
		383100.03	√	√
		383100.04	√	√
		383200.01	√	√
		383200.03	√	√
		383300.01	√	
		383400.02	√	√
		383400.03	√	√
		383400.04	√	
	383501		√	
		383200.04		√
		383300.03		√
		383400.01		√
		383501.01		√
		384000.03		√
		368400.02	√	

Geography	Census Tract	Census Block	Low/Mod Concentration	Racial/Ethnic Concentration
Waltham		368400.06	√	
		368500.01	√	
		368500.02	√	

Source: Census 2000; HUD Low – Moderate Income Data, 2003

Household Income

The HOME Consortium includes some of the wealthier cities and towns in Massachusetts. The median household income (MHI) in Waltham, Framingham, and Watertown fall at the lower end of the Consortium's income range but each MHI is still greater than the State's MHI.

Table 3: Median Household Income (MHI)

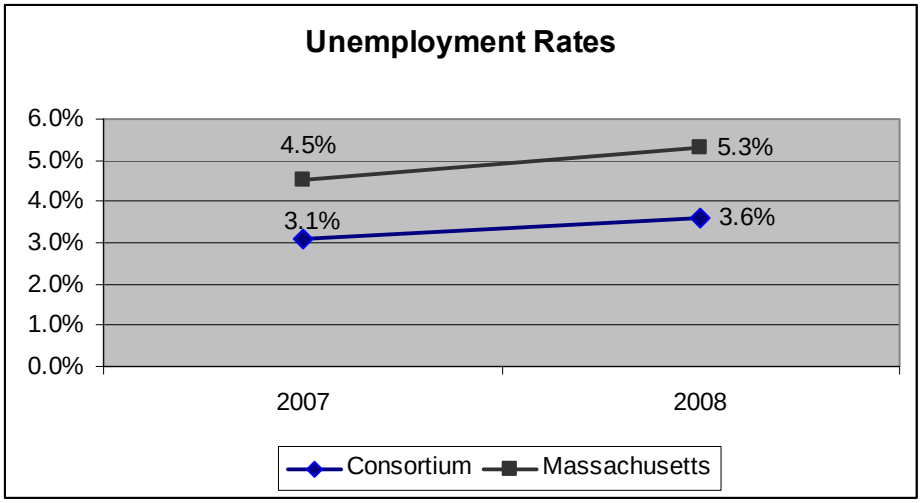
Geography	MHI (2000)	In 2009 Dollars Adjusted for Inflation
Bedford	87,962	113,882
Belmont	80,295	103,956
Brookline	66,711	86,369
Framingham	54,288	70,285
Lexington	96,825	125,357
Lincoln	79,003	102,283
Natick	69,755	90,310
Needham	88,079	114,034
Newton	86,052	111,409
Sudbury	118,579	153,521
Waltham	54,010	69,925
Watertown	59,764	77,375
Massachusetts	50,502	65,384

Source: Census 2000 Summary File 3 (SF3) Table 53; Bureau of Labor and Statistics Consumer Price Index Inflation Calculator http://www.bls.gov/bls/inflation.htm

Unemployment Rate

Unemployment rates in the Consortium, which are well below the State's percentages, point to a stable region. The .5 percent increase in unemployment that occurred from 2007 to 2008, shown in Figure 4 indicates that the Consortium is impacted by the economic recession, but on a minimal level. Table 4 depicts this change by community – increases range from .1 percent in Lincoln to .8 percent in Bedford. Unemployment rates are highest in Waltham (4.2) and Bedford (4.0) and lowest in Lincoln (2.9) and Brookline (3.1). Although the annual employment rate for 2009 has not been released by the Bureau of Labor and Statistics, monthly averages for the State of Massachusetts indicate that there will be a more dramatic increase in regional unemployment from 2008 to 2009.

Figure 4: Unemployment Rates: HOME Consortium and Massachusetts



Source: Bureau of Labor and Statistics http://www.bls.gov/lau/

Table 4: Unemployment Rate 2007-2008

Geography	2007	2008	Gain
Bedford	3.2	4.0	+0.8
Belmont	2.9	3.4	+0.5
Brookline	2.6	3.1	+0.5
Framingham	3.3	3.9	+0.6
Lexington	3.1	3.5	+0.4
Lincoln	2.8	2.9	+0.1
Natick	3.0	3.6	+0.6
Needham	3.1	3.6	+0.5
Newton	3.0	3.4	+0.4
Sudbury	3.1	3.7	+0.6
Waltham	3.6	4.2	+0.6
Watertown	3.2	3.7	+0.5

Source: Bureau of Labor and Statistics http://www.bls.gov/lau/

Housing Supply

The 2000 Census found that the Consortium had 182,883 housing units. As Table 5 illustrates, the majority of communities experienced an increase in the number of housing units from 2000 to the current census estimates (2005-2007). Substantial increases in the number of housing units occurred in Newton and Waltham, while the number of housing units in Belmont, Needham, and Watertown decreased. The highest vacancy rates in the Consortium are found in Watertown (7.8 percent), Framingham (7.3 percent), and Waltham (7.3 percent).

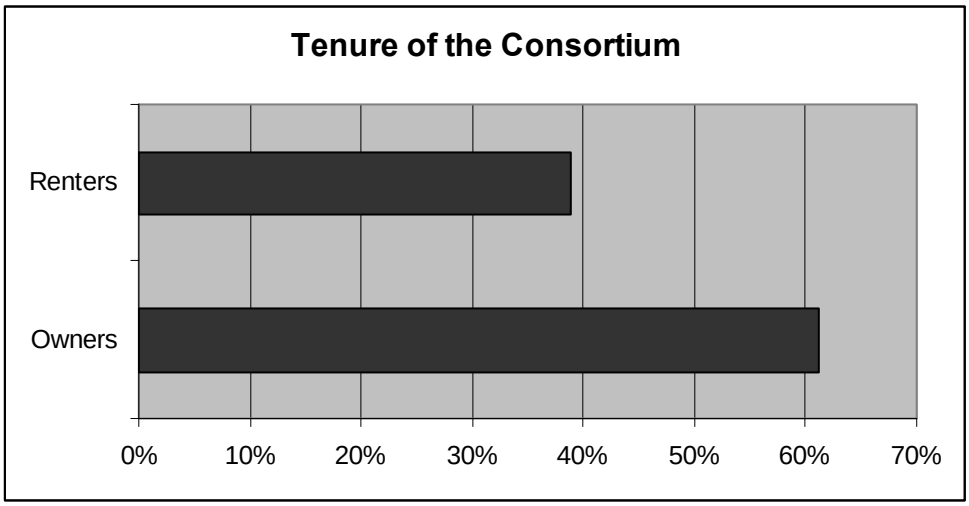
Table 5: Housing Units, 2000 – (2005-2007)

Geography	Number of Housing Units (2000)	Number of Housing Units (2005-2007)	Percent Change	Vacancy Rate
Bedford	4,708	NA	NA	1.8%
Belmont	9,980	9,946	-0.3%	4.0%
Brookline	26,413	26,623	0.8%	3.9%
Framingham	26,734	27,061	1.2%	7.3%
Lexington	11,333	11,507	1.5%	5.0%
Lincoln	2,911	NA	NA	3.8%
Natick	13,368	13,577	1.5%	3.4%
Needham	10,846	10,785	-0.6%	3.3%
Newton	32,112	33,126	3.1%	3.8%
Sudbury	5,590	NA	NA	1.5%
Waltham	23,880	24,566	2.8%	7.3%
Watertown	15,008	14,992	-0.1%	7.8%
CONSORTIUM	182,883	NA	NA	NA

Source: Census 2000 Summary File 1 (SF1) Table H1, H4; American Community Survey 2005-2007, Table: B25001, B25003

Tenure in the Consortium is roughly a 40 percent – 60 percent split between households that rent and own. Owners dominate this separation in Bedford, Natick, Needham, Newton and Sudbury while more of a balance is found in Brookline, Framingham, Watertown and Waltham. Community specific information is included in Appendix I.

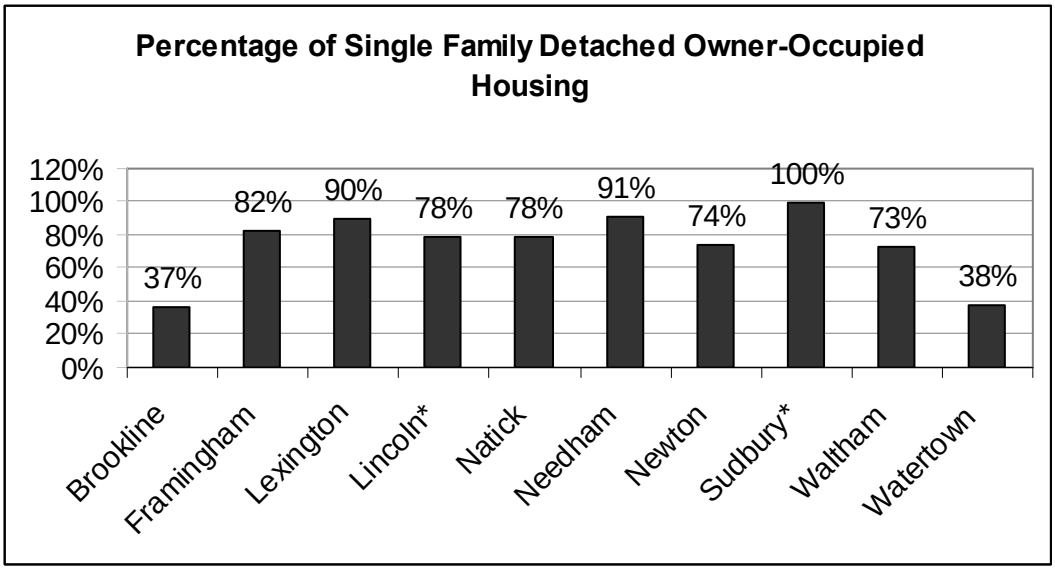
Figure 5: Tenure of Occupied Housing in the HOME Consortium



Source: Summary File 1 (SF1) Tables: H3, H4

The majority of homeowners in the Consortium reside in single unit detached houses, or single family houses (shown in Figure 6). In Brookline after single family houses, homeowners live in three or four family houses, while in Watertown, the percentage of homeowners living in two family houses is close in number to the percentage of families living in single family houses. This detailed breakdown is found in Appendix I.

Figure 6: Owner-Occupied Housing – Single Family Detached Units



*Source: Census 2000 Summary File 3: Table H32
Source: American Community Survey 2005-2007, Table: B25032

In Belmont, Newton, and Watertown the majority of renters live in two-family houses. The highest percentage of renters in Brookline, Framingham, and Needham reside in large developments with 50 or more units. In Natick, higher percentages of renters occupy two family houses and larger complexes with 10 to 19 units. Lexington and Sudbury are the only two communities where over 30 percent of renters live in single family homes. The majority of Lincoln's renters live in one-unit attached dwellings.

Table 6: Renter-Occupied by Units in Structure

Geography	1-detached	1-attached	2	3 or 4	5-9	10-19	20-49	50+
Bedford*	9.8%	26.6%	23.9%	7.5%	9.8%	8.9%	10.7%	2.7%
Belmont	12.9%	4.4%	44.6%	19.6%	3.0%	8.1%	2.8%	4.7%
Brookline	2.9%	2.2%	5.6%	19.2%	22.3%	6.8%	12.1%	28.9%
Framingham	7.0%	3.4%	8.6%	7.3%	11.8%	12.7%	18.5%	30.7%
Lexington	31.1%	11.0%	9.8%	6.6%	10.6%	13.8%	6.5%	10.6%
Lincoln*	15.4%	55.6%	4.4%	15.5%	6.0%	0.9%	1.5%	0.6%
Natick	7.3%	3.2%	20.8%	16.4%	10.9%	21.9%	6.8%	12.5%
Needham	15.3%	14.6%	13.7%	8.2%	12.6%	5.9%	4.7%	24.9%

Geography	1-detached	1-attached	2	3 or 4	5-9	10-19	20-49	50+
Newton	8.1%	6.3%	35.5%	17.3%	7.0%	6.8%	6.0%	12.9%
Sudbury*	47.7%	1.6%	7.0%	13.1%	1.4%	1.1%	23.9%	4.3%
Waltham	5.6%	5.2%	15.6%	24.6%	18.3%	13.5%	5.0%	12.0%
Watertown	7.3%	5.3%	47.9%	14.7%	6.4%	2.7%	4.0%	11.9%

*Source: Census 2000 Summary File 3: Table H32 Source: American Community Survey 2005-2007, Table: B25032

Condition of Housing

According to the 2000 Census, 88 percent of the housing stock in the WestMetro Consortium communities was built during 1979 or before. Older housing is commonly more expensive than newer units to maintain. Since lead paint was banned in 1978, older housing presents an obstacle for many families (particularly low- and moderate-income families) looking for housing. The removal of lead paint can often require an expensive remediation process. Both Newton and Framingham operate housing rehabilitation programs that offer funding to income-eligible families for lead abatement. Table 8 includes data on an estimate of vacant/abandoned buildings as well as the number of these buildings that are suitable for rehabilitation.

Table 7: Percentage of Housing Built Prior to 1979

Geography	Percentage
Bedford	78.2%
Belmont	97.9%
Brookline	93.7%
Framingham	87.3%
Lexington	85.0%
Lincoln	78.8%
Natick	78.0%
Needham	84.4%
Newton	90.6%
Sudbury	73.5%
Waltham	86.3%
Watertown	89.5%
CONSORTIUM	87.6%

Source: Census 2000 Summary File 3 (SF3) Table H34

Table 8: Vacant and Abandoned Buildings

Geography	Estimated Number of Vacant/Abandoned Buildings	Estimated Number Suitable for Rehabilitation
Bedford	Data unavailable	Data unavailable
Belmont	4	Data unavailable
Brookline	0	0

Geography	Estimated Number of Vacant/Abandoned Buildings	Estimated Number Suitable for Rehabilitation
Framingham	5*	3*
Lexington	2	2
Lincoln	Data unavailable	Data unavailable
Natick	Data unavailable	Data unavailable
Needham	Data unavailable	Data unavailable
Newton	23	14
Sudbury	3	1
Waltham	294	Data unavailable
Watertown	35	28

Sources: Assessors Dept (Brookline, Watertown); Fire Dept (Framingham, Newton);Planning Dept (Belmont, Newton); USPS data (Waltham); Building Inspector (Sudbury)

The Cost of Housing

Rental Housing

The median gross rent increased from 2000 to the recent 2005-2007 census estimate, in all communities for which data was available. This increase is shown in Table 8. Lexington's median rent increased by over $400, from $1,288 to $1,700; this increase was the greatest change Consortium-wide. It is possible that these estimates may have fluctuated more recently with the changes in the housing market. According to planning staff in several Consortium communities, realtors are advising homeowners to postpone putting their homes on the market with hopes that the market will rebound. Many owners have opted to transfer these homes to the rental market as a source of income. This trend could create a more competitive rental market and stabilize or even decrease rents.

Table 9: Median Gross Rent

Geography	2000 Census	2005-2007	Gain
Bedford	980	*Not Available*	
Belmont	1,141	1,491	+350
Brookline	1,262	1,638	+376
Framingham	835	1,070	+235
Lexington	1,288	1,700	+412
Lincoln	950	*Not Available*	
Natick	873	1,171	+298
Needham	1,289	1,360	+71
Newton	1,083	1,412	+329
Sudbury	756	*Not Available*	
Waltham	869	1,217	+348
Watertown	1,048	1,340	+292

Source: Census 2000, Table H63; American Community Survey 2005-2007, Table B25064

It is generally recognized by HUD, in addition to statewide agencies such as the Massachusetts Housing Partnership and the Department of Housing and Community Development that households should spend no more than 30% of their income on housing costs. The Census generates data on the median income for homeowners and renters. According to ACS estimates, renters earning the median renter income, in Brookline, Framingham, Needham, and Waltham are spending substantially more than 30 percent of their household income on housing.

The Brookline Housing Authority recently completed a mailing to property owners in the Town, primarily receiving information back from larger properties and high-rise buildings. While the sample base is limited, it is still useful in understanding typical rent levels for the Town. Survey rents averaged $1,650 for one-bedroom units, $2,025 for two-bedroom units and $2,400 for three-bedroom units. A family seeking a rental unit would require an income, on average between $66,000 and $96,000, and two to three month's rent in cash -- between $3,300 and $7,200 – to cover security and related deposits.[2]

Table 10: Rental Market

Geography	Median Renter Income	Median Rent	Percent of Income Needed for Rent
Bedford	47,031 (2000)	1,100 (2000)	28%
Belmont	62,983	1,491	28%
Brookline	49,911	1,638	39%
Framingham	37,820	1,070	34%
Lexington	78,975	1,700	25%
Lincoln	50,531 (2000)	950 (2000)	23%
Natick	58,058	1,171	24%
Needham	42,297	1,360	38%
Newton	62,381	1,412	27%
Sudbury	34,583 (2000)	750 (2000)	26%
Waltham	42,561	1,217	34%
Watertown	59,612	1,340	27%

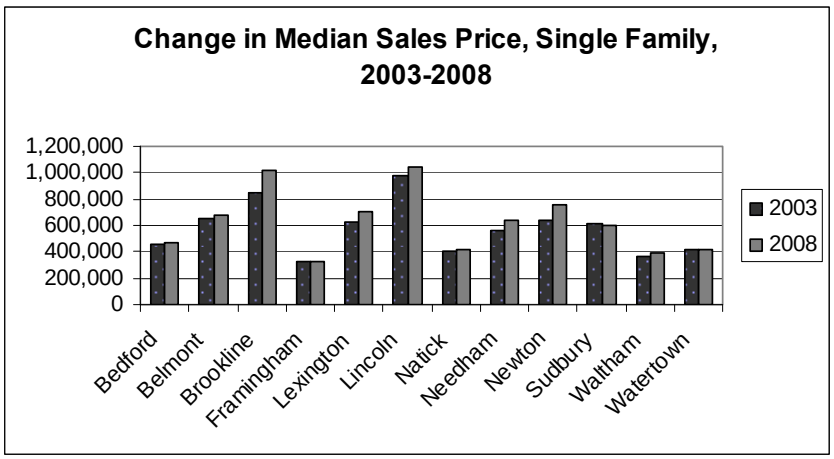
Source: Census 2000 Tables HCT12, H63 American Community Survey 2005-2007, Tables: B25119, B25064

Homeownership

Median sales prices for single family homes rose throughout the Consortium from 2003 to 2008, with the exception of Framingham, Sudbury, and Watertown. This decrease was minimal in Framingham and Watertown, while Sudbury's median sales price experienced a slightly more significant $20,150 decrease. Single family homes increased the most in Brookline ($164,500), followed by Newton ($115,000) and Needham ($79,500). All of the Consortium communities, with the exception of Lexington, experienced a decrease in the number of single family sales from 2003 to 2008. See Appendix I for more detailed information.

[2] These calculations are based on the assumption that a household should spend no more than 30% of their income on housing related costs.

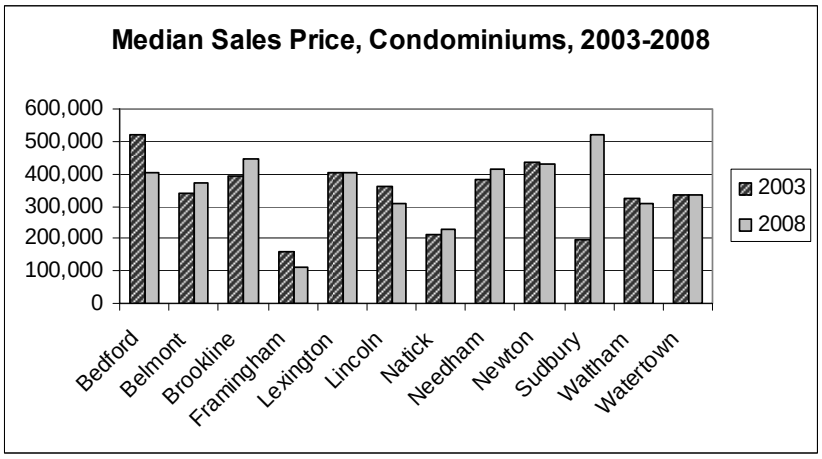
Figure 7: Median Sales Price, Single Family, 2003-2008



Source: The Warren Group

Changes in the condo market during the past five years divide the Consortium – six communities (Bedford, Framingham, Lexington, Lincoln, Newton and Waltham) show a decline in the median sales price of condominiums, while six towns and cities (Belmont, Brookline, Natick, Needham, Sudbury, and Watertown) saw an increase in condominium sale prices. Brookline, Natick, and Sudbury all exhibited this price increase at the same time the number of condo sales decreased. The town of Sudbury's median condo price increased more than $300,000 while the number of condo sales was nearly cut in half. A breakdown of the number of single family and condominium sales (2003 -2007) can be found in Appendix I.

Figure 8: Median Sales Price, Condominiums, 2003-2008

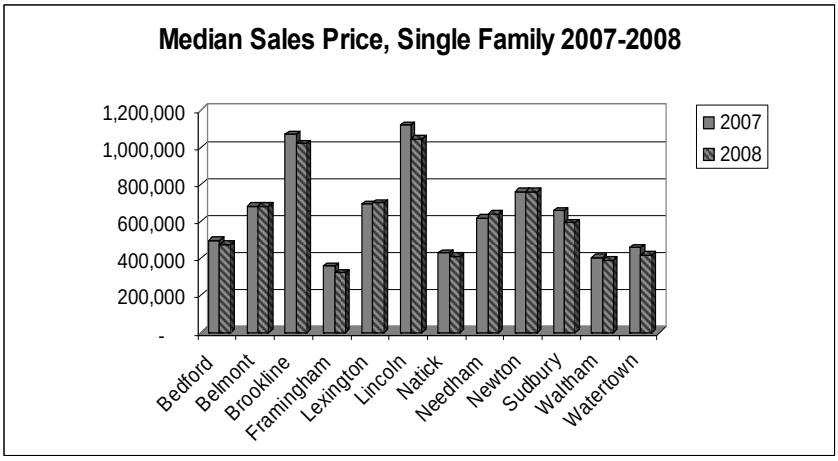


Source: The Warren Group

Between 2007 and 2008, many areas in the nation experienced depreciation in home values and a decrease in the median home sales. All of the Consortium communities exhibited this trend through a decline in median condominium sales, median single family sales or both. With the exception of Belmont, Lexington, and Needham, each of the communities' median single family home sales price declined. Newton was at one

end of this range with a slight decrease of $1,000 and Lincoln was at the opposite end of the spectrum with a $72,000 decrease. Additional data on the change in the median sales price of single family homes during this time period can be found in Appendix I.

Figure 9: Median Sales Price, Single Family, 2007-2008

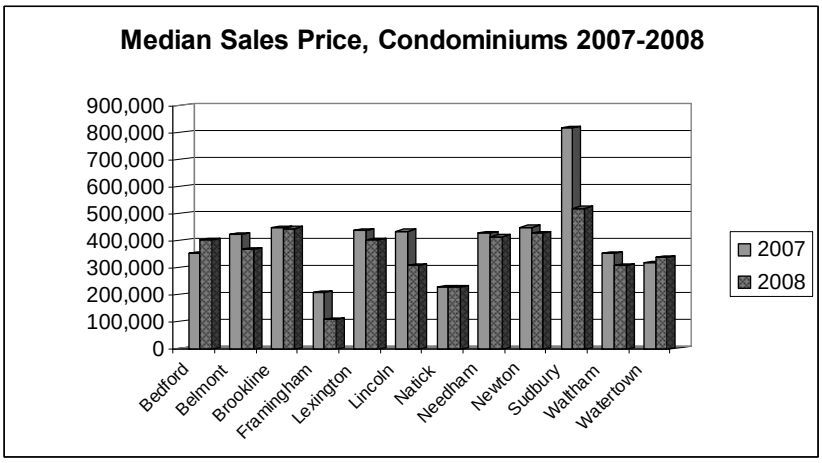


Source: The Warren Group

The condominium market in Bedford, Natick, and Waltham were unaffected by the market downturn – Bedford and Waltham even experienced an increase in median sale value. Substantial decreases in the condominium market took place in Framingham, Lincoln, and Sudbury. Between 2007 and 2008, the value of Framingham's median condominium sales price decreased by nearly half (from $207,000 to $110,000). The median sales price of condos declined by $125,000 in Lincoln and nearly $300,000 in Sudbury during the same time period. Additional data on the change in the median sales price of condominiums during this time period can be found in Appendix I. In Sudbury, it is possible that this dramatic decrease may be related to an increase in the number of condo sales (from 12 to 25) between 2007 and 2008.

Despite the decline in property values throughout the Consortium, many communities continue to remain out of reach for moderate- and middle-income homebuyers.

Figure 10: Median Sales Price, Condominiums, 2007 - 2008



Source: The Warren Group

Access to Ownership

Throughout the Consortium, a large gap exists between renters earning the median household income and the median sales price of single family homes or condominiums. It appears from this data that renters struggle to find an affordable homeownership situation in their own community and throughout the Consortium.[3]

Table 11: First-Time Buying Power Profile

Geography	Affordable to Renter Earning Median Income	Median Sales Price Single Family (2007)	Price Gap	Median Sales Price Condominium (2007)	Price Gap
Bedford	*Data Not Available*				
Belmont	$200,100	682,000	481,900	422,000	221,900
Brookline	$157,500	1,070,000	912,500	446,625	289,125
Framingham	$112,000	360,000	248,000	207,000	95,000
Lexington	$252,500	691,000	438,500	436,500	184,000
Lincoln	*Data Not Available*				
Natick	$185,500	430,000	244,500	230,000	44,500
Needham	$130,500	617,125	486,625	428,000	297,500
Newton	$200,000	761,000	561,000	450,000	250,000
Sudbury	*Data Not Available*				
Waltham	$130,500	406,000	275,500	353,865	223,365
Watertown	$188,000	457,000	269,000	320,000	132,000

Source: The Warren Group, American Community Survey Table B25119

Each year, HUD calculates the estimated AMI for a household of four people. This calculation is based on a complex formula that is adjusted for each state and major metropolitan area in the nation. All municipalities in the Consortium are part of the Boston-Cambridge-Quincy Metropolitan Statistical Area. The AMI is used to determine income limits for various HUD programs. An explanation of these income limits can be found in the Housing Needs Assessment.

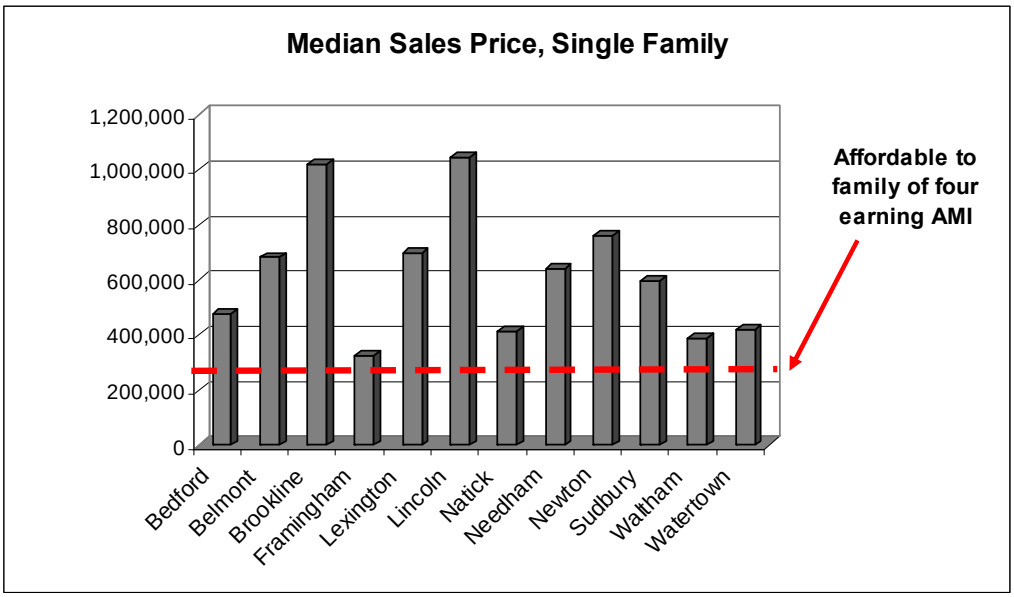
The following graphs use the 2008 AMI for a four-person family and a two-person family to calculate the purchase price affordable to each family. This data is then compared to the 2008 median sales price for single family and condominium homes in the Consortium. This comparison offers one perspective on affordable homeownership opportunities in the Consortium.

A household of four people earning $85,800, the 2008 AMI, can afford a single family home priced at $288,450. According to 2008 median sales data, a home priced at or below this value would be difficult to find in any of the HOME Consortium communities.

[3] This data was derived by using a model that accounts for a 10% downpayment, a 6.28% interest rate, and a fixed 30-year mortgage. The model includes the homeowner expenses of insurance and property tax. Insurance fees are estimated at $4 for every $1000 of home value and the 2007 tax rate was used for each community.

The town of Framingham's single family home median sales price of $325,000 is the closest to what homebuyers earning the AMI, for a family of four, can afford.[4]

Figure 11: Affordability of Single Family Homes in the HOME Consortium



Source: The Warren Group, 2008 Median Single Family Sales

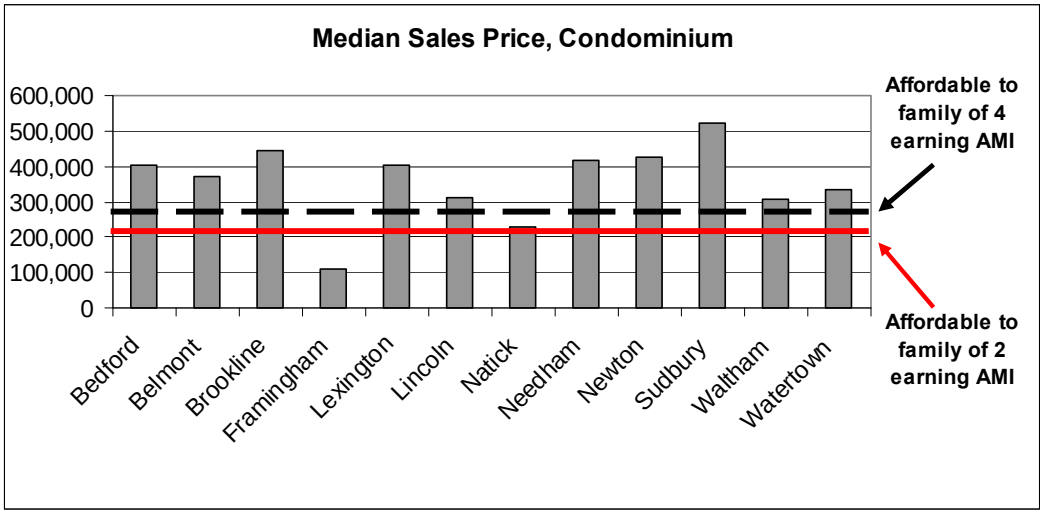
In comparison to single family homes, the affordability gap shrinks and options increase in the condominium market for families earning the AMI. A household of four people earning $85,800, the 2008 AMI, could afford a condominium priced at $261,500. A family of two earning $68,680 (the 2008 AMI for a family of two) can afford to spend $204,000 on the purchase of a condominium. Framingham's condo market is affordable to both groups. At $230,000, Natick's median sales price for condominiums is affordable to a family of four earning the AMI and just out of reach for a family of two earning the AMI.[5]

Framingham's decline in median sales price has positively impacted access to affordable homeownership for moderate-income households, particularly when combined with the Town's first time homebuyer program. However, local staff notes that potential homebuyers' anxiety about possible job loss or pay reduction has created a reluctance to purchase real estate.

[4] This data was derived by using a model that accounts for a 10% downpayment, a 6.28% interest rate (the average in 2008), and a fixed 30-year mortgage. The model includes the homeowner expenses of insurance and property tax. Insurance fees are estimated at $4 for every $1000 of home value and the average 2008 tax rate in the HOME Consortium.

[5] This data was derived by using a model that accounts for a 10% downpayment, a 6.28% interest rate, and a fixed 30-year mortgage. The model includes the homeowner expenses of condo fees (estimated at $200), insurance and property tax. Insurance fees are estimated at $4 for every $1000 of home value and the average 2008 tax rate in the HOME Consortium.

Figure 12: Affordability of Condominiums in the HOME Consortium



Source: The Warren Group, 2008 Condominium Sales

Condo conversions can have a variety of effects on the local housing market such as creating more affordable options for homeownership or in some circumstances decreasing rental opportunities and contributing to the creation of an income exclusive community. Table 12 depicts the number of condominium conversions in the Consortium between 2004 and 2008.

In **Belmont,** condo conversions removed relatively affordable rental units from the market and replaced them with market rate units, thereby forcing many tenants out. Until the recent market crash, small, moderately priced homes were being torn down by developers and new, more expensive townhouses were being built.

While condominium conversions had a negative impact on rental units, they provided an opportunity for people to buy a home in Belmont that may not have previously existed. These new units are relatively smaller than a typical single-family home, but are built to closely resemble one.

During the past several decades, the rapid conversion of existing rental units into condominiums has had a significant impact on **Brookline's** housing stock. While there were some new condominium properties built in 2004 through 2008, the majority of the units were created by the conversion of existing rental units into condominiums.

The impact of this phenomenon on the Town, and especially its low-income residents, was immediate. According to the 1980 U.S. Census, there were 24,400 dwelling units in the Town. Between 1979 and 1982 slightly more than 17 percent of the Town's total housing stock was converted to condominiums. The percentage of housing units in the Town that were condominiums went from a negligible number to over 35 percent of the Town's current housing stock, resulting in the displacement of many low- and moderate-income renters who do not have the financial means to purchase.

In 2006 alone, over 450 rental units were converted in two large apartment buildings located at 1600 Beacon Street and the Longwood Towers complex. Some of these units

included long-term elderly residents. The Town currently has a total of 9,552 condominiums. The impact on the total rental stock is mitigated somewhat, however, by the fact that approximately 36 percent of these are investor-owned and occupied by renters.

Approximately 10 percent of **Framingham's** permanent year round housing stock is comprised of condominiums. There was significant condominium conversion in the early 1980s. By the end of the 1980s into the early 1990s, conversions had halted with economic slowdowns and depressed housing markets. A depressed housing market for condominiums, now further flooded by a number of foreclosures (condo foreclosures represent the largest proportion of foreclosures of housing unit types in Framingham) have brought conversions to a virtual standstill.

The number of condo conversions in **Needham** has been small and therefore, the effect on both the rental and homebuyer markets has been minor. The large rental developments that exist in Needham have remained rental. There are a small number of duplexes, a portion of which have been converted to condominiums.

A total of 133 housing units were either built or converted into condominiums in 2008 in **Newton**. In Newton, condominiums continue to offer a more affordable opportunity at homeownership, compared with the median sales price of single family homes.

In **Watertown**, many two- to four- family homes are being converted to condominiums which limit available rentals.

Table 12: Condominium Conversions, 2004-2008

Geography	2004	2005	2006	2007	2008	Total
Bedford	NA	NA	NA	NA	NA	0
Belmont	46	74	112	110	78	420
Brookline	180	57	606	75	26	944
Framingham	NA	NA	NA	NA	NA	0
Lexington	NA	NA	NA	NA	NA	0
Lincoln	NA	NA	NA	NA	NA	0
Natick	NA	NA	NA	NA	NA	0
Needham	18	6	7	2	0	33
Newton	NA	NA	NA	NA	133	133
Sudbury	0	0	0	0	0	0
Waltham*	47	78	95	244	14	478
Watertown	NA	255	147	102	189	693

Source: Local assessor's database

Foreclosure

Foreclosures have become a growing local and national problem and are projected to continue at least into the near future. The increased rate of foreclosures has been due to many factors. Liberal mortgage financing practices, such as sub-prime and adjustable rate mortgage products, were one contributing factor to an inflated housing market. Beginning in 2006 and through 2007, many homeowners became delinquent due to adjustable rate mortgage (ARM) resets. Subsequently the ARM resets have resulted in widespread foreclosures. In turn, the high number of foreclosures impacted the economy resulting in job loss and other economic hardships. While the prognosis for the foreclosure crisis is uncertain, the general consensus is that things will likely get worse before they get better.

Many local and state organizations across Massachusetts have received National Foreclosure Mitigation Counseling Program funding to create and enrich foreclosure prevention resources for homeowners. Together with Neighborhood Stabilization Funds and President Obama's Making Home Affordable program, these efforts have been important in mitigating foreclosures throughout the Consortium. However, these resources are being pushed to the limit as homeowners continually seek assistance and foreclosures continue to occur.

It is clear from Table 13 that Framingham has experienced a wave of foreclosures during 2008 and the beginning of 2009. A multi-department system has been developed in the Town to monitor properties in different stages of foreclosure as well as abandoned properties. Statistics reveal that there is a high level of minority and/or immigrant ownership of these foreclosed units.

Framingham is the recipient of Neighborhood Stabilization Funds (NSP) through the State of Massachusetts. The Town has been ranked 11th by the state in the need for assistance with foreclosures. NSP resources will be used in combination with other federal funds for acquisition and rehabilitation, homebuyer assistance and homebuyer education.

In comparison to Framingham, the foreclosure situation in the remainder of the Consortium is far less severe. The amount of foreclosures in the majority of Consortium communities peaked in 2008 before declining in 2009. One exception to this trend occurs in Newton where data points to an increase in the number of foreclosures from 2008 to 2009.

Table 13: Foreclosure in the Consortium

Geography	2007	2008	2009*	Total
Bedford	4	1	1	6
Belmont	2	9	4	15
Brookline	3	9	8	20
Framingham	67	179	140	386
Lexington	3	5	4	12
Lincoln	0	0	0	0
Natick	9	23	12	34
Needham	6	3	3	12
Newton	15	14	17	46
Sudbury	3	8	3	14
Waltham	18	23	18	59
Watertown	9	12	7	28

Source: The Warren Group (# of foreclosure deeds) *2009 data is through November 2009.

New Residential Construction

The Consortium has continued to see consistent residential development in the past five years illustrated by the steady number of building permits issued for housing units and the high number of units constructed. The fact that growth has continued throughout the recent recession is an indication that these communities, like many in the Metro Boston area, remain relatively isolated from the housing crisis.

Table 14: Housing Units Permitted and Built, 2004-2008

Geography	2004		2005		2006		2007		2008	
	Permit	Built	Permit	Built	Permit	Built	Permit	Built	Permit	Built
Bedford	26	26	121	121	123	123	191	191	214	214
Belmont	5	5	48	45	12	12	15	15	23	24
Brookline	76	17	23	111	25	56	82	32	99	98
Framingham	48		126		35		26		15	
Lexington	NA	NA	0	0	400	0	31	148	0	245
Lincoln	2	2	1	1	8	8	2	2	1	1
Natick	248	65	68	68	78	44	312	227	455	72
Needham	101	101	79	79	76	76	90	70	463	91
Newton	67	94	60	79	52	67	58	115	55	70
Sudbury	NA	31	NA	31	NA	51	NA	79	NA	NA
Waltham	112	140	180	81	117	170	147	97	24	66
Watertown	21	21	36	36	249	261	26	26	40	40
CONSORTIUM	685	481	706	616	926	607	954	976	1,349	881

Source: Local building department

Half of the municipalities in the Consortium have accessory apartment bylaws which permit dwelling units to be created within a portion of an existing single-family house. Due to restrictions on size, these units may offer more affordable housing options Consortium-wide. During the past five years, a total of 47 accessory dwelling units were permitted and 34 were built among six communities.

Table 15: Accessory Apartment Units Permitted and Built, 2004-2008

Geography	2004		2005		2006		2007		2008	
	Permit	Built	Permit	Built	Permit	Built	Permit	Built	Permit	Built
Bedford	2	2	3	3	1	1	3	3	1	1
Lexington	2	1	2	1	1	0	4	1	0	2
Lincoln	0	0	3	3	3	3	2	2	0	0
Natick	0	0	0	0	0	0	0	0	0	0
Newton	5	3	1	0	2	0	3	4	4	4
Sudbury	2	0	1	0	1	0	0	0	1	0
CONSORTIUM	11	6	10	7	8	4	12	10	6	7

*The towns of Belmont, Brookline, Framingham, Needham, Waltham and Watertown do not permit accessory units.
Source: Local Planning Department

Public Housing Inventory and Assisted Housing Inventory

With the exception of Lincoln, each community in the HOME Consortium has a local housing authority. Each housing authority provides a variety of units that are set-aside for family, elderly, disabled, and special needs households. Lengthy waiting lists are reported by each Consortium community. Table 16 identifies the type and number of units owned by each public housing authority, the condition of the units, the length of the waiting list, and the strategies for improvement that have been developed by each local housing authority. No housing authority units are expected to be lost during the next five years.

Table 17 identifies subsidized units in the Consortium by funding type (local, state, federal) as well as any units set to expire in the next five years. Communities with expiring units also identified strategies that have been developed to address the potential loss.

Table 16: Public Housing in the Consortium

Geography	Number of Units Owned/ Administered	Unit Type	Condition	Wait List	Strategies for Improvement
Bedford	Total: 115 (all state)	12 family, 76 elderly, 4 elderly/disabled, 8 special needs, 49 vouchers	Family units are in good condition; elderly/disabled units are in poor condition	Total: 157 106 families, 37 elderly, 14 disabled	BHA is working with DHCD towards a web-based system to help guide capital planning and funding decisions
Belmont	Total: 311 (all state)	100 family, 133 elderly, 21 disabled, 8 special needs, 49 vouchers	Good	Total: 3,586 2,857 families, 583 elderly, 146 disabled	The BHA's active Resident Advisory Board has worked on issues including parking regulations, use of outdoor space and securing funding for an elevator; the BHA also participates in a state program to assist families in public housing to become homeowners
Brookline	Total: 1,579 521 state, 1,058 federal	451 family, 440 elderly/disabled, 31 special needs, 657 vouchers	All units meet or exceed code	Total: 3,379 1,780 families 1,599 elderly/disabled	None Listed
Framingham	Total: 1,962 884 state and 1,078 federal	374 family, 658 1-bedroom, 213 elderly, 24 special needs, 693 vouchers	249 family units are in need of major renovation, 125 very good; 548 1-bedroom units in poor condition, 110 1-bedroom units in very good condition	Total: 7,019 5,628 families, 767 individuals seeking 1-bedroom, 94 elderly, 530 disabled	504 assessment completed in 2004; changes made to physical units, application process, tenant selection, non-housing facilities, employee forms and communication FHA also offers self-sufficiency and homeownership opportunities

Geography	Number of Units Owned/ Administered	Unit Type	Condition	Wait List	Strategies for Improvement
Lexington	Total: 321 176 state, 145 federal	16 family, 548 1-bedroom, 208 elderly, 21 disabled, 5 special needs, 90 vouchers		Total: 250 87 families, 92 elderly, 71 disabled	Lexington Housing Authority staff work with persons with disabilities to make necessary improvements and actively seek out grants to improve residents' quality of life
Lincoln	Has no housing authority; one Town-owned unit rented with Concord Housing Authority				
Natick	Total: 416 220 state, 196 federal	90 family, 198 1-bedroom, 8 special needs, 120 vouchers	60 family units good 30 family units very good, 8 special needs good	Total: 1,988 1,956 families, 16 elderly, 16 disabled	None listed
Needham	Total: 610 414 state, 196 federal	91 family units, 323 elderly units		Total: 409 241 families, 84 individuals seeking 1-bedroom, 38 elderly, 46 disabled	A subsidiary of the NHA built a 40 unit development with 20 units for first time homebuyers at 60%, 80%, and 110% of the AMI
Newton	Total: 1,366 775 state, 591 federal	297 family units, 629 1-bedroom units, 95 elderly units, 437 vouchers		Total: 1,315 912 families, 393 individuals seeking one bedroom, 274 elderly, 129 disabled, 24 special needs	504 Transitional Plan completed in 1990; resulting changes include ramping entrances, making recreation halls and restrooms accessible and the creation of four accessible apartments
Sudbury	Total: 86 State only	21 family units, 60 elderly units, 4 disabled units, 1 voucher	All units in good condition	Total: 102 61 families, 15 elderly, 26 disabled	None listed

Geography	Number of Units Owned/ Administered	Unit Type	Condition	Wait List	Strategies for Improvement
Waltham	Total: 293 state only	293 family units, 219 1-bedroom units, 34 disabled		Total: 1,785 822 families, 833 elderly, 130 disabled, 3,280 vouchers	Modernization projects including: kitchen and bathroom renovations, electrical upgrades, door and window replacement, asbestos abatement, boiler replacement
Watertown	Total: 641 591 state; 50 federal	276 family, 16 1-bedroom, 316 elderly, 10 disabled, 23 special needs, 156 vouchers	All units in good condition	Total: 1,355 1,131 families, 25 1-bedroom, 224 elderly, 19 disabled	504 Assessment conducted in 1994 – all recommended modifications completed. In partnership with the State and Springwell the WHA provides a part-time 24 hour social worker.

Source: Local housing authorities

Table 17: Subsidized Units in the Consortium

Geography	Local Units	State Units	Federal Units	Expiring Use	Strategy
Bedford	100 (80% AMI); 33 (50% AMI)	Combo state/local 19 (80% AMI), 60 (50% AMI) only state: 58 (80% AMI)		Bedford Village (24 low income; 48 moderate income) expiration date of April 1, 2018.	Discussions begun with owner of Bedford Village to preserve affordability of units
Brookline	67 family (14 units 50% AMI; 39 units 80% AMI; 14 units 100% AMI) 17 elderly/disabled (4 units 50% AMI; 9 units 80% AMI; 4 units 100% AMI)	184 family (59 units 50% AMI, 115 units 60%, 10 units 80% AMI) 26 Single Room Occupancy (50% AMI) 387 elderly/disabled (136 units 50% AMI, 115 units 60% AMI, 98 units 80% AMI, 38 units 100% AMI) 10 special needs (50% AMI)	76 family (80% AMI) 66 SRO (19 units 50% AMI, 42 units 60% AMI, 4 units 80% AMI, 1 unit 100% AMI) 113 elderly/disabled (35 units 50% AMI, 78 units 80% AMI)	None	
Belmont	1 Habitat home	19 family, 10 1-bedroom, 4 accessible		None	
Framingham	19 family (50% AMI) 19 special needs (50% AMI)	559 family (50% AMI) 48 1-bedroom (50% AMI) 224 elderly (50% AMI) 661 elderly/disabled (50% AMI)	710 family (50% AMI) 406 elderly (50% AMI)	620 units (8 of which are owned by the Framingham Housing Authority)	All property managers have been contacted and verbally committed to renewing terms on affordable units.

Geography	Local Units	State Units	Federal Units	Expiring Use	Strategy
		234 special needs (50% AMI)			
Lexington	387 family; 64 1-bedroom; 107 elderly			None	
Lincoln		217 (80% AMI) 3 (40-80% AMI) 1 (30-80% AMI)			
Natick		308 family (80% AMI) 738 1-bedroom (80% AMI) 45 elderly (80% AMI) 54 disabled (80% AMI)	85 family (80% AMI) 104 1-bedroom (80% AMI)	None	
Needham		108 units	32 units	None	
Newton	10 (30-50%AMI); 3 (50-80% AMI); 26 (80% AMI)		98 family (40 at 50% AMI; 40 at 80% AMI) 110 disabilities 17 1-bedroom (4 at 80% AMI)	854 units in 22 developments. The Section 8 expiration dates range from 2010-2020 (Source: MA Projects with Subsidized Mortgages or HUD Project-Based Assistance Table prepared by DHCD)	All properties expected to be renewed
Sudbury	5 (80% AMI)	9 family (80% AMI); 9 elderly (50% AMI)		Longfellow Glen (120 low and moderate income households) will expire in 2014	Town met with the seller and supported option to purchase by an applicant interested in

Geography	Local Units	State Units	Federal Units	Expiring Use	Strategy
					preserving the affordability restrictions in perpetuity
Waltham	20 family (50-80% AMI); 3 disabled	11 family (50-100%); 301 special needs	29 family; 335 (30-80% AMI); 2 disabled	None	
Watertown	2 family (80% AMI); 18 1-Bedroom (80% AMI)	73 family (50-80% AMI), 156 1-bedroom (50-80% AMI)	21 family; 4 1-bedroom, 26 elderly	Arsenal Apartments, 152 units expire 9.23.2012 Beaverbrook STEP, 14 units expire 8.24.2015 St. Joseph's Hall, 25 units, expire 2014	Town will investigate an extension for these projects and anticipates that the terms of the restrictions will be extended

Source: Local Planning Department

Barriers to Affordable Housing

The majority of the Consortium communities have adopted inclusionary zoning ordinances and bylaws which are important tools in the development of new affordable housing. Bedford, Belmont, Brookline, Lincoln, Natick, Newton, Waltham and Watertown all have an inclusionary bylaw/ordinance. However, several of these communities note that these regulations need further fine tuning to better foster the development of affordable housing. Accessory bylaws, encouraging affordable rental housing, have been implemented in Bedford, Belmont, Lexington, Lincoln, Natick, Needham, and Sudbury. Newton also has an accessory apartment bylaw.

Many WestMetro Consortium communities indicate that other zoning provisions present barriers to the development of affordable housing. Belmont, Brookline, Needham, Newton, and Sudbury cite limitations on multi-family zoning as a barrier to affordable housing. Only 11.6 percent of land in Brookline is zoned for two-family residences and a minimal 13.4 percent is zoned for multi-family buildings. The areas that are more "affordable" to develop and zoned multi-family are often considered overdeveloped by many residents, with legitimate concerns about traffic, parking, and school overcrowding. Other zoning obstacles in Brookline include very high off-street parking requirements.

In Needham and Lexington, a lack of local regulatory requirements or incentives to support affordable housing development is a significant barrier. This lack of regulatory support coupled with limitations on staff capacity present challenging barriers to affordable housing in the Town of Needham.

Sudbury's one-acre zoning limit prevents plans for denser by-right affordable development. Special permitting procedures are complicated and time consuming. In addition, frequent neighborhood opposition to proposed affordable housing developments further slows the process. Changes to the zoning ordinance require Town Meeting approval and a general lack of community awareness and support for affordable housing makes it difficult to revise current land use policies.

The high cost of land is a negative factor contributing to the development of affordable housing in Bedford, Framingham, Lincoln, Lexington, Needham, Newton, Sudbury, and Watertown. Environmental issues, such as designated wetlands or Brownfield sites requiring remediation, add to project costs in several communities. The high cost of land requires significant housing subsidies which many communities lack. This is true for both housing authorities and private developers. The Community Preservation Act Fund has been an important financial resource for the development of community housing but the state funding match is shrinking. Finding developers to construct the type of affordable housing most needed in the community can also be a barrier to appropriate affordable housing and in Newton, the amount of time it takes developers to secure funding presents another barrier. Framingham noted that the permitting process for pursuing affordable housing development is too complicated and confusing.

Belmont, Brookline, Lexington, Newton, Sudbury, and Watertown note a lack of buildable land and available buildings. The slow housing market has impacted the development of affordable housing significantly in Bedford. As previously noted, a growing number of condominium conversions in Brookline, Belmont, Natick, and Watertown is displacing tenants and diminishes the supply of affordable rental housing.

Neighborhood opposition, referred to as NIMBYism or not-in-my backyard, was cited as a barrier to affordable housing in Belmont, Lexington, Needham, Newton, and Waltham. Both Newton and Waltham also indicated that the insufficient number of Section 8 rental vouchers acts as a barrier to affordable rental housing. In addition, the low vacancy rate of many Consortium communities creates a tight market limiting available affordable rental units. Finally, lack of sufficient financial resources to operate affordable housing, including those with supportive services, makes it difficult to preserve and create affordable housing.

HOUSING NEEDS ASSESSMENT

Summary of Findings

- Approximately 10 percent of households in the Consortium are extremely low-income (≤ 30 percent of AMI), 18 percent of households are considered low-income (≤50 percent of AMI), and 28 percent of all households are classified as moderate-income (≤80 percent of AMI).

- The breakdown of lower-income households (households with an income ≤ 80 percent of the AMI) is relatively evenly divided between the following categories ≤30 percent of AMI, ≥31-50 percent of AMI and ≥51 to 80 percent of AMI.

- According to recent Census estimates, 52 percent of the households in the Consortium are homeowners and 48 percent of all households are renters.

- An increase in the need for rental assistance, services to address hoarding among renters, additional affordable rental opportunities, and public transportation to connect renters to services and jobs were all cited as needs of renters in the Consortium.

- Financial resources for homebuyers and a greater amount of affordable homeowner opportunities were the two biggest homeowner needs in the Consortium, according to participants in each community's needs assessment.

- A total of 21.9 percent of Consortium households are considered elderly households (over 65 years of age). Approximately 31 percent of these households are homeowners and 18 percent are renters.[1] A little over 35 percent of the elderly population has a disability - the most common type of disability for this population is physical. Affordable, accessible senior housing (both public and private) and resources to help elders live independently were identified by needs assessment participants as two important needs of this population.

- One-person households make-up 37 percent of owners and nearly 39 percent of renters in the Consortium. Recent Census estimates indicate there is a lack of studio and one-bedroom units for rent and for sale in the Consortium.

[1] The remainder of this population is likely living with other family members or housed in group quarters. Group quarters include facilities such as college residence halls, residential treatment centers, skilled nursing facilities, group homes, military barracks, correctional facilities, workers' dormitories, and facilities for people experiencing homelessness.

Outreach conducted in communities reinforced the need for more affordable housing options for single-householders.

- There are 2,574 large families, earning ≤ 80 percent of AMI, in the Consortium. Community outreach revealed a need for more affordable housing suitable for large families. Community-by-community participation suggests that in many parts of the Consortium large families struggle to find affordable, lead-free housing.

- Consortium-wide over 20,000 or 11 percent of households include a person with a disability and 36 percent of these households report a housing problem. Affordable, accessible housing located in close proximity to transportation for persons with disabilities and affordable housing with supportive services for persons with mental disabilities were listed as two important needs of this population.

- There were a total of 702 HIV/AIDS cases reported in the Consortium, as of July 1, 2008. This number has grown by 200 since 2003. The two regional HIV/AIDS service providers that serve the Consortium - Hurley House and the Wayside Youth and Family Network – are located in Waltham. According to these providers, a large gap exists between the capacity of these agencies and the number of persons with HIV/AIDS in Middlesex County. Persons in the Consortium with HIV/AIDS also often seek treatment and housing in nearby Boston.

- The housing and supportive needs of survivors of domestic violence in the Consortium need to be met on a regional basis due to the fact that this population seeks support outside of the community where they currently reside. A similar regional need exists with regard to services and transitional housing for persons with alcohol and other drug addictions.

- Cost burden, or households that spend more than 50 percent of their income on housing costs, is the most pervasive of all housing problems that affect lower-income households in the Consortium. The comparison of 2000 Census data and 2005-2007 Census estimates points to an increase in the number of cost-burdened households. Anecdotal information in several communities suggest that the elderly particularly struggle with the issue of cost burden.

- Approximately 2.2 percent of households in the Consortium are overcrowded, or contain more than 1.01 persons per room.

- Hispanic households are disproportionately concentrated in rental housing in the Consortium.

- Nearly 85 percent of the Consortium's housing units were built prior to 1978; the year lead paint was banned in the United States. This older housing stock presents a problem for low-income families searching for affordable housing. Lead-based paint is hazardous to children, particularly those under 6 years of age, who may ingest it or breathe dust that contains lead. Lead poisoning can cause permanent damage to the brain and other organs in young children and can result in learning and behavioral problems.

Data

The City of Newton Department of Planning and Development directed the process of collecting, analyzing, and reporting data for the WestMetro HOME Consortium housing needs assessment. Key sources of data used in the development of the housing needs assessment include the 2000 U.S. Census data, 2005-2007 American Community Survey estimate, HUD's 2000 Comprehensive Housing Assistance Strategy (CHAS) with the 2004 update, other HUD low- and moderate-income data, and the WestMetro HOME Consortium's 2006-2010 Consolidated Plan. Each community in the Consortium also completed citizen participation outreach through stakeholder consultations, focus groups, public meetings, and/or surveys. Appendix J includes a detailed explanation of these participation methods. Division staff provided each HOME community with an outline of topics to discuss as part of this outreach. This outline was based on HUD requirements for the development of the Consolidated Plan.

Income Eligibility

HUD separates lower-income households into categories: very low- income, low-income, and moderate-income. The AMI limits, which are determined annually by HUD are set for geographic regions called Metropolitan Statistical Areas (MSA's) and not for specific communities. All municipalities in the Consortium are part of the Boston-Cambridge-Quincy MSA. The current Boston MSA median family income is $90,200. The table below shows the current household income limits for the Boston-Cambridge-Quincy MSA.

Table 18: FY09 Household Income Limits

FY 2009 Income Limit Area	Area Median Income	FY 2009 Income Limit Category	People per Household							
			1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Boston-Cambridge-Quincy MSA	$90,200	Very Low (30%)	$18,950	$21,650	$24,350	$27,050	$29,200	$31,400	$33,550	$35,700
		Low (50%)	$31,550	$36,100	$40,600	$45,100	$48,700	$52,300	$55,900	$69,550
		Moderate (80%)	$46,300	$52,950	$59,550	$66,150	$71,450	$76,750	$82,050	$87,350

Source: www.huduser.org: HUD FY09 Income Limits

The following tables provide information on the definitions of the various low-and moderate income categories for both the Community Development Block Grant program and the HOME Investment Partnerships program.

Table 19: CDBG Income Eligibility

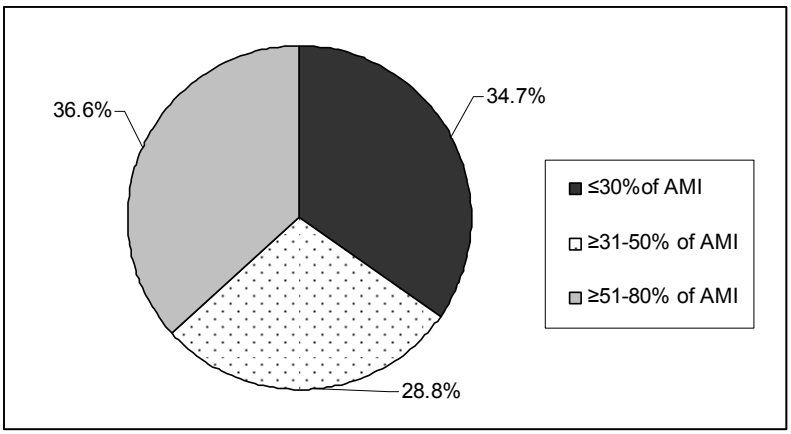
2009 Household Income as Percent of Median Income							
0-10	***10-20***	***20-30***	***30-40***	***40-50***	***50-60***	***60-70***	***70-80***
Extremely Low Income							
Low Income							
Moderate Income							

Table 20: HOME Income Eligibility

2009 Household Income as Percent of Median Income							
0-10	***10-20***	***20-30***	***30-40***	***40-50***	***50-60***	***60-70***	***70-80***
Very Low Income							
Low Income							

The distribution of the 50, 755 lower-income households in the Consortium (≤30 percent, ≥31-50 percent and ≥51 to 80 percent) is relatively even.

Figure 13: Lower Income Households in the HOME Consortium



Source: HUD CHAS Data

Extremely Low-Income Households

According to 2000 Census data, communities in the WestMetro Consortium have a combined total of 17,496 (9.9 percent) extremely low-income households or households with incomes at or below 30 percent of AMI for the Boston MSA.[2] In comparison, Framingham's extremely low-income population is disproportionately large (13.2 percent) and Lincoln's is disproportionately small (2.6 percent). Most of the region's extremely low-income people are in small, one- or two-person households, although the extremely low-income households in Framingham and Sudbury are slightly larger. A map illustrating the Consortium's distribution of extremely low-income households can be found on page 62.

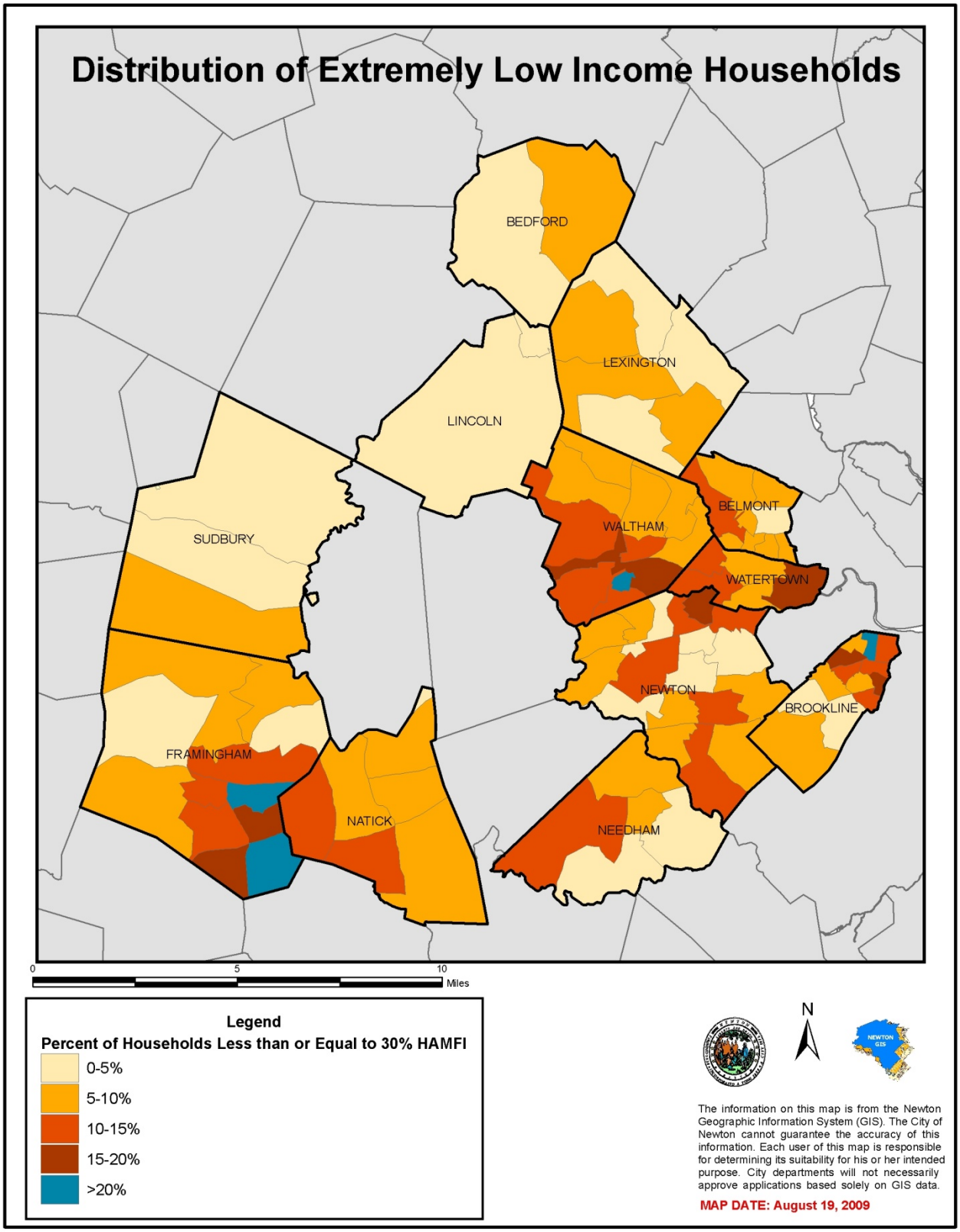
Table 21: Geographic Distribution of Extremely Low-Income Households

Geography	Summary File 3 Household Sample (Census 2000)	Extremely Low-Income Households		
		Total	Percent	Average Household Size
Bedford	4,625	208	4.50%	1.66
Belmont	9,717	751	7.73%	1.89
Brookline	25,544	3,290	12.88%	1.80
Framingham	26,147	3,440	13.16%	2.17
Lexington	11,119	636	5.72%	1.81
Lincoln	2,807	74	2.64%	1.97
Natick	13,099	1,107	8.45%	1.56
Needham	10,595	726	6.85%	1.73
Newton	31,221	2,517	8.06%	1.92
Sudbury	5,523	263	4.76%	2.33
Waltham	23,157	2,936	12.68%	1.83
Watertown	14,645	1,648	11.25%	1.89
CONSORTIUM	178,199	17,596	9.87%	1.90

Sources: Census 2000 Summary File 3, Table P10; HUD CHAS 2000 Data. Average household size derived as estimate from HUD CPD Census 2000 Low- and Moderate- Income Summary Data.

[2] Comprehensive Housing Affordability Strategy (CHAS) 2000 Data, updated May 1, 2004 ,<http://www.huduser.org/datasets>. Unless noted otherwise, all references to CHAS 2000 Data include data tabulated from the CHAS data sets for each community in the WestMetro Consortium: Newton, Bedford, Belmont, Brookline, Framingham, Lexington, Lincoln, Natick, Needham, Sudbury, Waltham, and Watertown. CHAS 2000 data reported for the Consortium in the State of the Cities Data System (SOCDS) are incomplete due to the omission of new member communities. In addition, the numbers of extremely low-income, low-income and moderate-income households in each community differ from the household estimates reported in HUD's "Census 2000 Low and Moderate Income Summary Data" database; see <http://www.hud.gov/offices/cpd/systems>.

Map 1: Distribution of Extremely-Low Income Households in the HOME Consortium



Low-Income Households

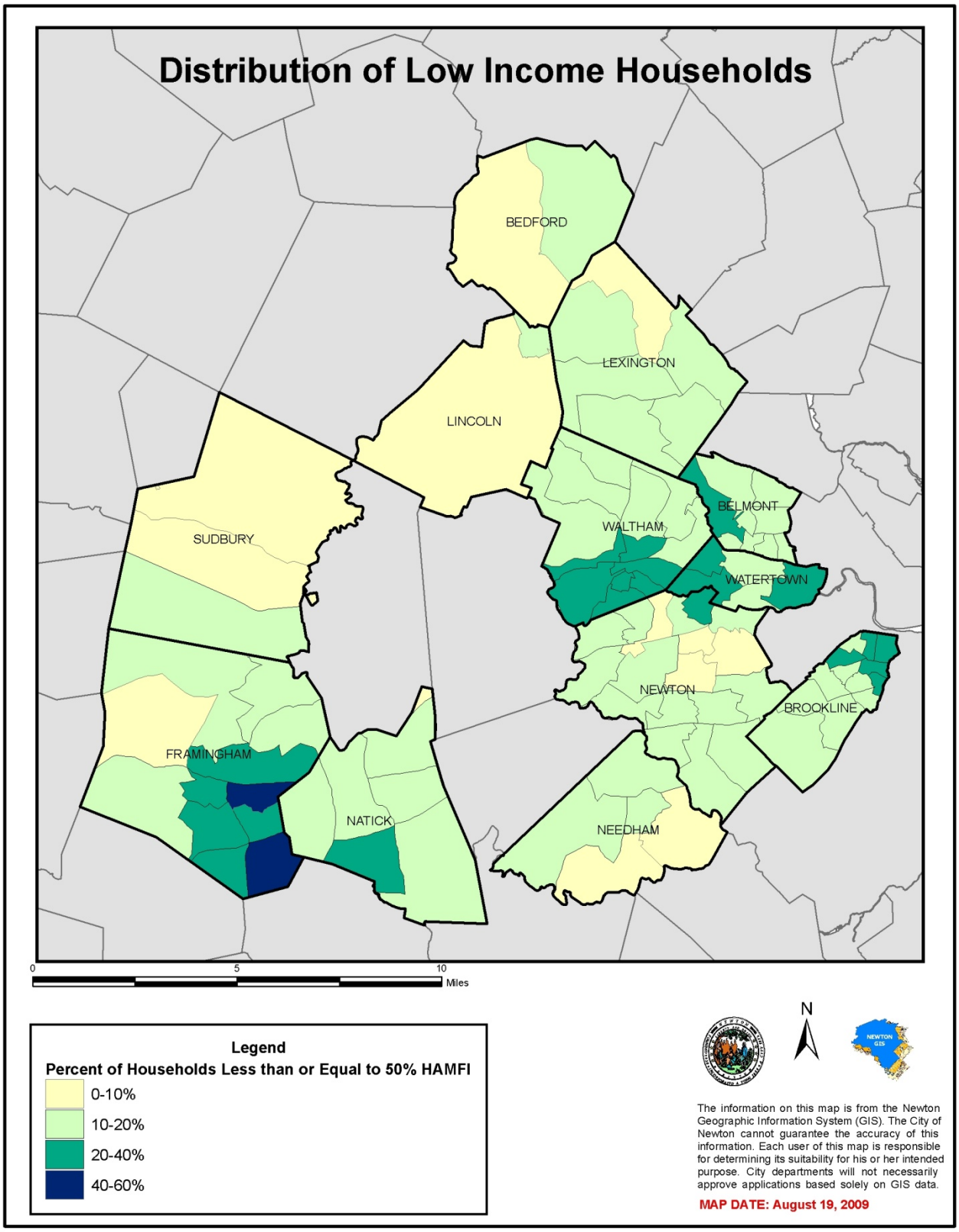
Low-income households are households that have incomes at or below 50 percent AMI, and include both extremely low-income households and households with incomes between 31-50 percent AMI. According to the 2000 Census, throughout the WestMetro Consortium, there are nearly 32,195 low-income households overall and 14,600 households with incomes between 31-50 percent AMI. The regional average of households in the 31-50 percent AMI range is 8.2 percent of all households, with larger percentages in Framingham and Waltham and smaller percentages in Sudbury and Needham. Generally, the region's 31-50 percent AMI households are somewhat larger than its extremely low-income households, with a Consortium-wide average household size of 2.15 persons. The smallest households are found in Brookline and the largest, in Lincoln and Sudbury. The chart below identifies the estimated number and percentage of low-income households with incomes at or below 50 percent AMI as well as a subset category that includes households with incomes between 31-50 percent AMI by community and for the Consortium as a whole. A map illustrating the Consortium's distribution of low-income households can be found in page 64.

Table 22: Geographic Distribution of Low-Income Households

Geography	Summary File 3 Household Sample (Census 2000)	Low-Income Households <=50% AMI		Low-Income Households 31-50% AMI Only		
		Total	Percent	Total	Percent	Average Household Size
Bedford	4,625	518	11.20%	310	6.70%	2.02
Belmont	9,717	1,456	14.98%	705	7.26%	2.05
Brookline	25,544	5,275	20.65%	1,985	7.77%	1.96
Framingham	26,147	6,793	25.98%	3,353	12.82%	2.29
Lexington	11,119	1,266	11.39%	630	5.67%	2.19
Lincoln	2,807	307	10.94%	233	8.30%	2.65
Natick	13,099	2,076	15.85%	969	7.40%	2.11
Needham	10,595	1,264	11.93%	538	5.08%	2.09
Newton	31,221	4,402	14.10%	1,885	6.04%	2.13
Sudbury	5,523	515	9.32%	252	4.56%	2.62
Waltham	23,157	5,385	23.25%	2,449	10.58%	2.18
Watertown	14,645	2,938	20.06%	1,290	8.81%	2.01
CONSORTIUM	178,199	32,195	18.07%	14,599	8.19%	2.15

Sources: Census 2000 Summary File 3, Table P10; HUD CHAS 2000 Data. Average household size derived as estimate from HUD CPD Census 2000 Low- and Moderate- Income Summary Data.

Map 2: Distribution of Low-Income Households in the HOME Consortium



Moderate-Income Households

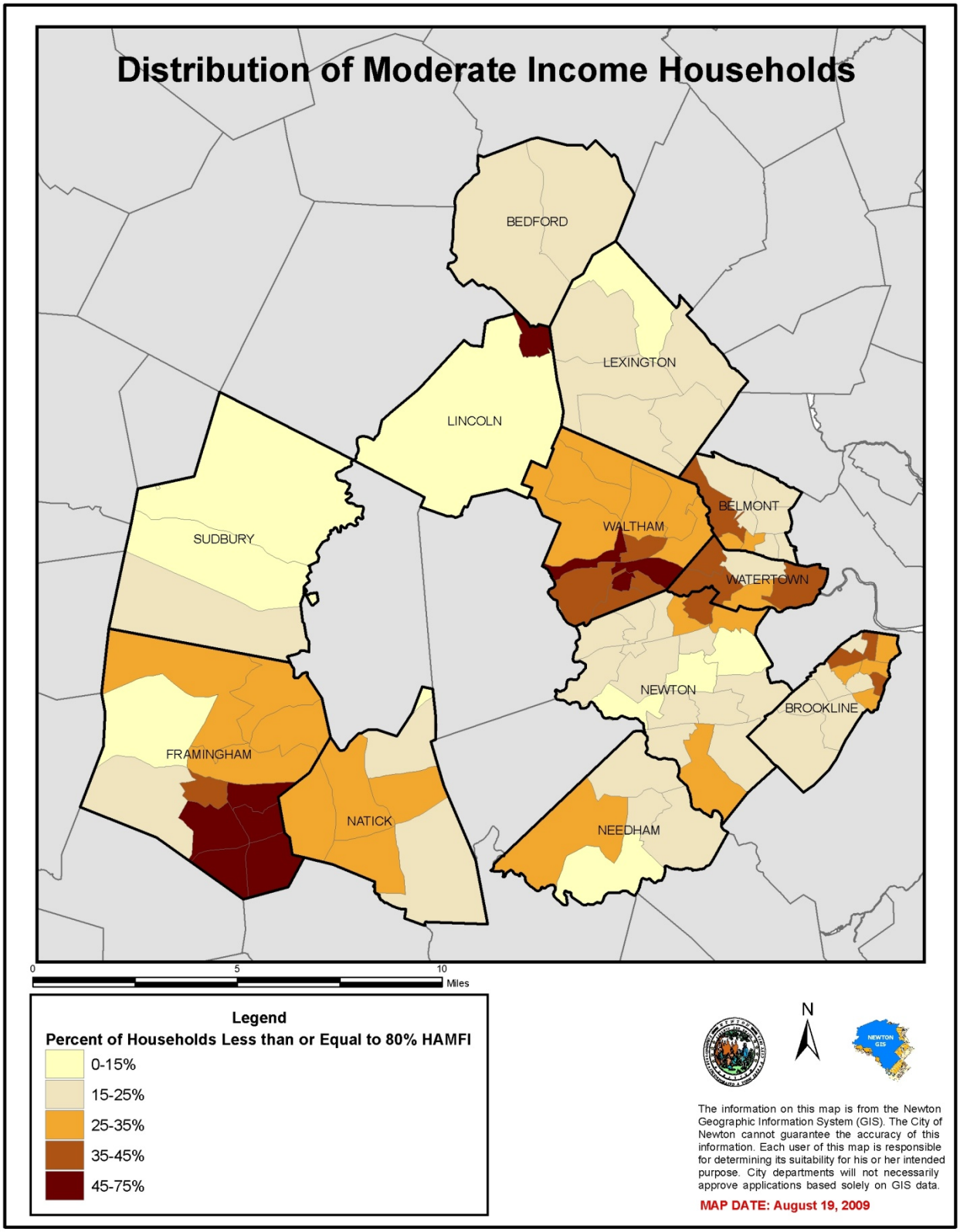
Moderate-income households are households with incomes at or below 80 percent AMI. Regionally, there are nearly 50,755 low- and moderate-income households of which 18,560 have incomes between 51-80 percent AMI. These households comprise 11 percent of all households in the Consortium's service area, with larger percentages in Waltham, Lincoln, Watertown and Framingham, and a much smaller percentage in Sudbury. The average household size of 31-50 percent AMI households exceeds the average household size for low-income and extremely low-income households, with a Consortium-wide average of 2.15 persons. The smallest households are found in Brookline and the largest, in Lincoln and Sudbury. The following table reports the estimated number and percentage of low- and moderate-income households and the subset that includes only households with incomes between 51-80 percent AMI. A map illustrating the Consortium's distribution of moderate-income households can be found in page 66.

Table 23: Geographic Distribution of Moderate-Income Households

Geography	Summary File 3 Household Sample (Census 2000)	Low- and Moderate-Income Households <=80% AMI		Moderate-Income Households 51-80% AMI Only		
		Total	Percent	Total	Percent	Average Household Size
Bedford	4,625	884	19.11%	366	7.91%	2.22
Belmont	9,717	2,300	23.67%	844	8.69%	2.17
Brookline	25,544	7,754	30.36%	2,479	9.70%	2.12
Framingham	26,147	10,142	38.79%	3,349	12.81%	2.38
Lexington	11,119	2,019	18.16%	753	6.77%	2.35
Lincoln	2,807	686	24.44%	379	13.50%	2.96
Natick	13,099	3,447	26.31%	1,371	10.47%	2.12
Needham	10,595	2,228	21.03%	964	9.10%	2.17
Newton	31,221	6,980	22.36%	2,578	8.26%	2.25
Sudbury	5,523	749	13.56%	234	4.24%	2.87
Waltham	23,157	8,712	37.62%	3,327	14.37%	2.24
Watertown	14,645	4,854	33.14%	1,916	13.08%	2.21
CONSORTIUM	178,199	50,755	28.48%	18,560	10.42%	2.27

Sources: Census 2000 Summary File 3, Table P10; HUD CHAS 2000 Data. Average household size derived as estimate from HUD CPD Census 2000 Low and Moderate Income Summary Data.

Map 3: Distribution of Moderate-Income Households in the HOME Consortium



Middle-Income Households

The American Community Survey estimates were used to draw comparisons between the estimate of middle income households in 2000 and in 2005-2007. Consortium-wide, the middle-income population decreased in the past seven years. Most dramatic changes are noted in Framingham, Lexington, Natick, Newton, and Waltham where the estimate of middle-income households decreased by roughly 50 percent.

Table 24: Geographic Distribution of Middle-Income Households

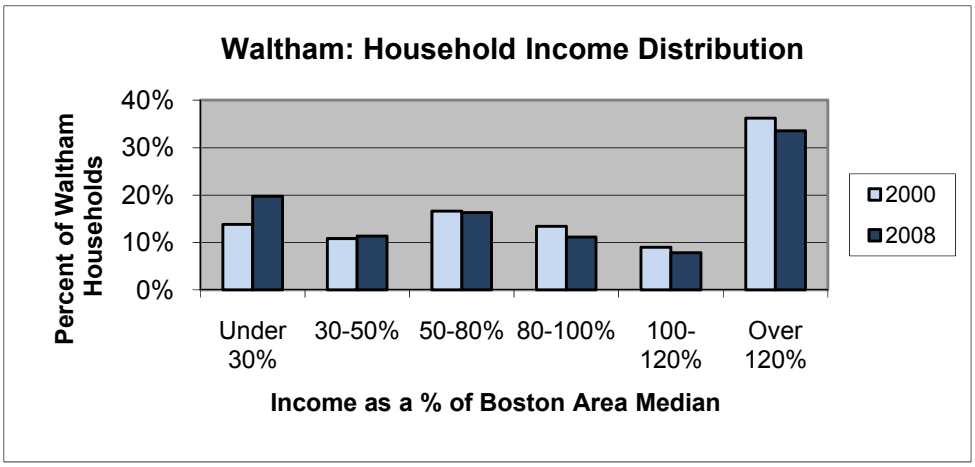
	Estimate of Middle-Income Households (81%-120%) in 2000		Estimate of Middle-Income Households (81%-120%) in 2005-2007	
Geography	**Total**	**% of Households**	**Total**	**% of Households**
Bedford	583	12.6%	NA	NA
Belmont	1,297	13.3%	798	8.4%
Brookline	3,452	13.5%	1,566	13.0%
Framingham	4,038	15.4%	2,002	8.0%
Lexington	1,211	10.9%	572	5.2%
Lincoln	410	14.6%	NA	NA
Natick	2,068	15.8%	1,070	8.2%
Needham	1,321	12.5%	1,009	9.7%
Newton	3,751	12.0%	1,995	6.3%
Sudbury	471	8.5%	NA	NA
Waltham	3,869	16.7%	1,844	8.1%
Watertown	2,417	16.5%	1,392	10.1%
CONSORTIUM	24,888	14.0%	NA	NA

Source: Census Summary File3, Tables P52, P53, P77; American Community Survey Tables B19013 and B19001

Change in Household Income Distribution

A comparison of the household income distribution between 2000 and 2008 revealed notable changes among the extremely-low, low, moderate, and middle-income populations in several Consortium communities. In Waltham the extremely-low income population (under 30 percent AMI) increased by six percent, while households with incomes between 50 and 120 percent of the AMI declined by six percent. For Waltham, the increase of extremely-low income households has a direct impact on both housing and service providers in the City.

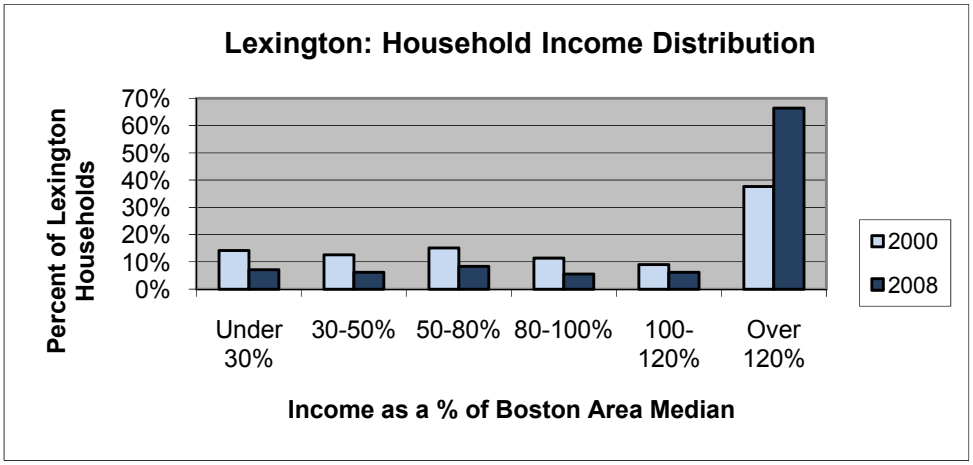
Figure 14: Change in Household Income Distribution in Waltham, 2000 – 2008



Sources: Census Summary File 3, Table P52; American Community Survey Table 2006-2008 B19001

In Lexington, households with incomes ≤ 120 percent of AMI decreased by 29 percent and households with incomes over 120% of the AMI increased by the same percentage. Additional information on the changes in household income distribution can be found in Appendix I.

Figure 15: Change in Household Income Distribution in Lexington, 2000 – 2008



Sources: Census Summary File 3, Table P52; American Community Survey Table 2006-2008 B19001

Households by Tenure

The division of renters and owners in Consortium communities favors owner households. This remains unchanged from data collected in 2000 to more current Census estimates. The communities of Framingham, Natick, Needham, Waltham and Watertown experienced slight increases in the percentage of homeowners from 2000 to 2005-2007. Brookline, Waltham and Watertown continue to remain balanced between

the two populations, nearly a 50-to-50 split. However, Framingham's homeowner population changed from 56 percent homeowner and 45 percent renter in 2000 to 60 percent homeowner and 40 percent renter in the 2005-2007 estimate.

Table 25: Distribution of Households by Tenure, 2005-2007

Geography	Total Households	Homeowners		Renters	
		Total	Percent	Total	Percent
Bedford*	4,621	3,705	80%	916	20%
Belmont	9,952	6,014	63%	3,538	37%
Brookline	25,591	13,639	53%	11,952	47%
Framingham	25,076	14,927	60%	10,149	40%
Lexington	10,936	9,101	83%	1,835	17%
Lincoln*	2,790	1,710	61%	1,080	39%
Natick	13,109	9,808	75%	3,301	25%
Needham	10,424	8,860	85%	1,564	15%
Newton	31,873	22,499	71%	9,374	29%
Sudbury*	5,504	5,076	92%	428	8%
Waltham	22,778	11,135	49%	11,643	51%
Watertown	13,817	7,194	52%	6,623	48%

*Source: Census 2000 Summary File 1, Tables: H3, H4;
Source: American Community Survey, 2005-2007 Table B25003

Renter Households

The age distribution of renters in Consortium communities remains consistent from 2000 to 2007. Households headed by persons between the ages of 25 to 34 continue to account for the largest percentage of Consortium-area renters. With the exception of Brookline, Needham, and Watertown, the age of the Consortium's renter population falls in the 35 to 64 age cohort. The towns of Brookline and Watertown have a younger renter population (15-34) and in Needham more than half of renter households (52 percent) are elderly.

Table 26: Renter-Occupied Housing Units by Age of Householder, 2005-2007

Geography	Total Renters	Age of Householder			% Total Renters	
		15-34	35-64	65+	15-34	Over 65
Bedford*	915	227	393	295	25%	32%
Belmont	3,538	1,030	1,997	511	29%	14%
Brookline	11,952	4,922	4,806	2,224	41%	19%
Framingham	10,149	3,345	4,727	2,077	33%	20%
Lexington	1,835	183	1,175	477	10%	26%
Lincoln*	1,075	397	644	34	37%	3%
Natick	3,301	882	1,739	680	27%	21%
Needham	1,564	215	540	809	14%	52%
Newton	9,374	3,253	4,374	1,747	35%	19%
Sudbury*	444	69	240	135	16%	31%
Waltham	11,643	4,100	6,114	1,429	35%	12%

Geography	Total Renters	Age of Householder			% Total Renters	
		15-34	35-64	65+	15-34	Over 65
Watertown	6,623	2,931	2,918	774	44%	12%

*Source: Census 2000 Summary File 3, Tables H4, H14;
Source: American Community Survey 2005-2007, Table 25007

The organization of renters by household type in 2005-2007 mirrors the data generated by the 2000 Census. The majority of renter households in the Consortium continue to be organized in non-family households. In Belmont, Lexington, Lincoln, Natick, and Sudbury, families comprise a larger percentage of renter households than non-family units. These families are more likely to be married couples than single parent families.

Table 27: Renter Households by Household Type, 2005-2007

Geography	Total Renter-Occupied Units	Household Type		
		Families		Non-Family
		Married Couples	Single Parent	All
Bedford*	915	280	116	519
Belmont	3,538	1,198	619	1,721
Brookline	11,952	3,512	1,223	7,217
Framingham	10,149	2,913	1,927	5,309
Lexington	1,835	622	517	696
Lincoln*	1,075	796	84	195
Natick	3,301	1,075	302	1,924
Needham	1,564	500	173	891
Newton	9,374	2,602	1,249	5,523
Sudbury*	444	149	85	210
Waltham	11,643	2,802	1,322	7,519
Watertown	6,623	2,228	674	3,721

*Source: Census 2000 Summary File 1, Table H17;
Source: American Community Survey, Table: B11012

In the communities of Bedford, Lexington, Lincoln, and Sudbury, 30 percent of families with children have children less than 18 years of age. The percentage of rental units with two or more bedrooms in these communities is at least 65 percent. In Lincoln, 93 percent of rental units have two or more bedrooms. Framingham and Belmont share nearly the same percentage of families with children less than 18 years of age but each municipality's rental stock differs significantly. A total of 99 percent of rental units in Belmont have two or more bedrooms, while only one half of Framingham's rental units have` more than one bedroom.

Table 28: Families with Children & Suitability of Rental Units for Family Occupancy, 2005- 2007

Geography	Renter Units in Sample	% Families with Children <18	% Units by Number of Bedrooms		
			% 0-1BR	% 2BR	% 3+BR
Bedford*	915	30.1%	35.4%	43.5%	21.1%
Belmont	3,538	24.1%	1.3%	15.7%	83.1%
Brookline	11,952	19.7%	41.8%	35.5%	22.8%

Framingham	10,149	24.3%	49.0%	36.4%	14.6%
Lexington	1,835	38.5%	25.6%	48.0%	26.4%
Lincoln*	1,075	63.7%	6.7%	32.3%	61.0%
Natick	3,301	18.6%	55.3%	28.3%	16.4%
Needham	1,564	20.6%	36.4%	45.7%	18.0%
Newton	9,374	21.2%	30.4%	41.3%	28.3%
Sudbury*	444	31.5%	32.9%	27.7%	39.4%
Waltham	11,643	21.0%	47.7%	36.7%	15.6%
Watertown	6,623	21.6%	31.9%	39.9%	28.2%

*Source: Census 2000 Summary File 3, Tables H7, H42, HCT1;
Source: American Community Survey Tables B25012, B25042

Table 29: Identification of Renters Needs

Geography	Housing and Service Needs
Bedford	Increase in applicants for rental assistance, particularly families who do not make enough money to qualify for moderate-income rental housing. The increased number of applicants has put additional pressure on rental assistance resources that are already limited.
Belmont	No needs identified.
Brookline	The Housing Authority and the Health Department cited a lack of resources to address hoarding problems in rental units. Case management, cleaning and relocation services are needed for these individuals. Need for more affordable rental units of all sizes (e.g. # of bedrooms).
Framingham	Preservation of existing affordable rental housing, resources to assist public housing tenants become homebuyers or move toward self-sufficiency.
Lexington	No needs identified.
Lincoln	Few opportunities for rentals outside of accessory apartments (the accessory apartment bylaw has produced approximately seventy accessory apartments).
Natick	Additional affordable rental units for all income levels (≤70% AMI and 80 to 100% of AMI)

Geography	Housing and Service Needs
Needham	Additional rental units; especially affordable rentals for the elderly
Newton	Additional rental units; case management for low-income renters to enhance their ability to fulfill tenant and "good neighbor" obligations
Sudbury	Lack of public transportation
Waltham	Additional affordable rental housing
Watertown	Additional rental housing affordable to extremely low income households (making ≤30% of the AMI). Watertown Community Housing reported an increase in phone calls from households with mobile Section 8 vouchers who cannot find an apartment within the program's rent limits.

Homeowner Households

Householders between the ages of 35 and 64 comprise the majority of homeowners in the Consortium. In Newton, Needham, and Sudbury, over 70 percent of homeowners fall within this age category. Consortium-wide, homeowners tend to fall at the higher end of this age category, between the ages of 45 to 54 years.

Table 30: Owner-Occupied Housing Units by Age of Householder, 2005-2007

Geography	Total Homeowners	Age of Householder			% Total Homeowners		
		15-34	35-64	65+	15-34	35-64	65+
Bedford*	3,705	294	2,472	939	8%	67%	25%
Belmont	6,014	248	3,989	1,777	4%	66%	30%
Brookline	13,639	1,829	8,865	2,945	13%	65%	22%
Framingham	14,927	2,140	9,720	3,067	14%	65%	21%
Lexington	9,101	235	6,291	2,575	3%	69%	28%
Lincoln*	1,710	79	1,110	521	5%	65%	31%
Natick	9,808	1,133	6,527	2,148	12%	67%	22%
Needham	8,860	569	6,451	1,840	6%	73%	21%
Newton	22,499	888	15,776	5,835	4%	70%	26%
Sudbury*	5,076	380	3,915	781	8%	77%	15%
Waltham	11,135	1,017	7,146	2,972	9%	64%	27%
Watertown	7,194	753	4,194	2,247	10%	58%	31%

*Source: Census 2000 Summary File 1, Tables H4, H16.
Source: American Community Survey B25007

Family households, in eight of the 12 communities in the Consortium, comprise over 50 percent of homeowners. Brookline, Framingham, Waltham, and Watertown, all have larger percentages of non-family homeowners. Householders between the ages of 35 and 64, living alone, make up 40 percent or more, of non-family homeowners in these four communities.

Table 31: Owner Households by Household Type, 2005-2007

Geography	Total Owner-Occupied Units	Household Type		
		Families		Non-Family
		Married Couples	Single Parent	All
Bedford*	3,705	2,718	316	671
Belmont	6,014	4,145	658	1,211
Brookline	13,639	7,813	1,208	4,618
Framingham	14,927	9,381	1,617	3,929
Lexington	9,101	6,816	770	1,515
Lincoln*	1,710	1,226	122	362
Natick	9,808	6,225	1,031	2,552
Needham	8,860	6,422	641	1,797
Newton	22,499	15,089	2,114	5,296
Sudbury*	5,076	4,194	348	534
Waltham	11,135	6,020	1,452	3,663
Watertown	7,194	3,256	833	3,105

*Source: Census 2000 Summary File 1, Table H17;
Source: American Community Survey B11012.

The percentage of families with dependent children is highest in Sudbury and Needham, at 47.0 percent and 52.2 percent respectively. With few exceptions, in Consortium communities, at least 30 percent of families with children have school aged children. Throughout the Consortium owner occupied housing consists predominantly of three or more bedrooms, providing ample units suitable for families. Owner-occupied housing stock in Brookline and Watertown is weighted more heavily towards smaller units with zero or two-bedroom units. This correlates with the smaller percentage of families with young (<18 years) children in these towns.

Table 32: Families with Children & Suitability of Owner Occupied Units for Family Occupancy, 2005-2007

Geography	Renter Units in Sample	% Families with Children <18	% Units by Number of Bedrooms		
			% 0-2BR	% 3BR	% 4+BR
Bedford*	3,706	35.2%	10.3%	50.5%	39.3%
Belmont	6,014	40.9%	16.2%	44.2%	38.8%
Brookline	13,639	27.7%	38.4%	26.7%	34.8%
Framingham	14,927	32.2%	19.8%	47.4%	32.8%
Lexington	9,101	43.0%	13.3%	39.2%	47.5%
Lincoln*	1,715	35.6%	15.3%	26.8%	57.8%
Natick	9,808	36.7%	22.8%	40.7%	36.4%

Needham	8,860	47.0%	11.9%	41.6%	46.6%
Newton	22,499	38.3%	17.5%	36.8%	45.7%
Sudbury*	5,060	52.2%	3.7%	30.1%	66.2%
Waltham	11,135	28.9%	30.0%	46.0%	24.0%
Watertown	7,194	19.2%	42.3%	36.2%	21.4%

*Source: Census 2000 Summary File 3, Tables H7, H42, HCT1
Source: American Community Survey Tables B25012, B25042

Table 33: Identification of Homebuyer Needs

Geography	Housing and Service Needs
Bedford	No needs identified.
Belmont	No needs identified.
Brookline	Less than two percent of Brookline residents who completed the on-line survey, administered as part of the needs assessment, stated that they currently own a home while 75 percent stated they were interested in affordable homeownership opportunities. This response reinforces the interest in the first time homebuyer program.
Framingham	Financial resources to continue downpayment assistance, homebuyer counseling, and to assist with rehabilitating and de-leading homeowner units. Financial resources are also need to subsidize affordable housing.
Lexington	No needs identified.
Lincoln	Additional affordable homeownership opportunities for all potential homebuyers, especially first time homebuyers.
Natick	Additional financial resources to assist first time homebuyers and additional affordable homeowner housing.
Needham	More opportunities are needed for first time homebuyers in Needham.
Newton	On-going evaluation of the City's First Time Homebuyer Program to determine appropriate subsidy level.
Sudbury	Smaller (one-bedroom units) are needed for family first time homebuyer opportunities and for local preference units.

Geography	Housing and Service Needs
Waltham	Additional financial resources for a first time homebuyers - the Town's lower priced homes are also older homes requiring weatherization and repairs that can make the purchase unaffordable.
Watertown	Additional financial resources for first time homebuyers. A total of 56 percent of survey respondents reported that the lack of a downpayment poses the greatest barrier to homeownership. In addition, high condominium fees make even lower priced condominium units out of reach of many interested first time homebuyers. Twenty-three percent of respondents reported that the high cost of energy bills is a housing challenge.

Housing needs identified for homebuyers in Brookline represent struggles experienced in many of the Consortium communities. The absence of an increase in HUD's income limit for households earning 80 percent of AMI has created a gap for households eligible for the Brookline's First Time Homebuyer program. Income-eligible prospective homebuyers are more likely to have difficulty qualifying, due to a larger gap between housing prices and qualifying income levels.

Elderly Households

In comparing Census data from 2000 to new ACS estimates (2005-2007), the elderly and older Consortium population have experienced some slight changes. While the percentage of the older (55+) and elderly (65+) population in Needham and Belmont decreased slightly from the decennial Census, these sub-populations increased in Brookline and Framingham. A decrease is noted in the percentage of elderly households in Lexington, Newton, Waltham and Watertown, accompanied by an increase in the 55+ populations in these towns. The 55+ population in Natick increased by five percent but the percentage of elderly households in Natick remained the same.

Table 34: Geographic Distribution of Elderly and Older Households and Families, 2000

		Older Households (Over 55)			Elderly Households (Over 65)		
Geography	All Households	Total	% Total	% Older Families	Total	% Total	% Elderly Families
Bedford	4,621	1,958	42.4%	66.2%	1,208	26.1%	59.4%
Belmont	9,732	4,026	41.4%	60.5%	2,639	27.1%	54.0%
Brookline	25,594	7,719	30.2%	48.8%	4,746	18.5%	42.7%
Framingham	26,153	8,547	32.7%	58.1%	5,165	19.7%	52.1%
Lexington	11,110	5,229	47.1%	64.7%	3,375	30.4%	57.5%
Lincoln	2,790	935	33.5%	68.4%	577	20.7%	63.1%
Natick	13,080	4,591	35.1%	59.1%	2,830	21.6%	53.0%
Needham	10,612	4,718	44.5%	60.0%	3,189	30.1%	52.4%
Newton	31,201	12,333	39.5%	61.0%	7,948	25.5%	53.8%
Sudbury	5,504	1,807	32.8%	74.8%	914	16.6%	65.4%

Geography	All Households	Older Households (Over 55)			Elderly Households (Over 65)		
		Total	% Total	% Older Families	Total	% Total	% Elderly Families
Waltham	23,207	7,754	33.4%	54.8%	4,866	21.0%	50.5%
Watertown	14,629	5,090	34.8%	51.4%	3,568	24.4%	47.6%
CONSORTIUM	178,233	64,707	36.3%	58.4%	41,025	23.0%	52.1%

Source: Census 2000 Summary File 1, Table P21

Table 35: Geographic Distribution of Elderly and Older Households, 2005-2007

Geography	All Households	Older Households (Over 55)		Elderly Households (Over 65)	
		Total	% Total	Total	% Total
Bedford*	4,621	1,958	42.4%	1,208	26.1%
Belmont	9,522	3,772	39.5%	2,288	24.0%
Brookline	25,591	9,919	38.8%	5,169	20.2%
Framingham	25,076	9,738	38.8%	5,144	20.5%
Lexington	10,936	5,198	47.5%	3,052	27.9%
Lincoln*	2,790	935	33.5%	577	20.7%
Natick	13,109	5,328	40.6%	2,828	21.6%
Needham	10,424	4,394	42.2%	2,649	25.4%
Newton	31,873	13,595	42.7%	7,582	23.8%
Sudbury*	5,504	1,807	32.8%	914	16.6%
Waltham	22,778	7,965	35.0%	4,401	19.3%
Watertown	13,817	5,177	37.5%	3,021	21.9%

Source: Census 2000 Summary File 1, Table P21. American Community Survey, Table: 25007

In Belmont, Brookline, Lexington, Lincoln, Newton, and Watertown, older households comprise roughly half of households. These percentages decrease across the board when looking at the elderly households. With the exception of Watertown, elderly households in all Consortium communities account for less than 30 percent of homeowners.

Table 36: Geographic Distribution of Elderly and Older Owner-Households, 2005-2007

Geography	All Owners	Older Households (55+)		Elderly Households (65+)	
		Total	% Total	Total	% Total
Bedford*	3,706	1,605	43.3%	880	23.7%
Belmont	6,014	3,011	50.1%	1,777	29.5%
Brookline	13,639	6,827	50.1%	2,945	21.6%
Framingham	14,927	6,275	42.0%	3,067	20.5%
Lexington	9,101	4,510	49.6%	2,575	28.3%
Lincoln*	1,715	862	50.3%	594	34.6%
Natick	9,808	4,256	43.4%	2,148	21.9%
Needham	8,860	3,457	39.0%	1,840	20.8%
Newton	22,499	11,124	49.4%	5,835	25.9%
Sudbury*	5,060	1,768	34.9%	861	17.0%
Waltham	11,135	5,171	46.4%	2,972	26.7%
Watertown	7,194	3,818	53.1%	2,247	31.2%

*Source: Census, 2000 Summary File 3 Table H14
Source: American Community Survey, 2005-2007 Estimate, Table B25007.

Older households in Needham differ from the rest of the Consortium communities with regard to the percentage who are renters. The head of the household is over 55 years old in nearly 60 percent of renter households in Needham. This is about 22 percent greater than Lexington, the community with the second highest percentage of older renter households. Elderly households also comprise a large (51.7) percentage of renter households in Needham.

Table 37: Geographic Distribution of Elderly and Older Renter-Households, 2005-2007

Geography	All Renters	Older Households (55+)		Elderly Households (65+)	
		Total	% Total	Total	% Total
Bedford*	915	329	36.0%	295	32.2%
Belmont	3,538	761	21.5%	511	14.4%
Brookline	11,952	3,092	25.9%	2,224	18.6%
Framingham	10,149	3,463	34.1%	2,077	20.5%
Lexington	1,835	688	37.5%	477	26.0%
Lincoln*	1,075	64	6.0%	34	3.2%
Natick	3,301	1,072	32.5%	680	20.6%
Needham	1,564	937	59.9%	809	51.7%
Newton	9,374	2,471	26.4%	1,747	18.6%
Sudbury*	444	199	44.8%	135	30.4%
Waltham	11,643	2,794	24.0%	1,429	12.3%
Watertown	6,623	1,359	20.5%	774	11.7%

*Source: Census, 2000 Summary File 3 Table H14
Source: American Community Survey, 2005-2007 Estimate, Table B25007

Throughout the Consortium, frail elderly (75+) are more likely than elderly (65+) persons to have a disability - in Framingham over one-half of persons 75 years and older report having a disability. Greater than 40 percent of the frail elderly population in Bedford,

Brookline, Needham, Sudbury, Watertown, and Watertown report having some type of disability. The ACS (2005-2007) reports on disabilities by type. The highest responses by type include: sensory, physical, and mental disabilities. The most common disability Consortium-wide, in the population 65 and older, is a physical disability.

Table 38: Elderly and Frail Elderly Population with a Disability

	Elderly (65+)		Fail Elderly (75+)	
Geography	**Total Population**	**% with a disability**	**Total Population**	**% with a disability**
Bedford*	1,841	29.9%	870	46.9%
Belmont	3,462	24.5%	1,820	34.5%
Brookline	7,431	31.5%	3,515	45.9%
Framingham	7,469	39.0%	3,527	50.3%
Lexington	4,965	21.3%	2,386	31.6%
Lincoln*	898	21.2%	136	34.6%
Natick	4,184	30.8%	1,800	38.1%
Needham	4,051	32.6%	2,120	40.1%
Newton	11,614	32.2%	6,191	44.7%
Sudbury*	1,433	22.0%	460	45.0%
Waltham	6,695	28.1%	2,988	39.1%
Watertown	4,651	35.4%	2,865	45.1%

*Source: Census 2000, Summary File 3 Table P42
Source: American Community Survey 2005-2007 Estimate, Table B18002

Table 39: Disability by Type for the Elderly Population

Geography	**Total Population 65 +**	**With a Disability**	**Sensory Disability**	**Physical Disability**	**Mental Disability**
Bedford*	1,841	29.9%	0.0%	0.0%	21.2%
Belmont	3,462	24.5%	10.3%	14.2%	3.2%
Brookline	7,431	31.5%	14.9%	21.7%	14.9%
Framingham	7,469	39.0%	16.5%	31.1%	11.1%
Lexington	4,965	21.3%	9.2%	14.9%	5.8%
Lincoln*	898	21.2%	0.0%	100.0%	19.3%
Natick	4,184	30.8%	12.4%	26.3%	8.4%
Needham	4,051	32.6%	17.8%	24.1%	12.3%
Newton	11,614	32.2%	13.7%	24.5%	10.1%
Sudbury*	1,433	22.0%	0.0%	100.0%	21.9%
Waltham	6,695	28.1%	9.4%	23.4%	6.2%
Watertown	4,651	35.4%	8.7%	29.0%	6.0%

Note: Disability type excludes self-care disability or go-outside-home disability
*Source: Census 2000 Summary File 3, Table 41;
Source: American Community Survey 2005-2007 Estimate, Table B18002, S1801

All of the communities in the Consortium have housing and supportive services available for the elderly and the frail elderly. In addition to the housing and services summarized in the following table, two regional service providers also serve many of the communities in

the Consortium. Springwell, Inc. is a private, nonprofit agency that has been creating, managing, and coordinating services for seniors for more than 30 years. Springwell serves Belmont, Brookline, Needham, Newton and Watertown. Services include: a lending library, case management, in-home services, nutrition counseling, transportation, and personal care.

South Middlesex Opportunity Council (SMOC), one of eight regional service providers in Massachusetts, offers several programs for the elderly and frail elderly population. SMOC's jurisdiction includes the Consortium communities of Framingham, Lincoln, Natick, Needham, and Sudbury. SMOC's services include: clinical services, counseling, nutrition counseling, home delivered meals, and fuel assistance.

Table 40: Inventory of Housing, Supportive Services and Identification of Needs for the Elderly and Frail Elderly

Geography	Units	Services	Needs
Bedford	80 units provided by the Bedford Housing Authority	Home safety program, transportation, and referrals provided by Council on Aging, home care services provided Emerson Hospital, VNA, Minuteman Senior Services, and Metropolitan. One privately owned continuing care continuum facility.	Additional affordable senior housing and transportation options.
Belmont	133 units at Sherman Gardens and Waverly Oaks - Belmont Housing Authority properties	Health & wellness programs, Senior Center activities, nutrition, transportation, social services, homecare provided by the Council on Aging; Safe Housing Task Force and Action for Community Elderly (A.C.E.), Health Department.	Additional small affordable units to allow the elderly to age in place in the community by enabling them to downsize their current residence or providing an alternative to public housing which has a very low turnover and long waitlist. Resources to help elders maintain homes.
Brookline	398 units owned by the Housing Authority, 516 owned by Hebrew SeniorLife which provides integrated care to Greater Boston seniors, 154 investor owned, 17 owned by Goddard House, 9 units administered by HEARTH, addressing elder homelessness	The Council on Aging provides information and referral, case management, counseling, homecare, employment and income tax assistance, transportation, and health and wellness programs through the Brookline Senior Center.	Additional affordable rental housing units to alleviate lengthy wait times, housing search assistance for seniors with Section 8 certificates, affordable assisted or service-oriented housing. Privately-owned affordable senior housing - service providers noted that many seniors are unwilling to live in public housing.
Framingham	756 units administered by the Framingham Housing Authority, 211 privately managed units Jewish Community Housing for the Elderly is permitted to develop 150 units (90 affordable) for seniors	Homecare services provided by Bay Path Senior Citizens; Callahan Senior Center; an average of 33% of clients served by the Housing Rehabilitation Assistance Program are seniors	Supportive homecare, rehabilitation services, rental assistance, and resources to assist elderly homeowners with accessibility improvements. Affordable housing (rental and homeownership).

Geography	Units	Services	Needs
Lexington	148 units owned by the Lexington Housing Authority	Case management, financial assistance, health outreach, adult supportive day care provided by the Department of Human Services; Lexington Senior Center runs recreation, socialization, educational fitness activities and Meals on Wheels	Additional affordable smaller units for seniors desiring to downsize housing.
Lincoln	The Groves contains 30 units owned by Deaconess Abundant Life and the Minute Commons contains 6 units owned by the Mayo Group	Senior Center owned by the Council on Aging provides transportation, health and exercise programs as well as financial counseling for seniors	None listed
Natick	323 units run by the Natick Housing Authority and 236 units owned by the Cornerstone Corporation	None listed	Counseling to address decisions seniors face concerning housing changes
Needham	198 units owned by the Needham Housing Authority, 89 private units (6 affordable), 28 units that are a part of the Stephen Palmer Senior Center owned by the Town of Needham	Food pantry, ESL classes and transportation provided by Needham Community Council; Needham Council on Aging offers employment programs, transportation, meals, and legal assistance.	Resources to help seniors age in place – accessibility solutions, transportation, household maintenance. Affordable elderly housing with an assisted living component or programs designed to help seniors stay in their homes.

Geography	Units	Services	Needs
Newton	150 units	Meals, transportation, counseling, and health and wellness activities are provided by the NHA, Newton Community Development Foundation, Jewish Community Housing for the Elderly, Newton Council on Aging, and the Newton Senior Center; the Newton Health Department provides referrals and in-home visits by a public health nurse throughout the City; Many elders also take advantage of the Newton Housing Rehabilitation Program.	Accessible living space for elderly residents who are aging in place.
Sudbury	95 units privately owned; 64 units owned and operated by the Sudbury Housing Authority	Council on Aging and the Senior Center provide transportation, referrals, health & wellness programs; Baypath Elder Services (in Framingham) provide case management, homecare services etc.; the Town social worker provides case management to elders	Affordable, accessible housing, affordable transportation, and in-home care services.
Waltham	30 units privately built and owned, 60 units owned by the Grey Nuns, 70 units owned by the Archdiocese of Boston	Waltham Council on Aging provides meals, transportation, handyman services, and activities out of the Senior Center; the Joseph Smith Health Center provides treatment for uninsured elderly	Affordable elder housing - 40 percent of elderly survey respondents believed that the wait list for subsidized elderly housing was too long and that current elderly housing is substandard. Services to preserve seniors' ability to stay in their home. Additional resources to provide utility assistance to elders.

Geography	Units	Services	Needs
Watertown	441 units (241 of which are affordable) 73 privately owned 326 owned by Watertown Housing Authority 30 owned by Catholic Charities	Watertown Council on Aging provides health, educational and recreation programs to Watertown's population of 60 years and older. The Council operates the Senior Center.	Information and support for elderly facing housing transitions and resources to assist elders age in place

Staff at the Watertown Senior Center indicated that many seniors wait until it is "too late" to think about their housing options. This suggests that there is a need for information and support for elder households looking to make a change in their housing situation. There is also a need for a program that assists elders in their desire to stay at home safely and efficiently. A third of survey respondents need assistance in improving the energy efficiency of their home and 11 percent of respondents need assistance in addressing major hazards.

Watertown Senior Center staff also noted that many elders, who are also landlords, need assistance in maintaining their source of rental income. Senior Center staff stated that elderly landlords leave their rental unit vacant because they are unable to address code violations in the units, identify quality tenants or to manage on-going maintenance of an occupied unit. Elderly homeowners also express concerns with their ability to maintain and afford their current residences.

Single-Person Households

Throughout the 12 communities in the Consortium, single person households comprise a higher percentage of renter households than owner-occupied households. The Consortium's previous strategic plan reported an inadequate housing supply suitable for one-person households in the Consortium's region. Current Census estimates reveal that this trend continues Consortium-wide, forcing single person households to pay for larger units with more bedrooms than they may need. This situation becomes a more serious problem for low- and moderate-income one-person households.

Table 41: One Person-Households—Renters and Owners, 2005-2007

Geography	All Owners	% Total	All Renters	% Total
Bedford*	3,706	15.0%	915	49.9%
Belmont	6,014	18.0%	1,355	38.3%
Brookline	13,639	28.4%	11,925	38.1%
Framingham	14,927	21.9%	10,149	43.2%
Lexington	9,101	15.6%	1,835	35.1%
Lincoln*	1,715	16.7%	1,075	14.6%
Natick	9,808	23.4%	3,301	51.5%
Needham	8,860	17.7%	1,564	55.5%
Newton	22,499	20.9%	9,374	43.2%
Sudbury*	5,060	8.1%	444	45.0%
Waltham	11,135	26.6%	11,643	50.8%
Watertown	7.194	37.1%	6,623	38.6%

*Source: Census 2000 Summary File 3 Table: H17;
Source: American Community Survey, 2005-2007 Estimate, Table B25042, B25009.

Table 42: One Person-Households, Suitable Rental Units, 2005-2007

Geography	All 1-Person Households	% of Total Households	Total 0-1 Bedroom	% 0-1 Bedroom
Bedford*	1,014	21.9%	324	35.4%
Belmont	2,435	25.5%	424	12.0%
Brookline	8,422	32.9%	4,990	41.8%

Geography	All 1-Person Households	% of Total Households	Total 0-1 Bedroom	% 0-1 Bedroom
Framingham	7,651	30.5%	4,976	49.0%
Lexington	2,065	18.9%	470	25.6%
Lincoln*	443	15.9%	72	6.7%
Natick	3,994	30.5%	1,826	55.3%
Needham	2,439	23.4%	569	36.4%
Newton	8,743	27.4%	2,854	30.4%
Sudbury*	611	11.1%	146	32.9%
Waltham	8,874	39.0%	5,549	47.7%
Watertown	5,224	37.8%	2,115	31.9%

*Source: Census 2000 Summary File 3 Table: H17, H42;
Source: American Community Survey, 2005-2007 Estimate, Table B25042, B25009.

Table 43: One Person-Household, Suitable Rental & Owner Occupied Units, 2005-2007

Geography	All 1-Person Households	% of Total Households	Total 0-1 Bedroom	% 0-1 Bedroom
Bedford*	1,014	21.9%	332	7.2%
Belmont	2,435	25.5%	501	5.2%
Brookline	8,422	32.9%	6,947	27.1%
Framingham	7,651	30.5%	5,779	23.0%
Lexington	2,065	18.9%	589	5.4%
Lincoln*	443	15.9%	100	3.6%
Natick	3,994	30.5%	2,526	19.3%
Needham	2,439	23.4%	786	7.5%
Newton	8,743	27.4%	3,654	11.5%
Sudbury*	611	11.1%	178	3.2%
Waltham	8,874	39.0%	5,910	25.9%
Watertown	5,224	37.8%	2,554	18.5%

*Source: Census 2000 Summary File 3 Table: H17, H42;
Source: American Community Survey, 2005-2007 Estimate, Table B25042, B25009.

Identification of Single-Person Households Needs

Single households and families have difficulty finding an affordable home to purchase in **Bedford**.

Several service providers in **Brookline** identified single young adults as a key constituency needing affordable housing and support services. Young adults, who are unable to live with their families, but have difficulty finding stable employments, are often housed in overcrowded situations. Currently, there is one program able to serve four young men in transition and providers have noted the need for additional slots as well as a similar program for young women. Funds are needed to support both the housing and case management aspects of this program.

In **Natick,** it appears that young adults seem to be moving back into existing housing maintained by family members or friends. This trend suggests that there is a need for employment and housing options that would address these conditions.

Single householders responding to the needs assessment survey administered by **Waltham,** noted the high cost of homeownership and the need for additional affordable housing options. Low-income singles cannot afford to become homeowners even with the downpayment assistance program.

According to **Watertown** Planning staff, the Watertown Housing Authority has indicated to the Town a preference to house families, elderly, and disabled households. This has created an additional need for affordable housing options for single-person households. Recent zoning changes in Watertown disallowing accessory apartments, further contributes to the need to create new single occupancy units.

Large Families

Large families are defined as a family of five or more people. In eight of the nine communities for which current Census estimates are available, large family households are decreasing in number. Natick is the exception to this trend with an increase in large families from 7.1 percent to 7.7 percent. Another change noted from the 2000 Census to more current estimates, shows an increase in the percentage of large family owners, in Belmont, Brookline, Framingham, Natick, Needham, and Newton. Large family homeowners in Lexington, Waltham, and Watertown decreased in number. Waltham's large family population made the largest shift from 58.5 percent homeowner in 2000 to 88.8 percent homeowner, according to the 2005-2007 estimate.

Table 44: Geographic Distribution of Large Families, 2005-2007

		Large Family Households		≥ 5 Person Households	
Geography	**All Households**	**Total**	**% All Households**	**Own**	**Rent**
Bedford*	4,621	383	8.3%	85.4%	14.6%
Belmont	9,552	547	5.7%	90.1%	9.9%
Brookline	25,591	1,108	4.3%	70.7%	29.3%
Framingham	25,076	1,819	8.7%	63.4%	36.6%
Lexington	10,936	949	8.7%	86.3%	13.7%
Lincoln*	2,790	330	11.8%	48.5%	51.5%
Natick	13,109	1,010	7.7%	100.0%	0.0%
Needham	10,424	934	9.0%	100.0%	0.0%
Newton	31,873	2,377	7%	88.9%	11.1%
Sudbury*	5,504	697	12.7%	95.7%	4.3%
Waltham	22,778	1,137	5.0%	88.8%	11.2%
Watertown	13,817	600	4.3%	60.7%	39.3%

*Source: Census 2000 Summary File 1, Tables P26, P34, P36, H15;
Source: American Community Survey 2005-2007 Estimate, Tables B11016, B25009

Low-income large families need housing that is affordable and suitable for the size and composition of their households. Due to the extraordinarily high cost of housing

throughout the Boston metropolitan area, these needs apply to many middle-income families as well, but low- and moderate- income families are particularly vulnerable to the region's shortage of housing choices. Most large families require lead-free housing because of the presence of young children. This necessity can limit housing choice. More than half of extremely low, low- and moderate-income large families are renters.

Table 45: Geographic Distribution of Extremely Low, Low- and Moderate-Income Large Families by Tenure, 2000

Geography	Number of Large Family Households ≤ 80 AMI	% of Large Family Households ≤ 80 AMI of Renters
Bedford	33	24.2%
Belmont	93	50.5%
Brookline	155	55.5%
Framingham	746	74.5%
Lexington	94	19.1%
Lincoln	89	100.0%
Natick	170	24.7%
Needham	88	50.0%
Newton	292	34.2%
Sudbury	54	7.4%
Waltham	530	57.2%
Watertown	230	48.3%
CONSORTIUM	2,574	54.7%

*Source: HUD, CHAS 2000 Data

Table 46: Identification of the Family Needs

Geography	Housing and Service Needs
Bedford	More affordable housing suitable for families.
Belmont	No needs identified.
Brookline	Additional affordable housing options for families, including rental units suitable in size for families with children. One elected official noted that, particularly in the North Brookline neighborhoods adjacent to local universities, landlords may be marketing multi-bedroom apartments to the student population at rents much higher than low- and moderate-income families can afford.
Framingham	Additional affordable housing with ≥ 3 bedroom units.
Lexington	Affordable housing options for low income families.
Lincoln	No needs identified.

Geography	Housing and Service Needs
Natick	Additional affordable homeowner units.
Needham	Rental affordable housing opportunities for families in the town – three-or-more-bedroom units.
Newton	More affordable housing suitable for families.
Sudbury	Smaller (one-bedroom units) for single parents, first-time homebuyer opportunities and housing affordable to families earning 80 -120 percent of the AMI.
Waltham	Affordable housing for low-income family households - 52 percent of survey respondents were families who indicated that the current housing problems facing low-income families are cost, availability, quality, and location.
Watertown	Affordable housing options with three or more bedrooms to house families with children. In addition, families need resources to address lead paint found in much of the older housing stock.

Persons with Disabilities

A disability is defined as a long-term impairment of one or more major life functions, such as sight, hearing or mobility. While young people and working-age adults in most of the Consortium communities are less likely to have a disability, this is not true for frail elders. The percentage of the population over five years old with a disability decreased from the 2000 Census to the 2005-2007 estimate throughout the Consortium. The disabled population over five years old decreased the most in Framingham, Waltham, and Watertown.

Table 47: Disability Population by Age Group, 2005-2007

Geography	Population Over 5	% Disability	Percent with Disability by Age Group				
			5-15	16-20	21-64	65-74	75+
Bedford*	11,141	12.5%	4.8%	4.5%	10.6%	14.7%	46.9%
Belmont	22,373	8.4%	4.7%	7.6%	5.4%	13.5%	34.5%
Brookline	54,769	9.5%	4.4%	8.3%	6.2%	18.5%	45.9%
Framingham	57,646	13.5%	5.0%	7.2%	10.9%	28.8%	50.3%
Lexington	28,154	7.2%	4.2%	7.7%	3.7%	11.7%	31.6%
Lincoln*	6,529	9.8%	6.6%	19.5%	7.6%	10.7%	34.6%
Natick	29,890	10.1%	4.9%	13.0%	6.7%	25.3%	38.1%
Needham	26,032	9.2%	4.6%	2.9%	5.3%	24.3%	40.1%
Newton	86,213	8.6%	4.7%	3.2%	5.3%	17.9%	44.7%
Sudbury*	15,158	9.9%	4.6%	11.9%	9.9%	11.1%	45.0%
Waltham	54,814	11.1%	7.0%	3.6%	9.7%	19.3%	39.1%
Watertown	28,560	13.1%	8.5%	6.2%	9.0%	19.9%	45.1%

*Source: Census 2000, Summary File 3, Table P42;
Source: American Community Survey 2005-2007, Table S1801.

Measured on the basis of households, more than 20,000 renter and homeowner households in the Consortium include a person with a disability, and according to HUD, 36 percent have housing problems. Table 48 provides a consolidated report of CHAS 2000 data for the Consortium's 12 member communities. The data include renter and homeowner households in which at least one family member has a long-lasting condition that substantially impedes basic physical activity, such as walking or climbing stairs, and/or a physical, mental, or emotional condition that interferes with personal self-care.

Table 48: Housing Needs of Disability Households

Household Income, Housing Problem	**Renters**	**Owners**
Household Income <=50% MFI	5,028	2,609
Household Income <=30% MFI	3,420	1,042
% with any housing problems	53.4%	78.7%
Household Income >30 to <=50% MFI	1,608	1,567
% with any housing problems	66.0%	57.8%
Household Income >50 to <=80% MFI	1,197	1,666
% with any housing problems	46.4%	34.8%
Household Income >80% MFI	2,534	7,154
% with any housing problems	22.6%	11.9%
Total Households	8,759	11,429
% with any housing problems	45.9%	28.4%

Source: HUD CHAS Data

Many of the communities in the Consortium have housing and supportive services available for persons with disabilities. In addition to the housing and services summarized in the following table, SMOC provides two programs for people with psychiatric disabilities. Community Rehabilitation Services (CRS) is a program that emphasizes improving the quality of life for people living with psychiatric disabilities by supporting their efforts to function independently. Services for Education and Employment (SEE), funded by the Department of Mental Health, provides individualized client centered services to assist persons with psychiatric disabilities obtain and maintain competitive education and employment. Advocates Inc., serving the region, also provides the following mental health services: 24-hour psychiatric emergency services, urgent outpatient psychiatric care, crisis stabilization and hospital diversion, outpatient mental health counseling, and respite care. The organization operates a range of housing situations for people with mental illness, intellectual and developmental disabilities.

Table 49: Inventory of Housing, Supportive Services and Identification of Needs for Persons with Disabilities

Geography	Units	Services	Needs
Bedford	12 units owned by the Housing Authority, 50 units owned by DMR, 6 units privately developed and owned	None listed	Affordable rental units and transportation options for single disabled adults
Belmont	29 units owned by the Belmont Housing Authority; 56 units owned and operated by DMR agencies; Wild Acre Inns, Protestant Guild for Human Resources, Concord-Assabet Family Services, and Beaver Brook Step Inc. provide housing for 20 individuals with developmental and mental disabilities; a percentage of the units in Waverly Woods are accessible – 3 fully, 1 for visual impairments and 14 units are adaptable	McLean Hospital addresses a broad range of psychiatric illnesses.	No need identified.
Brookline	31 units owned by Brookline Housing Authority and set aside for special need population, 14 DMR, 20 DMH, 4 funded by the Continuum of Care, 58 private units of specialized housing; a number of units are accessible in the 26 buildings either owned by BHA or publicly subsidized	The Brookline Commission for the Disabled works with the Massachusetts Office on Disability to carry out programs and activities designed to integrate people with disabilities into the community. The specific activities of a Commission depend on the needs of the disabled community in Brookline.	Accessible housing - a total of 10 percent of all Brookline residents and five percent of non-residents responding to a recent survey of households seeking affordable housing in Brookline cited a need for: affordable, accessible housing for people with disabilities; affordable, supportive housing for persons with mental disabilities and affordable and support services for non-elderly persons with disabilities to enable people to live in non-institutional settings.
Framingham	385 units owned by the FHA	MetroWest Medical Center in Framingham works with Advocates to provide residential, vocational, respite and psychiatric emergency services;	Additional accessible supportive housing facilities. Additional facilities to accommodate the needs of

Table 49: Inventory of Housing, Supportive Services and Identification of Needs for Persons with Disabilities

Geography	Units	Services	Needs
		supportive employment, substance and mental health services; Framingham Police Department and Advocates run a Jail Diversion Program to help individuals with mental illness obtain treatment	persons with mental illness being released from State care. Accessibility modifications to existing facilities that house persons with disabilities.
Lexington	20 bedrooms and 162 units owned by the LHA	Department of Human Services offers information and referral, and crisis intervention. DHS works with local nonprofits and Central Middlesex ARC to provide services	No needs identified.
Lincoln	2 nonprofit run group homes (1 home house 5 autistic young adult and 1 houses 4 older adults with mental disabilities).		No needs identified.
Natick	None listed	None listed	Accessibility modifications to existing facilities that house persons with disabilities.

Table 49: Inventory of Housing, Supportive Services and Identification of Needs for Persons with Disabilities

Geography	Units	Services	Needs
Needham	8 units NHA, 14 privately owned units, 6 units owned by Charles River ACR Inc. (nonprofit); 82 DMR owned and operated units	The Charles River Center's programs include: Therapeutic Day Services, Community Living Program, Charles River Employment Services, and Family Support Division. Riverside Community Care offers mental healthcare, developmental disability and traumatic brain injury programs, substance abuse treatment and early childhood services. Massachusetts Rehabilitation Commission provides vocational rehabilitation, transportation, advocacy, and independent living services for individuals with disabilities.	Additional transportation options. Public buildings in the Town need to be made ADA accessible to ensure people with disabilities can conduct town business. Additional ADA accessible, affordable housing units are also needed. This includes integrating the concept of "visitability."[3] Many homes in Needham are not visitable, and this can lead to isolation for persons with disabilities.
Newton	213 units owned and managed by nonprofit organizations including Riverside Community Care, Advocates Inc., Newton Community Development Foundation, Newton Weston Wellesley Committee for Community Living, Inc., Charles River Association of Retarded Citizens, Newton Housing Authority, Barry L. Price Rehabilitation Center, CAN-DO and DARE Family	These organizations provide or contract to provide support services to their clients, including: life-skill training, mental healthcare, substance abuse treatment programs, vocational rehabilitation, etc.	Affordable housing connected to supportive services for individuals with special needs.

[3] defined as follows: Visitability means that: "(1) at least one entrance is at grade (no step), approached by an accessible route, such as a sidewalk and (2) the entrance door and all interior doors on the first floor are at least 34 inches wide, offering 32 inches of clear passage space. Visitability allows mobility-impaired residents to visit families and friends where this would not otherwise be possible. A visitable home also serves persons without disabilities (for example, a mother pushing a stroller, a person delivering large appliances, a person using a walker, etc.).

Table 49: Inventory of Housing, Supportive Services and Identification of Needs for Persons with Disabilities

Geography	Units	Services	Needs
	Services.		
Sudbury	4 units owned by the Sudbury Housing Authority and 11 units privately developed	None listed	Housing reserved for persons with mental disabilities requiring on-site services. Need to strengthen the link between social services and housing for this population.
Waltham	None listed	The Greater Waltham Association of Retarded Citizens (GWARC) - Provides employment opportunities and training, counseling, rehabilitation and recreational programs to mentally disabled individuals; Work, Community, Independence Inc. provides a combination of therapy and residential services for mentally-disabled individuals	No needs identified.
Watertown	46 units 36 owned by Beaverbrook Step Inc. 1 privately owned unit 5 WHA units 3 units owned by the Perkins School for the Blind	Beaverbrook STEP provides progressive residential and day service supports to adults with intellectual disabilities. Perkins School for the Blind has developed an Independent Living Program within the school campus which provides apartments with minimum support and supervision to selected students with disabilities. Protestant Guild for the Blind has a day school and a residential program for children between 8 and 22 years with mental disabilities. United Cerebal Palsy provides a day program for persons with physical disabilities in Watertown.	Affordable and ADA accessible housing in close proximity to public transit. Improved coordination among existing programs targeting persons with disabilities.

In **Newton,** focus group participants identified the need for more affordable housing connected to supportive services for individuals with special needs. In this context, *special needs* are descriptive of a broad range of individual challenges including physical, mental and developmental disabilities. It is important that these affordable housing options are located within close proximity to transportation.

In the past, the City has provided federal funds to nonprofit housing developers and service providers to develop group residences as well as acquire scattered site one-bedroom rental units for clients who are able to live relatively independently. There is still a need for these housing options and it appears as though the types of sub-populations needing housing with supportive services is increasing. For example, participants identified the need for housing individuals with traumatic brain injuries including returning veterans from Iraq and Afghanistan, young adults (18-22 years) with special needs who have aged out of foster care, individuals who are too old (over 22 years) to continue living at home and the elderly with chronic mental illness. Group housing is also needed for individuals with special needs that are aging-in-place.

The **Watertown** Commission on Disabilities indicated a need for improved coordination among existing programs targeting persons with disabilities. Members of the Commission on Disabilities cited a number of housing problems, including the lack of accessible units, discrimination, and physical barriers in available units.

There is a major need for affordable and ADA accessible housing that is in close proximity to public transit. Financial resources are needed to help low– income households make accessibility modifications. Additional independent living opportunities are needed for adolescents with disabilities according to the Commission.

Persons with HIV/AIDS

The number of persons with HIV/AIDS in the Consortium increased from 503 persons as of January 1, 2005 to 702 persons as of July 1, 2008. Framingham's HIV/AIDS sub-population increased by 44, the most in the Consortium, followed by the City of Waltham whose HIV/AIDS population increased by 37 persons in the same five year period.

The Consortium HIV/AIDS population is served by the Hurley House Recovery Home, and SMOC, which recently established two facilities to provide housing for individuals with HIV/AIDS in Framingham. The Hurley House, located in Waltham, is a substance abuse treatment center, which provides long-term residential treatment (more than 30 days) for up to 20 individuals with co-occurring mental and substance abuse disorders. Eligible clients include men with HIV/AIDS and men that have substance abuse addictions returning to the community from the criminal justice system.

SMOC's Housing Opportunity for Persons with AIDS (HOPWA) program provides housing information, tenancy preservation, housing counseling, search and placement services to individuals and families living with HIV/AIDS. Client support is also provided with prevention education, counseling, and referrals to medical and other services. SMOC operates two units dedicated to housing 24 individuals with HIV/AIDS.

Due to the Consortium's proximity to Boston and the presence of other regional resources, most individuals with HIV/AIDS receive care outside of the communities.

Through local health departments, the Consortium's member communities provide information and referrals to people who have HIV/AIDS. AIDS Housing Corporation (AHC) and AIDS Action Committee for Massachusetts are two statewide resources. AHC works to create affordable housing options for individuals with HIV/AIDS and AIDS Action provides education, advocacy and prevention services.

Table 50: Persons with HIV/AIDS

Geography	2003	2008
Bedford	<5	5
Belmont	19	26
Brookline	89 (2001)	107
Framingham	134	178
Lexington	3	14
Lincoln	<5	5
Natick	26	31
Needham	6	Unavailable
Newton	87	91
Sudbury	<5	10
Waltham	135	172
Watertown	54	63
CONSORTIUM	503	702

Source: Massachusetts HIV/AIDS Surveillance County Report, Total Cases as of 7/1/08

Identification of the Needs of Persons with HIV/AIDS

According to service providers in **Brookline**, separate housing for persons with HIV/AIDS is no longer a model that providers seek. At the same time, providers did note that there was no in-patient hospice facility in Brookline, which would be useful. The Director of Public Health indicated a need for a meals-on-wheels program for homebound persons with AIDS as well as other chronic health conditions.

Most Brookline residents living with HIV/AIDS receive treatment and referrals through Boston's healthcare facilities. Boston also has several organizations dedicated to the development of housing for persons with HIV/AIDS. Given Brookline's proximity to Boston, the Town's various departments and service providers are in agreement that there is not a critical need for supportive housing for this population in Brookline. This is reinforced by survey results - less than one percent of all survey respondents stated that they were in need of housing or services for persons with HIV/AIDS.

The results of **Framingham's** needs assessment outreach suggests that additional housing is needed for persons with HIV/AIDS, particularly housing that will encourage sobriety.

Participants in **Needham** believed that the needs of persons with HIV/AIDS are met through healthcare facilities in Boston.

Waltham's survey respondents indicated a need to increase and augment existing services for persons with HIV/AIDS, particularly in homeless shelters. Mental health services in combination with long-term housing are needed for this population.

A large gap exists between the capacity of the City's two regional HIV/AIDS providers (Hurley House and the Wayside Youth and Family Network) and the number of persons with HIV/AIDS needing housing in the county. Resources to provide short-term rental, mortgage, or utility assistance are needed for the population with HIV/AIDS.

Survivors of Domestic Violence

Table 51: Services for Survivors of Domestic Violence

Geography	Services
Bedford	Youth and Family Services collaborate with Bedford police to respond to domestic violence issues.
Belmont	No services identified.
Brookline	Domestic Violence Roundtable – members comprised of community-based organizations dealing with domestic violence issues – sponsor a public access show highlighting community resources; Jennifer A. Lynch Fund provides education and referrals; Brookline Police Domestic Violence Unit connects survivors with shelter and referrals.
Framingham	Safe housing, assistance in managing issues of daily living and the development of personal and economic self-sufficiency.
Lexington	Crisis intervention, information and referral, case management, education and advocacy provided by the Department of Human Services.
Lincoln	No services identified.
Newton	Child care, advocacy, case management, housing search, housing, and support group for survivors of domestic violence are provided by the Second Step, Inc. Newton is also served by REACH in Waltham.
Natick	No services identified.
Needham	Domestic Violence Action Committee provides school and community-based education and outreach, and information, resources and referral services.

Geography	Services
Sudbury	No services identified.
Waltham	REACH owns 10 units of housing for survivors of domestic violence and operates a 24 hour emergency phone hotline, emergency shelters, and child care, advocacy, parenting education programs and support. Middlesex Human Service agency also owns 35 units of housing for survivors.
Watertown	The Second Step, Inc., located in Newton also serves Watertown through transitional housing, advocacy, safety planning, mentoring, children's programs, and legal case management. Watertown Police has an assigned female detective as the Domestic Violence Officer who investigates domestic-related incidents.

SMOC sponsors a program called SouthVoices to provide free and confidential services to survivors of domestic/partner violence and sexual assault/rape in the Metrowest area. The program includes a 24-hour hotline, crisis intervention, supportive counseling and support groups, information and referrals, and medical, legal and criminal justice advocacy. The SouthVoices office is located in Framingham. Many communities in the Consortium also refer survivors to SafeLink, a statewide domestic violence hotline operated by Casa Myrna Vazquez, Inc.

Identification of the Needs of Survivors of Domestic Violence

Brookline's Director of Human Services noted that there is a need among Brookline residents for transitional housing for survivors of domestic violence. However, these households would be seeking housing outside of the community to avoid their perpetrators. A total of three percent of persons responding to the on-line survey noted that they were seeking housing and two percent were seeking services as survivors of domestic violence.

In **Waltham** there is a need for permanent, safe, affordable housing for survivors of violence. Shelters for this population, in Waltham, are filled to capacity and require additional resources for increased staffing and additional shelter space.

Participants in **Watertown** indicated that victims of domestic violence generally make use of supportive services in surrounding communities.

Persons with Alcohol and Other Drug Addictions

Services for Persons with Alcohol and Other Drug Addictions

SMOC offers an array of health related and housing related services to individuals suffering from substance abuse addiction and their families. SMOC's Addiction Services program provides group and individual therapy to adults who are experiencing negative consequences due to addiction. The South Middlesex Non-Profit Housing Corporation

offers housing (174 units) where individuals battling an addiction can re-adjust and re-acclimate to the community. SMOC's shelter rehabilitation facility has 20 beds, and ten housing units set aside for individuals with drug and alcohol additions. In Waltham, the Hurley House, has 12 beds set aside for recovering addicts who are referred from emergency detoxification treatment.

Bedford's Youth and Family Services Department collaborates with the Town's Police Department to provide tobacco, drug and alcohol education and diversion programs to youth after school. Youth and Family Services also work with the educational system on preventive services, including the Safe Homes Program. School administration work with the Police Department to respond to any alcohol and drug problems.

McLean Hospital, located in **Belmont**, offers an Alcohol and Drug Abuse Treatment Program (ADATP) which provides comprehensive support for individuals with addictions. The ADATP provides a full continuum of care, including outpatient services, partial hospitalization and short-term, acute inpatient treatment. Outpatient services provide comprehensive consultation and evaluation, group and individual psychotherapy, pharmacotherapy and family therapy. Short-term individual therapy focuses on the substance abuse problem, related family and vocational issues, relapse triggers and coping skills.

The **Brookline** Health Department's Substance Abuse Division provides referrals and assistance to individuals, families, and Town employees who have problems with substance abuse. Specifically, Health Department staff can assist in locating services to provide counseling, intervention and crisis planning, evaluation and treatment plans, monitor and support those in treatment, aftercare and recovery services, and referrals to Alcoholic Anonymous, Narcotic Anonymous, Alanon, SMART recovery and other self-help groups. The Substance Abuse Division staff collaborates with the Brookline Community Mental Health Center to develop a comprehensive substance abuse network within the Brookline community and maintains relationships with the various community self-help groups.

The Brookline Community Health Center, a local nonprofit, has a staff of over 50 social workers, psychologists, psychiatrists, psychiatric nurses, and case managers who provide a full spectrum of outpatient care to families and individuals in the community. The Center's substance abuse program offers a comprehensive safety net for residents struggling with addiction. The program includes groups for women and young adults as well as specialized therapy.

The **Lexington** Department of Human Services offers crisis intervention, information and referral, case management, and assessment services for individuals with addictions. The Department also collaborates with the Lexington Housing Authority on specific cases.

Identification of Persons with Alcohol and Other Drug Addictions

Brookline and **Natick** service providers noted that it is often better for recovering individuals to access sober, transitional housing outside of the community where they might come in contact with familiar, unproductive relationships. Providers stated that there is a need for this type of housing and that many seek housing and services in nearby communities.

Framingham indicated a need for additional facilities treating substance abuse or increased capacity for existing services serving the Town. Service providers in the **Waltham** area confirm that the unmet housing need of their substance abuse clients is affordable housing with support services for maintaining sobriety and employment.

Cost Burden Households

Cost burdened households are households that spend more than 50 percent of their income on housing costs. Belmont and Needham have the highest percentages of severely cost burdened renter households. Waltham and Watertown have the highest percentages of severely cost burdened homeowner households. The percentage of severely cost burdened renters in Belmont, Brookline, Framingham, Lexington, Natick, Needham, Waltham, and Watertown increased from 2000 to the calculation of the new Census estimates. With the exception of Natick, new Census data reveals an increase in the severely cost burdened homeowners in these same Consortium communities. The percentage of severely cost burdened homeowners in Belmont nearly doubled, from 16.4 to 31.7 percent.

Table 52: Cost-Burdened and Severely Cost-Burdened Households by Tenure, 2005-2007

Geography	Households In Sample	Renter Households			Homeowner Households		
			Cost Burden			Cost Burden	
		Total	>30%	>50%	Total	>30%	>50%
Bedford*	4,311	907	36.5%	16.9%	3,404	16.0%	3.3%
Belmont	9,552	3,538	50.8%	31.7%	6,014	33.1%	13.1%
Brookline	25,591	11,952	50.4%	27.7%	13,639	30.8%	10.5%
Framingham	25,076	10,149	52.8%	21.9%	14,927	34.9%	15.4%
Lexington	10,936	1,835	42.0%	17.6%	9,101	25.1%	10.4%
Lincoln*	2,490	1,064	43.6%	12.2%	1,426	21.8%	8.2%
Natick	13,109	3,301	33.9%	10.1%	9,808	35.2%	11.0%
Needham	10,424	1,564	55.7%	35.2%	8,860	29.3%	10.3%
Newton	31,873	9,374	41.5%	22.3%	22,499	32.6%	13.3%
Sudbury*	5,257	444	45.6%	20.0%	4,813	22.5%	8.4%
Waltham	22,778	11,643	51.6%	25.0%	11,135	40.8%	15.2%
Watertown	13,817	6,623	37.9%	15.5%	7,194	41.2%	17.5%

*Source: Census 2000, Summary File 3 Tables H69, H94;
Source: American Community Survey, 2005-2007 Estimate, Tables B25003, B25070, B25091

For low- and moderate-income households, small households, the elderly and large families, housing cost burden is far more pronounced. Table 53 reports the estimated number of cost-burdened and severely cost-burdened households by income range and household type on a Consortium-wide basis. Cost burden is the most pervasive of all housing problems that affect lower-income households in the 12-town/city area.

Table 53: Housing Problems and Housing Cost Burden by Income Group

		Household Income Range					
	Housing Need	<=30% AMI	%	>30 To <=50% AMI	%	>50 To <=80% AMI	%
Renters By Household Type							
Elderly	Number Of Households	5,277		2,740		1,788	
	Any Housing Problems	2,812	53.3%	1,785	65.2%	1,079	60.4%
	Cost Burden > 30%	2,754	52.2%	1,771	64.6%	892	49.9%
	Cost Burden >50%	1,786	33.8%	1,094	39.9%	335	18.8%
Small Related	Number Of Households	2,740		2,353		3,282	
	With Any Housing Problems	2,061	75.2%	1,768	75.1%	1,772	54.0%
	Cost Burden > 30%	1,916	69.9%	1,628	69.2%	1,560	47.5%
	Cost Burden >50%	1,563	57.0%	642	27.3%	341	10.4%
Large Related	Number Of Households	333		480		595	
	With Any Housing Problems	296	88.9%	382	79.6%	387	65.0%
	Cost Burden > 30%	213	64.0%	230	47.9%	213	35.8%
	Cost Burden >50%	100	30.0%	44	9.2%	0	0.0%
All Others	Number Of Households	4,384		2,656		4,186	
	With Any Housing Problems	2,840	64.8%	2,173	81.8%	2,452	58.6%
	Cost Burden > 30%	2,798	63.8%	2,114	79.6%	2,375	56.7%
	Cost Burden >50%	2,375	54.2%	1,224	46.1%	608	14.5%
Homeowners By Household Type							
Elderly	Number Of Households	2,942		4,239		4,383	
	With Any Housing Problems	2,541	86.4%	2,350	55.4%	1,166	26.6%
	Cost Burden > 30%	2,541	86.4%	2,340	55.2%	1,166	26.6%
	Cost Burden >50%	1,898	64.5%	976	23.0%	515	11.8%
Small Related	Number Of Households	888		1,183		2,307	
	With Any Housing Problems	734	82.7%	979	82.8%	1,566	67.9%
	Cost Burden > 30%	730	82.2%	959	81.1%	1,542	66.8%
	Cost Burden >50%	702	79.1%	723	61.1%	757	32.8%
Large Related	Number Of Households	132		305		737	
	With Any Housing Problems	94	71.2%	257	84.2%	506	68.7%
	Cost Burden > 30%	90	68.2%	242	79.3%	457	62.0%
	Cost Burden >50%	86	65.2%	182	59.7%	250	33.9%
All Others	Number Of Households	904		643		1,282	
	With Any Housing Problems	783	86.6%	407	63.3%	818	63.8%
	Cost Burden > 30%	779	86.2%	407	63.3%	798	62.3%
	Cost Burden >50%	666	73.7%	258	40.1%	433	33.8%

Source: HUD, CHAS 2000 Data. Totals in Table IV-27 represent the sum of data for all 12 communities as reported in the CHAS Data Book.

Overcrowded Households

Approximately 4,000 households in the Consortium's 12 member communities are under-housed. According to HUD, these households are considered "overcrowded" because they are too large for the dwelling unit they occupy. An overcrowded household contains more than 1.01 persons per room. While overcrowding is not a major problem on a Consortium-wide basis, Framingham, Waltham and Brookline exceed the Boston PMSA average of 3.2 percent.

Over one percent of the Consortium's overcrowded households are renters, and over one-fourth of these overcrowded renters live in Brookline. Overcrowding is most notable among renters ages 25-34 and 35-44, in Framingham and Waltham. Some of the region's overcrowded households are both under-housed and poorly housed. For example, there are 57 overcrowded families in units without complete plumbing, primarily in Waltham. About one-third of Waltham's overcrowded renters in substandard units have incomes below the poverty threshold.

Table 54: Overcrowded Households by Tenure, 2000

			Homeowners		Renters	
Geography	Occupied Units	% Crowded	Total	% Crowded	Total	% Crowded
Bedford	4,621	0.8%	3,706	2.4%	915	0.4%
Belmont	9,732	1.0%	5,924	1.9%	3,808	0.3%
Brookline	25,573	3.1%	11,553	4.4%	14,020	1.6%
Framingham	26,153	4.7%	14,514	8.7%	11,639	1.5%
Lexington	11,110	0.8%	9,166	2.9%	1,944	0.3%
Lincoln	2,790	0.2%	1,715	0.6%	1,075	0.0%
Natick	13,080	1.4%	9,306	3.8%	3,774	0.4%
Needham	10,612	0.4%	8,584	1.8%	2,028	0.0%
Newton	31,201	1.3%	21,703	2.7%	9,498	0.6%
Sudbury	5,504	0.0%	5,060	0.0%	444	0.0%
Waltham	23,207	3.9%	10,670	6.0%	12,537	1.5%
Watertown	14,629	1.9%	6,886	2.7%	7,743	0.9%
CONSORTIUM	178,212	2.3%	108,787	3.8%	69,425	1.1%

Source: Census 2000 Summary File 3, Tables: H20, H21, H22, HCT28

Limited data was available on a more recent evaluation of overcrowding in consortium communities. Census estimates for Brookline, Framingham, and Waltham all show a decrease in overcrowded conditions among homeowners and alternatively, an increase in the percentage of renters that are considered to be living in overcrowded situations.

Table 55: Overcrowded Households by Tenure, 2005-2007

Geography	Occupied Units	% Crowded	Homeowners		Renters	
			Total	% Crowded	Total	% Crowded
Brookline	25,591	1.3%	13,639	.12%	11,952	2.74%
Framingham	25,076	3.8%	14,927	.91%	10,149	8.02%
Waltham	22,778	1.9%	11,135	1.48%	11,643	2.21%

Source: American Community Survey 2005-2007 Estimate, Table: B25014

Substandard Conditions

Due to differences in size and local government capacity in the Consortium's member communities, the Census is the only source of systematically collected data on substandard housing conditions. The table below reports a range of physical and financial characteristics that usually suggest problems with housing quality.

Table 56: Indicators of Housing Quality Problems, 2000

Geography	Units Lacking Complete Plumbing	Units Lacking Complete Kitchen Facilities	Vacant Units Built Prior to 1940	Renter-Occupied Units Built Pre-1970 and Affordable to 30% AMI Households
Bedford	19	8	0	35
Belmont	40	11	171	75
Brookline	175	148	481	649
Framingham	189	201	84	833
Lexington	28	53	134	75
Lincoln	7	0	0	10
Natick	42	31	68	210
Needham	9	8	78	95
Newton	64	159	383	444
Sudbury	10	8	13	10
Waltham	175	176	245	622
Watertown	35	47	144	205
CONSORTIUM	793	850	1,801	3,263

Source: Census 2000 Summary File 3, Tables H51, H52, H34, H36; CHAS Data Book, "Affordability Mismatch" series

Identification of Needs Associated with Cost Burden Households, Overcrowded Conditions and Substandard Housing

Participants in **Bedford** indicated that elderly populations are spending more than 50 percent of their income on housing.

In **Belmont,** the costs for the elderly and households on fixed incomes, to stay in housing are seen as a major problem. Between the home repair and maintenance costs, increasing utility rates and taxes, these households are in difficult financial situations.

A total of 30 percent of **Brookline** residents, who responded to the on-line survey administered by the Town, stated that they were currently living in overcrowded

conditions and 46 percent of Town residents noted they were paying more than they could afford for housing.

Overcrowding is also an issue in households with young, single women who are having children but are unable to afford an apartment. Many times these households are doubling up with other family members. Additionally, overcrowding is happening in the younger population, where students and the working poor are unable to find stable employment or income.

Health Department officials respond to complaints about substandard housing and have also noted the existence of illegal apartments, often in basements or attic spaces. A total of 12 percent of survey respondents currently living in Brookline noted that they were living in substandard conditions.

The elderly survey respondents in **Watertown** expressed many concerns with their ability to maintain and afford their current residences, particularly with the cost of municipal services and taxes. Maintenance of their homes was also a concern.

Disproportionate Needs of Racial / Ethnic Groups

Nearly 11 percent of all households in the WestMetro HOME Consortium are racial minorities, primarily African-Americans and Asians. The number of Hispanic households is roughly half the number of racial minorities and most of the Consortium's Hispanic population is White. Overall, minority households comprise a smaller percentage of households in the Consortium than in the Boston PMSA (14.3 percent) or the state (12.5 percent), but Framingham, Waltham and Brookline exceed both the state average and the Boston PMSA average. Of all communities in the Consortium, Sudbury has the smallest number (270) and percentage (4.9 percent) of minority households. Consortium-wide minority and Hispanic households are disproportionately concentrated in rental housing in virtually every community in the region.

Table 57: Geographic Distribution and Tenure of Minority and Hispanic Households

Geography	Total Households	% Minority Households	% Minority Renters	% Hispanic Households	% Hispanic Renters
Bedford	4,621	6.5%	18.5%	0.7%	75.8%
Belmont	9,732	6.0%	54.1%	1.8%	47.1%
Brookline	25,573	16.6%	65.9%	2.8%	63.7%
Framingham	26,153	16.1%	71.3%	7.8%	75.9%
Lexington	11,110	10.7%	22.6%	0.8%	46.7%
Lincoln	2,790	9.8%	60.9%	3.4%	90.5%
Natick	13,080	6.4%	43.8%	1.2%	50.6%
Needham	10,612	3.3%	32.2%	0.3%	75.0%
Newton	31,201	8.3%	35.5%	1.6%	37.1%
Sudbury	5,504	4.9%	11.9%	0.5%	20.0%
Waltham	23,207	13.6%	74.9%	6.1%	78.6%
Watertown	14,629	6.7%	63.6%	1.8%	87.6%

Source: Census 2000, Summary File 3 Tables H9, H10

In addition, in most communities, the incidence of housing affordability and housing quality problems is higher among Asian, African-American and Hispanic renters than

White renters. Hispanic and African-American renters are particularly affected by housing cost burden.

Table 58: Incidence of Housing Affordability and Quality Problems by Tenure by Race & Hispanic Origin (Percent)

	White		Black		Asian		Hispanic	
Geography	**Rent**	**Own**	**Rent**	**Own**	**Rent**	**Own**	**Rent**	**Own**
Bedford	33.5	18.8	0.0	0.0	0.0	0.0	100.0	70.6
Belmont	28.3	27.4	41.2	31.6	50.0	47.5	21.3	45.7
Brookline	39.5	31.8	54.7	46.9	54.5	46.3	45.2	38.0
Framingham	38.3	27.3	51.8	43.9	39.3	31.5	61.0	58.6
Lexington	38.6	24.5	60.7	27.4	40.5	29.4	36.8	30.4
Lincoln	15.9	20.2	11.8	10.5	0.0	33.7	0.0	10.0
Natick	28.0	22.2	0.0	16.0	42.1	27.8	52.8	36.9
Needham	47.2	25.0	35.9	26.4	46.2	28.0	0.0	16.7
Newton	31.3	25.3	47.3	30.9	41.8	37.0	55.3	48.8
Sudbury	38.9	21.8	0.0	0.0	0.0	20.3	0.0	0.0
Waltham	33.1	29.0	47.9	43.2	40.5	39.2	59.3	55.8
Watertown	27.7	27.4	53.8	47.2	31.7	28.1	51.3	51.3

Source: CHAS Data Book.

Lead-Based Paint and Other Hazards

Although the use of lead-based paint began to decline in the 1950s, it is usually found in homes built prior to 1978. Lead-based paint is hazardous to children, particularly those under six years of age, who may ingest it or breathe dust that contains lead. Lead poisoning can cause permanent damage to the brain and other organs in young children and can result in learning and behavioral problems. In Massachusetts, the Department of Public Health (DPH) maintains extensive data on lead screening and the incidence rate of blood lead levels in children throughout the Commonwealth. Based on data collected from July 1, 2001 to June 30, 2006, DPH identified 14 high-risk communities for lead paint poisoning. Statewide, there were 1,190 cases of children with elevated blood lead levels during these five years, and 63 percent or 745 cases were from these 14 high-risk communities. None of the high-risk communities are located in the WestMetro HOME Consortium.[4]

According to statistics produced by the Massachusetts Department of Health, between 2001 and 2006, incidence levels in five communities decreased, two communities increased, and five communities showed little to no change. Bedford experienced the most dramatic decrease in incidences, decreasing from 2.2 to 0.0, Waltham decreased from 1.4 to 0.7 and Watertown decreased from 1.3 to 0.0 incidences. Lexington increased substantially from 0 incidences to 1.4 and Natick from 0 to 0.9 incidences.

Members of the Watertown Housing Partnership as well as Waltham Planning staff indicated that lead paint is a major problem affecting housing options for families with children. In Watertown, it was suggested that the presence of lead paint in rental

[4] Massachusetts Department of Public Health, Childhood Lead Poisoning Prevention Program, "High Risk Communities for Childhood Lead Poisoning: July 1, 2001 through June 30, 2006," <http://www.mass.gov/dph> Select Programs and Publications.

properties might be used as an excuse to discriminate against families with children by not renting to them.

Table 59: Distribution of Lead Based Paint Hazards and Incidence of Lead Paint Poisoning

Geography	Total Housing Units	Built Prior to <1978	Housing Units with Rents or Home Values Affordable to LMI Households, Built <1970	% Population <6 Yrs. Screened for Lead Poisoning	Total Blood Lead Levels >=20	Incidence Rate >=20
Bedford	4,708	78.2%	218	43%	0	0.0
Belmont	9,946	96.2%	285	42%	0	0.0
Brookline	26,623	92.5%	2,088	50%	0	0.0
Framingham	27,061	82.6%	4,134	46%	0	0.0
Lexington	11,507	80.9%	236	35%	1	1.4
Lincoln	2,911	78.8%	45	13%	0	0.0
Natick	13,577	74.5%	1,287	42%	1	0.9
Needham	10,785	79.5%	240	47%	0	0.0
Newton	33,126	87.3%	1,641	52%	1	0.4
Sudbury	5,590	73.5%	26	38%	0	0.0
Waltham	24,566	82.2%	3,996	49%	1	0.7
Watertown	14,992	91.2%	1,080	47%	0	0.0

Source: American Community Survey Estimate, 2005-2007, Table: B25034; Massachusetts Department of Health: Screening and Incidence Statistics by Community Fiscal Year 2006: July 01, 2005 – June 30, 2006. Total Housing Units and Housing Units Built Prior to 1978 for Bedford, Lincoln, and Sudbury was taken from the Census 2000, Summary File 3 Tables H4, H34 CHAS Data "Affordability Mismatch."

Other Housing Needs

The lack of affordable housing is the recurring theme throughout the Consortium's housing needs assessment. This theme is reflected through statistics and anecdotal evidence supplied through the citizen participation process conducted throughout the Consortium. Housing needs that did not conform to the prescribed HUD categories are included in this section of the document.

Participants in Belmont pointed out the difficulty experienced by families living in public housing to save enough money to purchase market rate housing in Belmont. Many residents would like to get out of public housing but simply cannot because both rental and homeownership opportunities are too expensive.

One of the broader issues in Belmont is the need to prevent foreclosures. Given the economy, concerns were expressed that foreclosed properties linger on the market too long, are not well maintained, and negatively impact the surrounding neighborhood.

Additionally, participants in Belmont's needs assessment expressed concern about hoarding. While no specific sub-population was identified, discussion focused on the need for support services for this group. These services would address the safety of the

hoarder and the surrounding abutters. Several recent fire fatalities occurred in structures where the Town was aware the household was occupied by a hoarder.
In Newton, more local housing production is needed to address a reasonable share of regional growth. The scarcity of housing available to individuals and households at a range of incomes, particularly those households at lower incomes (30 to 80 percent of AMI) and those households whose income exceeds 80 percent AMI, but who could still benefit from rental assistance, continues to remain an issue in Newton. Irrespective of the sub-population advocacy group or policy perspective, the gap between the need for affordable housing, both for sale and rental housing, and the available inventory is not narrowing. Newton has not met the 40B 10 percent threshold and more residential units that "count" towards the City's subsidized housing inventory are needed.

Needs assessment participants in Newton indicated the need to address growing economic stratification in the City. Efforts to retain and enrich Newton's socio-economic diversity were also discussed as a need. In the same vein, there is also a need to support a diversity of housing choices that may include models such as co-housing, cooperatives, and live-work units.

The most pressing issue for all Newton service providers that participated in focus groups is insufficient funding to support operations. All the individuals attending the meetings were increasingly concerned with their ability to meet their respective organizational missions with less operating dollars. Several participants identified an increased need for operating subsidies as a result of a recent decrease in the State Department of Development Services' (formerly the Department of Mental Retardation) assistance.

The need for a uniform approach to assessing deed restricted affordable units was also identified in Newton. Currently, not all deed restricted units are assessed at their restricted value. For example, first time homebuyer projects are underwritten as though they will not be reassessed and instead, eligible buyers are encouraged to seek tax abatements.

Affordable housing opportunities in Newton are dependent on deep subsidies through federal CDBG and HOME Program funds and local Community Preservation Funds. The process for receiving these funds needs to follow parallel tracks. Developers applying for federal subsidies in Newton remain concerned about the length of time it takes to receive funding commitments. In general, the request for federal funds and Community Preservation Funds begins as a concurrent process but the commitment of local funds is a multi-month process.

The Newton Fair Housing Committee identified the need for improved fair housing performance in the City. This includes a need for education, training, and outreach on fair housing rights and responsibilities to city staff, staff of Newton nonprofits and public agencies as well as real estate agents and landlords. An increased commitment by the City toward fair housing compliance, particularly with regard to access for persons with disabilities is also needed. The City also needs to address deficiencies identified in Newton's ADA Transition Plan. Some of these deficiencies pertain to public facilities.[5]

[5] Access needs in Newton public buildings are also identified in the Accessibility Needs Assessment

HOUSING STRATEGIC PLAN

Priority Analysis

The following section identifies the housing priority needs of the extremely low-, low- and moderate-income (LMI) renters and homeowners in the WestMetro HOME Consortium. The Consortium contains a broad range of communities that differ in size, tenure, socio-economic status and LMI population. The community population size ranges from approximately 8,000 people in Lincoln to nearly 84,000 in the Newton. The majority of households are renters in Brookline, Waltham, and Watertown while only 7.8 percent of Sudbury's housing units are renter-occupied. Sudbury's Median Household Income, the highest in the region, has reached nearly $120,000 while the Median Household Income in Framingham and Waltham are both below $55,000. The Town of Framingham is working to address a rash of foreclosures (386 in the last three years) but county records for Lincoln show a complete absence of this problem.

Furthermore, LMI populations also differ from community to community. Approximately 13 percent of each population in Brookline, Framingham, and Waltham is extremely low-income (or earn ≤ 30 percent of the AMI) while less than 5 percent of the population in Lincoln, Bedford, and Sudbury are extremely low-income households. Over 20 percent of the population in Brookline, Framingham, Waltham, and Watertown constitute low-income households (or earn ≤ 50 percent of the AMI) and less than 12 percent of households are considered low-income in Bedford, Lexington, Lincoln, Needham, and Sudbury. Just under 14 percent of households are classified as moderate-income (or earn ≤ 80 percent of the AMI) in Sudbury while nearly 40 percent of households in Framingham are considered moderate-income. In addition to describing these differences, the Market Analysis and the Housing Assessment section of the Consolidated Plan also point to common trends that have created regional housing needs in the Consortium. These trends include:

High median single family and condominium sale prices. Median sales prices for single family homes rose in the majority of communities throughout the Consortium between the years 2003 and 2008. In Brookline, this increase caused the median sales price to surpass $1,000,000. During the same time period, half of the Consortium communities saw an increase in condominium sales. In Sudbury, the median condominium price increased by $300,000. With the exception of Framingham, even the communities that exhibit a decrease in the median sales price of condominiums still remain unaffordable to households earning the AMI. The Market Analysis also describes how access to homeownership can be difficult for first time homebuyers in the region. The Consortium faces the challenge of investing federal funds to make homeownership opportunities more affordable for renters residing in the region and for homeowners and renters living outside the area that would like to move into these communities.

High rents. Trends show an increase in the median gross rent from 2000 to the recent 2005-2007 Census estimate. This estimate is corroborated by a recent survey of town property managers completed by the Brookline Housing Authority. Survey rents averaged $1,650 for one-bedroom units, $2,025 for two-bedroom units and $2,400 for three-bedroom units in Brookline. A household seeking a rental unit would require an

average income between $66,000 and $96,000. The median renter income in Brookline is only $64,006.[1]

Condominium conversions. Multiple Consortium communities indicate that the conversion of rental apartments into condominiums has displaced low- and moderate-income renters who do not have the financial means to purchase a home. The number of conversions was particularly high in Belmont, Brookline, Newton, and Waltham.

Comprehensive Housing Affordability Strategy data (CHAS) was also evaluated as part of the priority housing needs selection process. The following table highlights the small-related households that were identified as a high priority need in the Consortium.

Table 60: Housing Needs of Small Family Households

	>30 To <=50% AMI		>50 To <=80% AMI	
RENTERS				
Number Of Households	2,353		3,282	
With Any Housing Problems	1,768	75.1%	1,772	54.0%
Cost Burden >30%	1,628	69.2%	1,560	47.5%
Cost Burden >50%	642	27.3%	341	10.4%
HOMEOWNERS				
Number Of Households			2,307	67.9%
With Any Housing Problems			1,566	66.8%
Cost Burden >30%			1,542	32.8%
Cost Burden >50%			757	67.9%

WestMetro HOME Consortium Housing Priorities

On a Consortium-wide basis, the following priority needs, objectives, strategies, and accomplishments have been identified:

Priority #1: Housing needs of small family renters with incomes between 30 and 50 percent of the AMI and between 50 and 80 percent of the AMI.

Objective: Increase the supply of affordable rental housing and improve access to and quality of affordable homeowner housing.

Strategies:

- Work with developers to subsidize rental and homeownership units.
- "Buydown" existing housing to create affordable housing.
- Work to renew affordability terms for affordable rental units that will be expiring during FY11- FY15.
- Collaborate with local volunteer boards and advisory committees that focus on increasing affordable housing as well as local housing authorities to find additional opportunities for affordable housing.

[1] The median renter income in Brookline is $49, 375 according to the 2000 Census. Adjusted for inflation this median income is $64,006 in 2009 dollars.

- Provide downpayment assistance and homebuyer counseling to first time homebuyers.

Accomplishments:

- Increased number of rental units developed that are affordable to low- and moderate- income small family households.
- Extending affordability terms.
- Increased number of homeownership units developed that are affordable to moderate income small family households.
- Increased number of affordable homes purchased through downpayment assistance programs.

Priority #2: Housing needs of small family owners with incomes between 50 and 80 percent of the AMI.

Objective: Improve the quality of and access to affordable housing.

Strategy:

- Provide grants and low interest loans to assist LMI homeowners with housing rehabilitation.

Accomplishment:

- Increased number of units rehabilitated.

Housing priority needs were also determined on a community-by-community basis. The following table includes these priorities.

Table 61: Priority Housing Needs

Priority Need	Objective	Strategy	Accomplishment	Quantity	Obstacles to Meeting Unmet Need
BEDFORD					
Housing needs of small family renters with incomes between 31 and 80 percent of the AMI.	Increase the supply of affordable rental housing.	In order to increase the supply of affordable rental housing, Bedford will work with developers to increase the number of affordable rental units.	The number of rental units developed affordable to low- and moderate-income small family households.	3	Creating new affordable rental units is dependent on changes in the market conditions, developer interest in building rental housing, and availability of funding.
	Improve access to affordable rental housing.	Some affordable rental units in Bedford will be reaching the end of their affordability period. The Town seeks to make progress to ensure that these units remain as affordable rental housing.	Progress in reaching an agreement on the continued affordability of Bedford Village.	N/A	Maintaining these units as affordable rental housing is dependent on the cooperation of the owner, the terms of the existing mortgage, and the availability of funding.
Housing needs of small family owners with incomes between 51 and 80 percent of the AMI.	Increase the supply of affordable homeownership units.	In order to increase the supply of affordable homeownership units, Bedford will work with developers to increase the number of affordable homeownership units.	The number of homeownership units developed affordable to low- and moderate-income small family households.	8	Creating new affordable homeownership units is dependent on changes in the market conditions, mortgage market, developer interest in building homeownership projects, and availability of funding.

Priority Need	Objective	Strategy	Accomplishment	Quantity	Obstacles to Meeting Unmet Need
BELMONT					
Housing needs of elderly owners with low incomes.	Increase the availability of affordable owner housing.	Belmont will support development of affordable small housing units.	Work with property owners and the Town to identify appropriate sites for the development of small housing units.	2-4	Identifying available property (because property is scarce in Town) and working with private properties owners can be difficult. The lack of sufficient funding can also be an obstacle to the development of affordable housing.
Housing needs of elderly renters with low incomes.	Increase the supply of affordable rental housing.	Belmont will adopt various zoning by-laws and other regulations to allow accessory dwelling units, mixed-use developments, congregate housing, and limit condominium conversions	Encourage development of affordable units in the Town's commercial areas – Belmont Center, Cushing and Waverley Squares, Central and Palfrey Squares.	5 or more	
Housing needs of small family renters with low incomes.	Increase the supply of affordable rental housing.	Belmont will look for housing development opportunities on scattered infill sites, Town-owned land and private property.	Adopt zoning amendments to encourage the development of small housing units throughout Town.	5 or more	The zoning amendment process is lengthy and requires Town Meeting approval (requires 2/3s of members to vote in favor). Convincing Town Meeting to adopt zoning amendments that increase density and building height will be difficult.

Priority Need	Objective	Strategy	Accomplishment	Quantity	Obstacles to Meeting Unmet Need
BROOKLINE					
Housing needs of single-person renters with incomes between 0 and 30 percent or 31 and 50 percent of the AMI.	Improve access to affordable rental housing	Brookline will use HOME funds to subsidize the acquisition of a property by a nonprofit developer to make it affordable to very low-income and low-income households.	The number of rental units developed with HOME funds affordable to low-income and very-low income, single-person households.	10	Subsidizing rental units to make them affordable to low-income and very-low income single-person households is dependent on variable market conditions, such as availability of existing buildings for redevelopment, as well as the availability of sufficient funding at the state level.
Housing needs of small and large family renters with incomes between 0 and 30 percent, 30 and 50 percent or 51 and 80 percent of the AMI.	Improve availability of affordable rental housing	Brookline will use HOME funds to develop affordable rental housing for very low, low- and moderate-income households.	The number of rental units developed with HOME funds affordable to low- and moderate-income family households.	12	Subsidizing rental units to make them affordable to very low, low- and moderate-income family households is dependent on variable market conditions, such as availability of existing buildings for redevelopment, as well as the availability of sufficient funding at the state level.
Housing needs of small family and large family owners with incomes between 51and 80 percent of the AMI.	Improve availability of affordable owner housing	Brookline will use HOME funds to subsidize a new mixed-income development on Town-owned property which will contain a total of 24 affordable units.	The number of owner units developed with HOME funds affordable to moderate-income, large and small family households	10	Subsidizing owner units to make them affordable to moderate-income small and large families is dependent on availability of sufficient project funding which is limited.

Priority Need	Objective	Strategy	Accomplishment	Quantity	Obstacles to Meeting Unmet Need
BROOKLINE (CON'T)					
Housing needs of single-person, small family, and large-family owners with incomes between 51 and 80 percent of the AMI.	Improve access to affordable owner housing.	Brookline will use HOME funds to subsidize four eligible households per year through the Town's Homebuyer Assistance Program for a total of up to 15 units over the next five years.	The number of owner units developed with HOME funds affordable to moderate-income small and large family and single person households.	15	Subsidizing eligible moderate-income households is dependent on finding households with enough savings who still meet the income guidelines of less than 80 percent of AMI – a level which has not changed in over four years - while housing prices continue to rise. Larger households are harder to serve due to pricing of larger units.
FRAMINGHAM					
Housing needs of homeowners with incomes between 31 and 80 percent of the AMI.	Improve housing affordability.	Provide homebuyer assistance, down payment assistance, and homebuyer counseling. Purchase subsidies and permanent affordable financing.	The number of affordable homes that are purchased by income eligible households.	20	The affordability gap is too great; limited funds for down-payment and closing costs; limited or no credit history.

Priority Need	Objective	Strategy	Accomplishment	Quantity	Obstacles to Meeting Unmet Need
FRAMINGHAM (CON'T)					
Housing needs of large family and small family homeowners with incomes between 51 to 80 percent of the AMI.	Improve access to decent affordable housing.	The provision of grants and low interest loans to rehabilitate homes of income-eligible owners.	The number of housing units rehabilitated.	20	Owners' lack of funds; relative scarcity of funds needed to bring maintenance-deferred properties to code; attracting and sustaining an adequate supply of capable contractors willing to bid on relatively small-sized, highly regulated jobs.
Housing needs of elderly homeowners with incomes between 0 to 80 percent of the AMI.	Improve access to decent affordable housing.	The provision of grants and low interest loans to rehabilitate homes of income-eligible owners. The scope of rehabilitation includes accessibility improvements.	The number of housing units rehabilitated.	8 as subset of 20 above	Owners' lack of funds particularly the elderly who are on a fixed income; limited funds to bring maintenance-deferred properties to code; attracting and sustaining an adequate supply of capable contractors willing to bid on relatively small sized, highly regulated jobs.
Housing needs of elderly renters with incomes between 31 to 80 percent of AMI.	Improve access to affordable rental housing.	Construct multi-unit housing adapted to elderly housing needs; rehabilitate existing assisted housing to enhance safe occupancy; rental assistance from public resources.	The number of new units constructed and the number of units rehabilitated.	1 or 2 projects (partial support only).	Scarcity of public funds to support construction; relatively few sites to support substantial construction; zoning and permitting constraints; need for broad public acceptance.

Priority Need	Objective	Strategy	Accomplishment	Quantity	Obstacles to Meeting Unmet Need
LEXINGTON					
Housing needs of small and large family renters with incomes between 31 to 80 percent of AMI.	Improve access to affordable rental housing.	Construct large/small family units; rehabilitation of rental units; rental assistance in the form of increased certificates and vouchers from public sources.	The number of units constructed and the number of units rehabilitated.	1 or 2 projects (partial support only). Rehab as subset of above.	Scarcity of public funds to support construction; relatively few sites to support substantial construction; zoning and permitting constraints; need for broad public acceptance.
Housing needs of renters and owners earning at or below 80 percent of the AMI.	Increase the supply of renter and homeowner housing.	Allocate at least 10% of CPA funds to an affordable housing bank. Utilize HOME funds to subsidize housing units for low/very low-income residents.	Successful allocation of 10% of CPA funds.		High cost of land; mansionization; scarcity of land; limited amount of advocacy for affordable housing.
Housing needs of small family renters with incomes between 31 and 80 percent of the AMI.	Increase the supply and improve the quality of affordable rental housing in Lexington.	Work with Housing Partnership Board, Lex Hab and Housing Authority to find additional opportunities for affordable housing.	Number of rental units developed with HOME funds affordable to low- and moderate-income small family households.	1-2 per year	High cost of land; mansionization; scarcity of land; not enough advocacy for affordable housing.

Priority Need	Objective	Strategy	Accomplishment	Quantity	Obstacles to Meeting Unmet Need
LINCOLN					
Housing needs of small family renters with incomes between 51 and 80 percent of the AMI.	Improve access to affordable rental housing.	In order to improve access to affordable rental housing Lincoln will use HOME funds to subsidize rental housing units for moderate -income households.	The number of rental units developed with HOME funds affordable to moderate-income small family households.	3	Subsidizing rental units to make them affordable to moderate income small family households is difficult due to lack of funds and high property values.
Housing needs of elderly renters with incomes between 51 and 80 percent of the AMI.			The number of rental units developed with HOME funds affordable to moderate-income elderly households.	2	
Housing needs of small family owners with incomes between 50 and 80 percent of AMI.	Improve access to affordable owner housing.	Lincoln will use HOME funds to buydown existing housing to make it affordable to moderate-income small families.	The number of homeownership units developed with HOME funds affordable to moderate-income small family households.	3	Subsidizing rental units to make them affordable to moderate-income small family households is difficult due to lack of funds and high property values.

Priority Need	Objective	Strategy	Accomplishment	Quantity	Obstacles to Meeting Unmet Need
NATICK					
Housing needs of single person owners with incomes between 51 and 80 percent of AMI.	Improve access to affordable owner housing.	Natick has adopted a Downpayment Assistance Program (DPA) and will use HOME funds in combination with other sources to subsidize lower-income applicants. Secure additional funds for the affordable housing trust fund in order to leverage the development of several housing units on Bacon Street and Everett Street.	Number of single person applicants below 80%, 70% and 60% AMI that have been able to purchase housing under the DPA program.	5	HOME funding is limited. However, the Town foresees an abundant number of affordable units for sale over the next few years that can potentially utilize the DPA funding in targeting specific populations. The market for affordable housing is reaching a saturation point in Natick, in particular affordable housing at 80 percent of AMI.
Housing needs of small family owners with incomes between 51 and 80 percent of AMI.	See above.	See above.	Number of small family applicants below 60%, 70% and 80% AMI that have been able to purchase housing under the DPA program.	5	See above.

Priority Need	Objective	Strategy	Accomplishment	Quantity	Obstacles to Meeting Unmet Need
NATICK (CON'T)					
Housing needs of elderly owners with incomes between 50 and 80 percent of AMI.	See above.	See above.	Number of elderly applicants below 60%, 70%, and 80% AMI that have been able to purchase housing under the DPA program.	5	See above.
NEEDHAM					
Housing needs of small family renters with incomes ≤30 percent of the AMI.	Increase the supply of affordable rental housing.	Needham will provide for housing development on selected parcels of Town-owned land.	The number of rental housing units developed that are affordable to very low-income small family renters.	1-2	The process of getting all necessary parties on board to use town land for housing is lengthy. There is not always consensus about which land is best to use and for exactly what type of development.
Housing needs of elderly renters with incomes ≤ 30 percent of AMI.	Improve access to affordable rental housing.	Needham will seek to improve and expand senior rental housing at the Linden Chambers development and will encourage affordable senior rental housing in affordable housing or senior housing projects. The town will also explore and encourage housing in the Town Center.	The number of rental housing units developed that are affordable to very low-income elderly renters.	2-3	Land in the center of Town is expensive and creating housing there may not always seem profitable. New downtown zoning allows for a density bonus for affordable units which may help. Securing resources for development is also challenging.

Priority Need	Objective	Strategy	Accomplishment	Quantity	Obstacles to Meeting Unmet Need
NEEDHAM (CON'T)					
Housing needs of elderly owners with incomes ≤ 30 percent of AMI.	Increase the availability of affordable homeownership housing.	Needham will (in addition to the strategies listed above that will also contribute to this objective), continue to support scattered-site development of affordable single and two-family homes.	A very low-income single-family house (Habitat for Humanity) and possibly more affordable units throughout Town for homeownership.	1	Land in the center of Town is expensive and creating housing there may not always seem profitable. New downtown zoning allows for a density bonus for affordable units which may help. Securing resources for development is also challenging.
NEWTON					
Deeper development subsidies in affordable housing projects so that very-low income renter households have a greater range of housing choices.	Increase the supply of affordable rental housing including housing for very-low income households.	Deepen per unit development subsidy amounts.	The development of additional affordable housing units for very-low renter households.	3 units	Lack of sufficient funds to more deeply subsidize units. Lack of institutional support to increase the per unit subsidy.

Priority Need	Objective	Strategy	Accomplishment	Quantity	Obstacles to Meeting Unmet Need
NEWTON					
Reduce financial and institutional barriers to increasethe availability of affordable housing by increasing funding; expedite the local funding review and project approval processes; and provide more case management and financial education for tenants.	Increase the supply of affordable rental housing. Increase the availability of affordable homeowner housing.	Increase financial resources for affordable housing development including deeper subsidies to target lower-income (≤ 50 AMI) renter households and the provision of operating subsidies (from non-federal sources). Increase funding for the first time homebuyer program. Continuing the FTHB program is also identified as a housing- related action in the City's Comprehensive Plan. Develop affordable housing development programs, similar to the Purchase Rehab Program, that expedite the review and approval process.	The development of additional affordable housing units for renter and owner households, especially those whose gross annual income is <80% AMI. Units to be LIP/LAU-eligible for inclusion on the Subsidized Housing Inventory unless specifically exempted by local programs (e.g. CPA "Community Housing") or regulations (e.g. inclusionary zoning).	6 units	Lack of sufficient funds to more deeply subsidize units. Lack of institutional support to more deeply subsidize units. Lack of sufficient support for increased assistance (case management and financial literacy education) for tenant households. Regulatory barriers, especially zoning.

Priority Need	Objective	Strategy	Accomplishment	Quantity	Obstacles to Meeting Unmet Need
NEWTON (CON'T)					
Reduce financial and institutional barriers to increasing the availability of affordable housing by increasing funding; expedite the local funding review and project approval processes; and provide more case management and financial education for tenants.	Increase the supply of affordable rental housing. Increase the availability of affordable homeowner housing.	Support efforts being made to reduce regulatory barriers through improving mixed use zoning, easing accessory apartment rules, improving rules regarding adaptive reuse of existing buildings. Support other new initiatives being made, including creation of an affordable housing trust fund, promoting reuse of now-public sites, seeking waiver of certain construction fees, and heightening public understanding and involvement. Develop affordable housing development programs, similar to the Purchase Rehab Program, that expedite the review and approval process. This strategy is also reflected in the City's Comprehensive Plan.	See above	See above	See above

Priority Need	Objective	Strategy	Accomplishment	Quantity	Obstacles to Meeting Unmet Need
NEWTON (CON'T)					
Institutionalize principles and practices of fair housing including the following: 1. Supporting and expanding the socio-economic, cultural and racial diversity in Newton		1. Ensure compliance with architectural access and fair housing requirements during the development process and affirmatively market all available units.	1. Affordable housing development projects that consistently meet all applicable state and federal fair housing laws including compliance with architectural access.	1. (See above.)	1. Limitations on municipal resources (personnel) to enforce citywide compliance with architectural access requirements.
2. Improving fair housing performance and compliance regarding the City's fair housing plans and applicable policies and laws; and	{No applicable HUD options here.}	2. Continue to capitalize the Newton Housing Rehabilitation Program which provides funding for low-and moderate-income tenants and homeowners for accessibility improvements.	2. The Newton Housing Rehabilitation Program is recapitalized and evaluated on an annual basis and will continue to fund access improvements.	2. 75 cases	2. Lack of sufficient funding to address all requests for accessibility improvements.
3. Developing an institutional infrastructure that enables the City to meet its fair housing obligations regarding monitoring and compliance. These priorities are also reflected in the City's Comprehensive Plan.		3. Reduce barriers to fair housing in the rental and for sale markets by continuing to provide fair housing education, training, outreach and advocacy. Develop a municipal infrastructure that enables the City to meet its fair housing obligations regarding monitoring and compliance.	3. Continue to address the action steps outlined in the Fair Housing Action Plan.	3. Fair Housing Action Plan steps are impleme nted.	3. Limitations on staff time to accomplish the tasks.

Priority Need	Objective	Strategy	Accomplishment	Quantity	Obstacles to Meeting Unmet Need
SUDBURY					
Housing needs of first time homeowners with incomes between 51 and 80 percent of AMI.	Increase the availability of affordable homeownership housing.	Sudbury will continue to implement plans to create affordable housing opportunities for moderate-income households through the Home Preservation program and the Maynard Road project.	The number of affordable housing opportunities created for moderate income households.	6	Subsidizing homeownership units to make them affordable is dependent on availability of competitive state and local funding.
Housing needs of first-time homeowners with incomes between 81 and 120 percent of the AMI.	Increase the availability of affordable owner housing.	Sudbury will create moderate-income housing opportunities for middle income households through the development of the Maynard Road property.	The number of affordable housing opportunities created for middle-income households.	2	Subsidizing family rental units to make them affordable is dependent on availability of competitive state and local funding.
Housing needs of family renters with incomes between 30 and 100 percent of the AMI.	Increase the supply of affordable rental housing.	Sudbury will expand the supply of affordable rental housing for low-income family renters through the Sudbury Housing Authority redevelopment project and will continue to explore opportunities for expanding other rental opportunities.	The number of affordable housing opportunities created for low-income households.	5	Subsidizing family rental units to make them affordable is dependent on availability of competitive state and local funding.

Priority Need	Objective	Strategy	Accomplishment	Quantity	Obstacles to Meeting Unmet Need
WALTHAM					
Housing needs of large family homebuyers with incomes between 51 and 80 percent of the AMI.	Improve access to affordable owner housing,	Waltham will use HOME funds in the form of interest free, deferred loans to moderate-income households.	The HOME Downpayment Assistance Program will fund eight interest free deferred loans to eligible homebuyer households annually through FY15.	40	Subsidizing homebuyers to make homeownership affordable to moderate-income large family households is dependent on variable market conditions as well as the availability of sufficient funding which is limited.
Housing needs of small family renters with incomes between 0 and 30 percent of the AMI.	Increase the supply of affordable rental units.	Waltham will seek to gain additional affordable units through affordability restrictions on a percentage of new development units.	Through the inclusionary zoning special permit process, the City will gain 33 affordable rental units in 2010 with additional units added each year.	100	Subsidizing rental units to make them affordable to very low-income small family households is dependent on variable market conditions and the current economic climate for developers.
Housing needs of elderly with incomes between 0 and 30 percent of the AMI.	Increase the availability of affordable rental housing.	In order to increase the supply of affordable elderly housing, the City will lease and convert unused school buildings into elderly housing.	Waltham will renovate the Hardy School into 20 subsidized elderly, handicap accessible units in 2010. The former Banks School is slated for renovation within the next five years.	50	Renovation and reuse of surplus school buildings will be dependent on availability of sufficient funding from state and federal resources which are limited.

Priority Need	Objective	Strategy	Accomplishment	Quantity	Obstacles to Meeting Unmet Need
WATERTOWN					
Housing needs of elderly homeowners with incomes between 0 and 30 percent of the AMI.	Improve the quality of owner housing.	Watertown will work to use HOME funds and other sources of funding (Affordable Housing Development Fund, CDBG, etc) to subsidize a housing rehabilitation program.	The number of homeownership units rehabilitated with HOME funds for very-low income elders.	5-10	Rehabilitating owner-occupied units for very low-income elders is dependent on availability of increasingly competitive funding, for which Watertown has not been successful in receiving in recent years.
Housing needs of small family homeowners with incomes between 51 and 80 percent of the AMI.	Improve access to affordable owner housing.	Watertown will work to provide downpayment assistance.	The number of small families provided with downpayment assistance to purchase homes that are affordable to moderate-income small family households.	5	The provision of downpayment assistance to small families is contingent on matching qualified income-eligible small families with homes that meet all necessary requirements.
Housing needs of small family renters with incomes between 51 and 80 percent of AMI.	Increase the supply of affordable rental housing.	Watertown will work to use HOME funds to encourage the development of rental housing with three or more bedrooms.	The number of rental units developed with HOME funds affordable to moderate-income small family households.	5	Existing housing stock in Watertown is old and many units must be deleaded in order for families with children to rent them.

Strategies to Address Barriers to Affordable Housing

Each Consortium community also stated strategies to address the barriers to affordable housing that were identified in the Housing Needs Assessment section of this document.

Bedford will work through the Housing Partnership to alleviate some of the barriers to affordable housing. The Partnership will work with the Planning Board to review the general bylaws to identify areas where affordable housing may be hindered by existing regulations or where the by-laws may be amended to encourage affordable housing. The Town will continue to maintain local financial resources for affordable housing through its participation in the HOME program and the Community Preservation Act. The Town will work with private developers to encourage the creation of new affordable housing and with existing owners and managers to maintain existing affordable housing.

Belmont will explore updating and refining its outdated zoning bylaws, which significantly limit housing options in the Town. As prescribed by the zoning bylaws, the vast majority of housing in Belmont is either single or two-family housing. The Town will be completing a Comprehensive Plan that will look at housing issues in Belmont and identify goals, objectives and strategies for improvement. The Comprehensive Plan will also lay the groundwork for updating the zoning by-laws. It is expected that the Comprehensive Plan will call for increased housing opportunities in the Town and identify several of the zoning amendments previously identified in this document.

The Town of **Framingham** is committed to continue to operate its Housing Rehabilitation and Homebuyer Assistance Programs to maintain affordable housing stock as well as remove financial barriers for first time homebuyers who are unable to afford housing without support. The strategies to address high land costs include: the consideration of incentives such as modest density bonuses to make it economically feasible to preserve historic buildings by converting them to housing; the reuse of older, obsolete properties for new affordable or mixed-income housing; and zoning changes that would allow accessory apartments by special permit (where appropriate). The adoption of the Community Preservation Act (CPA) would provide needed funds to support local housing programs. Finally, the provision of a clear, efficient application and review process for affordable housing development will help the town attract more affordable housing developers.

It is very difficult to remove the barriers that exist in **Lexington** to create additional units of affordable housing. The high cost of land and mansionization are both factors that cannot be controlled. The goal of the Planning Department is to work with the Housing Partnership Board, Lex Hab and the Housing Authority to utilize the HOME funds for specific projects over the next several years.

The Town of **Lincoln** will continue to use CPA and HOME funds to buy down available housing and make it more affordable to moderate-income small families and the elderly residents of the town.

Natick will continue to evaluate zoning changes similar to the Housing Overlay Option Plan (HOOP) and 40R districts that have recently resulted in affordable housing units and encourage low impact development in areas where affordable housing might co-exist with sensitive environmental areas. The residential zoning in Natick is still substantially weighed towards single family units and the Town will look at underutilized

districts that can absorb higher residential density, particularly those adjacent to services and transit. The Town will evaluate the process involved in permitting affordable housing; evaluate requirements associated with residential use such as off-street parking, and better educate the community on the need for workforce housing and services. Natick will continue to fund the down payment assistance program that the Town recently adopted, which promises to provide a means to effectively respond to housing needs for all levels of income as well as match lower incomes with available affordable housing stock. The Town plans to review home improvement programs targeting the elderly and disabled in other communities to evaluate the potential of such a program in Natick.

Needham will explore updating and refining the outdated multifamily zoning rules which limit the extent of multifamily developments in the town. The Town will be hiring a consultant to create guidelines that clarify what qualities Needham seeks in housing developments, specifically 40B developments. These guidelines will help reduce the conflicts over individual affordable housing proposals. The Town will consider waiving application fees for affordable housing where appropriate.

Some of the primary barriers to affordable housing in **Newton** include the following: the need for affordable housing outweighs the local and federal resources available for development; the high cost of developing housing and the need for increased per unit subsidies; the length of time it takes to fund and develop projects, particularly when multiple funding sources are required; and the lack of sufficient education, outreach and training on fair housing rights and responsibilities.

The City can work to reduce some of these barriers by educating municipal policy makers and community residents on the costs associated with affordable housing development (including the need for ongoing operating and capital reserves) and can advocate for a more streamlined funding allocation process. Staff and housing advocates can help decisionmakers and residents understand that time delays result in higher development costs. The Fair Housing Action Plan identifies specific action steps regarding additional education and outreach. The Fair Housing Committee can continue to access CDBG administrative funds to develop fair housing programming and outreach materials to increase awareness of state and federal fair housing laws.

The Town of **Sudbury** will continue to work on removing or reducing barriers to affordable housing. Strategies to address these barriers include expanding regional housing services to homeseekers by monitoring and offering resale opportunities in the Sudbury/Wayland/Concord/Lincoln area, exploring additional transportation options, and evaluating the utility model at the Sudbury Housing Authority.

The presence of lead in affordable units presents a large barrier in **Waltham** where pre-1979 housing comprises 86.3 percent of the City's total housing stock. The City of Waltham will continue its efforts to provide funding for the removal of lead in projects that will provide affordable units in the City including plans to delead an eight bedroom transitional shelter for abused women and their children. The City also provides lead-removal funding for all homeownership units through the downpayment assistance and housing rehabilitation programs. Waltham is actively pursuing the reuse of two school buildings, one for elderly units and one for family affordable units. The City is currently in negotiation with the local CDC, WATCH, concerning one of its buildings.

Watertown will work with property owners, builders, and developers to incorporate affordable units into development projects as required by the Town's inclusionary zoning provision. This requires up front coordination and design. Through a cooperative arrangement with Watertown Community Housing, the Town will develop explanatory documents as well as the first "ready renter" and "ready buyer" lists of qualified tenants and owners.

Watertown will also encourage the improvement of existing substandard housing stock by providing housing rehabilitation loan assistance to owners to make home improvements. Additional assistance will also be provided by the Town to first time homebuyers, educating them on available assistance and common issues affecting homeowners. The Town will encourage the incorporation of universal design, to increase accessibility for persons with disabilities, through project review.

Collaboration with the Public Housing Authority

Housing staff in the Consortium communities recognize the important role that public housing authorities serve in meeting the housing needs of residents in their municipality and the larger region. Included below is a description of how each community plans to partner with the local housing authority to address public housing needs.

The **Bedford** Housing Authority is an integral part of the town's affordable housing network. The Housing Authority has a representative on the Bedford Housing Partnership. The Town, through the Community Preservation Committee, has provided financial resources to the Housing Authority for rehabilitation of its public housing units. Affordable housing opportunities will continue to be marketed to public housing residents.

The **Belmont** Housing Trust (BHT), as representative for the Town, and the Belmont Housing Authority (BHA) work closely together. The BHA participates in formulating housing policy through their representation on the BHT. The BHT and BHA schedule joint meetings periodically throughout the year to ensure that each group is pursuing joint policy. Additionally, all public housing residents will continue to be included in the marketing of rental or ownership affordable units. Town staff recognize that consistent interaction with and between the BHT and BHA will be important to the success of any affordable housing initiative.

Brookline's Affirmative Marketing Plan for all affordable housing opportunities includes outreach to Brookline Housing Authority staff and residents. Eligible Housing Authority residents are encouraged to take advantage of affordable ownership and rental opportunities by participating in the Town's affordable housing lotteries as well as the Town's Homebuyer Assistance Program.

The Town of **Framingham** and the Framingham Housing Authority (FHA) share mutual goals and objectives about addressing unmet housing needs. The Town informs the Authority of the availability of CDBG funded activities and services in which Authority residents may participate, in line with policies to provide maximum benefits to eligible clients to improve their economic circumstances. CDBG Homeownership Assistance funds, as available, can be accessed by eligible households participating in the FHA's Section 8 and Family Housing Family Self Sufficiency Programs, when making a first time home purchase.

During FY11-FY15 the FHA may explore the concept of forming a Community Housing Development Organization to develop rental housing and homeownership opportunities. The FHA will be seeking technical assistance as to the disposition of some properties, including an elderly congregate housing facility and a multi-unit property in which the Authority controls six units. There will be potential for the Town and FHA to work together to identify resources to sustain and enhance these and other community housing assets.

The **Lexington** Housing Authority will continue to seek funding to ensure that residents maximize enjoyment of their homes. The Planning Department will collaborate with the Housing Authority in order to assist public housing residents with HOME funding as needed for housing and services.

The Town of **Natick** will continue to share the goals of Natick Housing Authority (NHA) in promoting adequate and affordable housing and a suitable living environment free from discrimination. Natick will pursue opportunities with the NHA in providing assistance to rehabilitate and stabilize underutilized housing stock, including those of NHA. The NHA and Town will continue to coordinate meeting space in NHA facilities for affordable housing related meetings conducted by the Town. Affordable housing lotteries will include increased coordination with the NHA including potentially hosting the lotteries, and advertising to existing tenants. The NHA and Town staff will continue to communicate about housing issues through correspondence, the Natick Affordable Housing Trust Fund (NAHTF) meetings and Community Development Advisory Committee (CDAC) meetings which the NHA staff is encouraged to attend.

In the past, the Town of **Needham** has worked with the Needham Housing Authority on the High Rock Estates project. This project is now nearing its end. The Town looks forward to collaborating with the Needham Housing Authority on projects in the future. Additionally, all public housing residents will be included in the marketing of affordable rental or ownership units.

The **Newton** Housing Authority tries to capitalize on the skills and interests of the public housing residents in its developments. The Housing Authority's Resident Services Coordinator is responsible for working with the residents to identify their needs and developing programs that enrich the residents' quality of life. CDBG funds are used to support the Resident Service Coordinator position. Residents have the opportunity to become involved in the operation and management of the Housing Authority in two specific ways: Under the direction of the Resident Services Coordinator, residents at each development meet on a monthly basis to discuss specific needs and ongoing programming. The tenant organization meetings enable residents to discuss any issues that arise at a development, as well as help identify any gaps in the existing services and/or programs. In addition, *Housing Authority-M.G.L. c. 121B, sec.5* requires that one of the four Mayoral appointments to the Housing Authority's governing Board of Commissioners be a tenant who lives in a building owned and operated by, or on behalf of the Newton Housing Authority. The resident appointee attends the monthly Board of Commissioners' meetings and currently acts as a designated signatory for Housing Authority checks.

The City of Newton will continue to provide funding to the Newton Housing Authority through the Newton Housing Rehabilitation Program. Currently, the Newton Housing

Authority is eligible for up to $100,000 per project for hazard abatement, accessibility improvements and emergencies. However, based on the amount of funds available to capitalize the housing rehabilitation program on an annual basis, the City may decide to adjust the per project amount available to the Housing Authority if overall funding decreases.

The Town of **Sudbury** will continue to collaborate with the Sudbury Housing Authority in a variety of ways. The Town is currently assisting the Sudbury Housing Authority in the pre-permitting phase of their redevelopment project. Additionally, all first time homeownership opportunities will continue to be offered to the housing authority tenants through targeted outreach.

The City of **Waltham** in collaboration with the Community Preservation Committee has awarded the Waltham Housing Authority (WHA) funding to replace windows and doors and improve handicapped accessibility in their elderly and family units. The City also has awarded UDAG funding for upgrades at WHA properties as well. Information on the downpayment assistance program and other local lotteries is made available to all Housing Authority residents.

The Town of **Watertown** will engage in outreach activities to raise awareness among public housing residents of assistance programs that may be available to them. This would include actively recruiting residents to participate in first time homebuyer classes. The Town and the Watertown Housing Authority will work together on possible collaborative relationships regarding three off-site inclusionary units that are still to be provided as part of existing affordable housing agreements with developers.

Housing and Service Provider Coordination

Well established networks of coordination between public and assisted housing providers and service agencies enables these providers to develop a shared understanding of community needs and the best ways to address these needs. These coordination efforts are detailed below on a community-by-community basis.

As **Belmont** develops ways to address the current affordable housing needs in the Town, meetings will be held with those agencies that provide support services for populations that require affordable housing. The Belmont Housing Authority will collaborate with the Town to make sure that pre- and post-occupancy services are available in affordable housing developments. Additionally, as the Belmont Housing Authority begins to examine how to address the housing needs of those underserved constituents, private and governmental health, mental health and other such service agencies will be contacted to gather their input.

The **Bedford** Housing Partnership and the Municipal Affordable Housing Trust coordinate the housing activities in the Town. Developers must present their projects to the Partnership for review. The Partnership coordinates with the Planning Board, Council on Aging, Bedford Selectmen, Conservation Committee, Building Department, and other agencies, as needed, to implement the Town's housing agenda. Bedford's housing program is run through the Town Manager's office. Therefore, the housing agenda is integrated into town activities.

The Town of **Framingham's** Community Development Committee will continue to play a role in setting policy and encouraging coordination of the delivery of housing and community development activities and services by the diverse elements of the local housing delivery system. The delivery system includes the work of the Town, Housing Authority, and a number of nonprofit housing development agencies. Through its presence on and participation in a broad range of committees, task forces, and focus groups (e.g. the Fair Housing Committee, MetroWest Outreach Connection, Downtown Solutions, Framingham Downtown Renaissance, Framingham Community Partners, Framingham Business Association, Community Connections, the Housing Summit, and Town Meeting Standing Committee on Planning and Zoning), the Department of Community and Economic Development will promote a housing agenda that strives to have partners working together.

The **Lexington** Planning Department will work closely with the housing authority to enhance coordination between housing providers and service agencies.

The Town of **Lincoln** will work with WATCH, and possibly other CHDO's, to enhance coordination between housing providers and service agencies.

Natick currently has affordable units available through upcoming lotteries in Natick Center as well as first-come availability in West Natick, and expects at least another 67 units over the next five years at the South Natick Hills development. It is essential to the Town that affordable housing development address the needs of persons with disabilities and special needs such as the elderly. Housing providers should also be informed of the current needs of the community and available resources and the location of service centers.

Staff from the **Needham** Planning Department have started meeting every other month with representatives from both Needham Opportunities, Inc. and the Housing Authority to discuss projects, ideas and future goals. The meetings move each group forward with a shared understanding of each others' efforts and goals. This forum lays the foundation for involvement by other service agencies in Needham.

The City of **Newton** is committed to promoting and improving coordination between housing providers and private and public/nonprofit health, mental health and service agencies. Evidence of this commitment is apparent from attendance at the numerous focus groups, advisory committee meetings and public meetings as well as the ongoing communication with the staffs of other City departments and other jurisdictions as part of the development of the Consolidated Plan and as a regular component of Newton's housing and community development program. The specific actions that are currently underway or will be undertaken to increase coordination are described in the following paragraphs.

The Division of the Planning and Development Department is the primary City entity responsible for coordination efforts. As such, for the past 11 years, Division staff has planned, organized and promoted Human Service Providers' Network meetings for CDBG and ESG grantees and local non-grantee agencies. The meetings are held five times a year with an average attendance of 44 people from 36 different agencies. Past topics of these meetings have included:

- Obtaining Affordable Housing

- Emergency Resources for Families in the Winter Months
- Dealing with Mental Health Crises
- Promoting Ethics in Public Services (Half-Day Conference)
- Youth Services in Newton

Human Service Providers' Network meetings increase the level of information available to providers concerning social problems and promote sharing ideas and mutual strategies. The goal is to encourage providers to communicate with each other and encourage them to find new ways to cooperatively provide services. While providers in some communities complain of increased competition in the face of shrinking public funds available for services, Division staff has found that when agencies interact and communicate, the degree of competition is reduced.

During the Consolidated Plan citizen participation process, Division staff met with a variety of stakeholders including affordable housing developers, advocates and human service providers. Attendees at the focus groups stated that it was helpful to them to be able to share information about funding opportunities, unit vacancies and general information. The City agreed to schedule and facilitate a follow-up meeting to see if there was enough interest to continue meeting on a quarterly basis. The City can help promote partnerships and deepen working relationships between housing developers and service providers by initiating more opportunities for group discussions. Integrating housing development and the provision of human services is also emphasized in the City's Comprehensive Plan.

The Town of **Sudbury** will work with housing providers and service agencies to enhance their overall level of support. Action items include the development of a services brochure for residents and continued work with Longfellow Glen management as they transition to new ownership.

The City of **Waltham** works closely with the City's local CDC, WATCH, on two fronts. The City participates in the homebuyer counseling certification class offered by WATCH and is negotiating with WATCH on the re-use of a surplus school for housing. WATCH has and will continue to assist City residents with their tenant advocacy program. The City and the Waltham Housing Authority communicate daily on rehabilitation projects as well as referrals for assistance. The Planning Department has a seat on the local homeless coalition committee and will continue to assist the committee as necessary.

In order to improve coordination between housing providers and service agencies, **Watertown** will continue to encourage an open exchange of ideas and issues. The Town encouraged outreach to service providers as part of the needs assessment process and will continue to provide opportunities for dialogue among service providers, Town staff, Watertown Housing Partnership, and housing providers. This will also supply a mechanism to identify redundancies and opportunities for efficiencies through combined efforts. A common understanding is critical to providing efficient and effective service to Town residents.

NON-HOMELESS SPECIAL NEEDS STRATEGIC PLAN

Priority Analysis

The Consortium-wide analysis of the housing and supportive service needs of the non-homeless population indicates high needs in the elderly, frail elderly and persons with physical disabilities populations. The following table depicts the incidence of housing problems and cost burden in elderly households in the Consortium.

Table 62: Housing Needs of Elderly Households

	≤ 30% AMI		>30 To <=50% AMI		>50 To <=80% AMI	
RENTERS						
Number Of Households	5,277		2,740		1,788	
With Any Housing Problems	2,812	53.3%	1,785	65.1%	1,079	60.3%
Cost Burden >30%	2,281	43.2%	1,771	64.6%	892	49.9%
Cost Burden >50%	1,441	27.3%	1,094	39.9%	335	18.7%
OWNERS						
Number Of Households	2,942		4,239		4,383	
With Any Housing Problems	2,541	86.4%	2,350	55.4%	1,166	26.6%
Cost Burden >30%	2,541	86.4%	2,340	55.2%	1,166	26.6%
Cost Burden >50%	1,898	64.5%	976	23.0%	588	13.4%

There is an intersection between the elderly population and persons with physical disabilities. Approximately 35 percent of elderly and 45 percent of frail elderly have some type of disability. Physical disability tends to be the most common type of disability experienced by this population.

The table below indicates the high incidence of housing problems experienced by households containing at least one person with a disability.

Table 63: Housing Needs of Disability Households

	Renters	Owners
Household Income <=50% MFI	5,028	2,609
Household Income <=30% MFI	3,420	1,042
% with any housing problems	53.4%	78.7%
Household Income >30 to <=50% MFI	1,608	1,567
% with any housing problems	66.0%	57.8%
Household Income >50 to <=80% MFI	1,197	1,666
% with any housing problems	46.4%	34.8%
Household Income >80% MFI	2,534	7,154
% with any housing problems	22.6%	11.9%
Total Households	8,759	11,429
% with any housing problems	45.9%	28.4%

WestMetro HOME Consortium Non-Homeless Housing and Service Priorities

On a Consortium-wide basis the following priority needs, objectives, strategies, and accomplishments have been identified (in no particular order):

Priority #1: Households that include at least one person with a physical disability.

Objective: Increase the range of housing options and related services for persons with special needs.

Strategies:

- Ensure that new construction of housing units meets accessible standards.
- Capitalize on existing housing rehabilitation programs for architectural barrier removal and accessibility improvements.

Accomplishments:

- The number of accessible rental and homeowner units created.
- The number of units with accessibility improvements funded by Consortium housing rehabilitation programs.

Priority #2: The housing needs of elderly and frail elderly renters and homeowners who earn ≤ 80 percent of the AMI.

Objective: Increase the range of housing options and related services for persons with special needs.

Strategies:

- Enable elderly homeowners to remain in their homes and access services or find other affordable housing options.
- Target financial resources to affordable housing developments that serve the elderly population.
- Partner with service providers to leverage resources.
- Capitalize on existing housing rehabilitation programs for weatherization repairs and access improvements.
- Increase the number of units assisted with housing rehabilitation programs.
- Increase the number of affordable rental units provided to elderly transitioning to smaller, affordable housing conditions located near services.

Non-homeless special needs were also prioritized on a community-by-community basis. The following table includes these non-homeless priorities by community.

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Table 64: Non-Homeless Priority Needs

Priority Need	Strategy	Accomplishment	Quantity	Obstacles to Meeting Unmet Need
BEDFORD				
Affordable rental housing needs for persons with physical disabilities.	Work with developers to ensure that persons with physical disabilities have access to affordable units. Create new housing opportunities when possible.	The number of physically disabled persons who have access to affordable rental housing.	3	Accessing affordable rental opportunities for physically disabled persons is dependent on the availability of vacant accessible units and the ability of the household to afford the "affordable" rent.
Needs of elderly owners with affordable homeowner housing	Assist elderly homeowners to remain in their home and access services or find other affordable housing opportunities.	The number of elderly who are able to access affordable housing and obtain services.	5	Assisting elderly homeowners to remain in their home is dependent on the individual circumstances of each homeowner, the availability of financing to assist the homeowner, and the availability of services.
BELMONT				
Elderly and supportive services (home repair and maintenance).	Belmont will work with the Council on Aging, Board of Health, and Belmont Housing Trust to establish a home repair and maintenance program. HOME funds could be used to leverage additional funds.	Establish home repair and maintenance programs.	2-3	Securing the funding necessary to establish home repair and maintenance programs will be difficult. Convincing elders to take advantage of such a program will also be extremely difficult.

Priority Need	Strategy	Accomplishment	Quantity	Obstacles to Meeting Unmet Need
BELMONT (CON'T)				
Elderly and affordable rental and homeowner housing.	Belmont will adopt various zoning bylaws and other regulations to allow accessory dwelling units, mixed-use developments, congregate housing, and limit condominium conversions. HOME funds could be used to leverage additional funds.	HOME funds could be used to leverage additional funds. Encourage developers to construct housing appropriate for the elderly.	2 or more	Identifying available property (because property is scarce in Town) and working with private properties owners can be difficult. The lack of sufficient funding can also be an obstacle to the development of affordable housing.
FRAMINGHAM				
Needs of elderly and frail elderly owners and renters.	Rehabilitate owner-occupied and rental units occupied by elders to improve safety and accessibility.	Number of units rehabilitated.	8 as a subset of 20 units cited as 5 year rehab goal	Limitation on funds.
Housing and supportive service needs of persons with severe mental illness.	Support construction of residences, group homes, and supportive housing. Preserve and upgrade current facilities through moderate rehabilitation. Seek rental assistance from other (non-HOME) public sources for scattered site placement.	Number of units constructed and the number of units rehabilitated.	Rehab units as subset of rehab cases.	Relative scarcity of funds to support improvements, new construction. Some zoning and permitting constraints. Need for neighborhood support.

Priority Need	Strategy	Accomplishment	Quantity	Obstacles to Meeting Unmet Need
FRAMINGHAM (CON'T)				
Physical Disability	Encourage universal design standards. Preserve and upgrade current facilities through moderate rehabilitation to include accessibility improvements.	Number of units constructed and number of units rehabilitated	1 or 2 projects	Relative scarcity of funds to support improvements, new construction. Some scarcity of existing dwelling units suitable for economical adaptation. Some zoning and permitting constraints.
LEXINGTON				
Housing needs for people with special needs.	Work with Lex Hab, Lexington Housing Authority, and Housing Partnership Board to find additional opportunities for housing options for persons with special needs.	Additional affordable housing opportunities identified.	1-2 per year	High cost of land; mansionization; limited resources; limited advocacy for affordable housing for people with special needs.
LINCOLN				
Affordable rental housing needs of the physically disabled	Increase accessibility through rehabiliation and/or purchase of new property.	Purchase new units or renovate old units	1 - 2	Funding and availability of appropriate property for individuals with physical disabilities.

Priority Need	Strategy	Accomplishment	Quantity	Obstacles to Meeting Unmet Need
NATICK				
Housing needs of elderly renters.	Work to ensure that the elderly have access to affordable rental units.	Number of affordable rental units provided to the elderly transitioning to smaller, affordable housing units located near services.	5	There are a limited number of available affordable rental units near elderly services.
Housing needs of elderly homeowners.	Work to ensure that the elderly have access to affordable ownership units.	Number of affordable ownership units provided to elderly transitioning to smaller, affordable housing units located near services.	5	There are a limited number of available affordable ownership units near elderly services.
Rental housing needs of persons with physical disabilities.	Encourage designers, architects, and builders to incorporate and use the universal design concept in their projects to provide more accessible housing.	Number of housing units incorporating universal design.	3	Cost of implementation
NEEDHAM				
Affordable rental housing for the frail elderly.	Seek to improve and expand senior rental housing at the Linden Chambers development and encourage affordable senior rental housing in affordable housing or senior housing projects. Needham will also explore and encourage housing in the Town Center.	Work with the Housing Authority to expand senior housing at Linden Chambers. Encourage this expansion, and when necessary, contribute HOME funds to jumpstart the project and leverage other funds.	2-3	Securing all the financing necessary for an expansion is a large task, but HOME funds have been used to leverage other funds in the past, and could be so used again.

Priority Need	Strategy	Accomplishment	Quantity	Obstacles to Meeting Unmet Need
NEWTON				
Increase the number of accessible rental and homeownership units for the elderly and special needs sub-populations with incomes ≤ 80% AMI.	Target financial resources to affordable housing developments that serve elderly and special needs sub-populations with incomes ≤ 80% AMI. Ensure that assisted units are adaptable and/or accessible, as required. Continue to capitalize the Newton Housing Rehabilitation Program which provides funding assistance for architectural barrier removal and accessibility improvements. City-wide support for this program is also identified in the Comprehensive Plan. Consider assigning high priority work items, such as accessibility improvements, within the Newton Housing Rehabilitation Program. Evaluate an increase in the funding cap on the One-to-Four Unit Purchase Rehabilitation Program.	Increased number of accessible rental and homeownership units for the elderly and special needs sub-populations with incomes ≤ 80% AMI.	(See above.) 75 cases with an access compo-nent	Targeting financial resources to a specific special needs sub-population requires a significant policy change in the City's allocation of federal funds. Adopting this policy will reverse the City's current *first come first serve* philosophy. Changing the policy requires stakeholder agreement. Lack of sufficient funding to meet all requests for housing rehabilitation program assistance.

Priority Need	Strategy	Accomplishment	Quantity	Obstacles to Meeting Unmet Need
NEWTON (CON'T)				
Increase affordable housing options with supportive services for low-and moderate-income individuals with special needs. This priority need is also stated as a strategic approach in the housing section of the City's Comprehensive Plan.	Target financial resources to affordable housing developments that serve individuals with special needs. Funding requests must include partnerships with service providers.	Increased number of housing choices for low- and moderate-income individuals with special needs.	4 units	Targeting financial resources to a specific special needs sub-population requires a significant policy change in the City's allocation of federal funds. Adopting this policy will reverse the City's current *first come first serve* philosophy. Changing the policy requires stakeholder agreement. Lack of sufficient funding to meet all requests for housing rehabilitation program assistance.
SUDBURY				
Housing needs of persons with mental or physical disabilities in a supportive services setting.	Sudbury will continue to explore opportunities to assist in creating a group home in Sudbury for persons with a disability in need of supportive services.	Increase units available to persons needing supportive services.	4	Lack of availability of appropriate property and funds to subsidize capital and operating budgets.

Priority Need	Strategy	Accomplishment	Quantity	Obstacles to Meeting Unmet Need
WALTHAM				
Housing needs of victims of domestic violence.	In order to increase the range of safe housing for victims of domestic violence, the City will allocate CDBG funding to social service agencies that provide education, shelter and advocacy services. The CDBG funded rehabilitation program will provide funds to de-lead shelter housing.	Rehabilitation grants to social service agencies	1,000 people	Victim service providers state that there is lack of sufficient funding for bilingual services, financial assistance, legal assistance, programs for children and adolescents and transportation. Current domestic violence shelters only house women and their children. There are currently no shelter services in Waltham for Men who are victims of domestic violence.
Housing needs of the elderly.	In order to help elderly homeowners remain independent, the CDBG-funded rehabilitation program will continue to offer interest free deferred loans for weatherization repairs and handicap accessibility renovations.	The loan program continues to provide funding to 20-40 elderly homeowners for code improvements and barrier removal on an annual basis.	100 people	The primary obstacle to meeting elderly needs is the general lack of funding resources available to the public and private agencies who serve the needs of low- and moderate-income residents. As state funding is decreased to cities and towns CDBG funds are being re-allocated to projects that will benefit all populations in Waltham, therefore reducing the amount allocated for elderly housing repairs.

Priority Need	Strategy	Accomplishment	Quantity	Obstacles to Meeting Unmet Need
WATERTOWN				
Housing needs of persons with a disability.	Developing more affordable, accessible and dwellings with integrated support services. This will be funded through CDBG and HOME. Continue to subsidize Greater Waltham Assoc. for Retarded Persons and Waltham Committee as well as local non-profit housing developers, such as WATCH the Waltham Alliance To Create Housing. Continued HOME allocations will provide Down Payment Assistance Loans to eligible applicants.	Affordable, accessible units	25	
Affordable Rental Housing for the Physically Disabled	In order to provide more accessible housing, Watertown will encourage designers, architects, and builders to incorporate and use the universal design concept in their projects.	All new rental housing projects in Watertown will incorporate universal design.	5-10	Lack of housing projects due to the current economic climate reduces the opportunity to create new affordable housing. It also makes it more difficult to incorporate any aspects to a project that increases costs.

HOMELESSNESS NEEDS ASSESSMENT

Data

The City of Newton's Department of Planning and Development directed the process of collecting, analyzing, and reporting data for the WestMetro HOME Consortium homeless needs assessment. The Continuum of Care applications for Newton-Brookline-Watertown and Framingham-Waltham provided the main source of information for this assessment. The needs of the homeless population were also a part of the citizen participation outreach completed by each community in the Consortium. Appendix J includes a detailed explanation of these participation methods.

Homelessness in the Region

Table 65: Homeless Individuals and Families

Location	Homeless Individuals	Homeless Families	Total
Brookline/Newton CoC*			
Emergency Shelter	106	172	278
Transitional Housing	60	34	94
Unsheltered	7	0	7
Total	173	206	379
Framingham/Waltham CoC**			
Emergency Shelter	NA	16	16
Transitional Housing	4	34	38
Unsheltered	3	0	3
Total	7	50	57
CONSORTIUM	180	256	436

* Includes Watertown

** Includes Natick

Source: 2008 Continuum of Care Applications for the Brookline/Newton, Framingham/Waltham and the Massachusetts Department of Transitional Assistance

Homelessness is both a regional and a statewide problem. Agencies often refer homeless people across community lines. For example, a homeless individual in Newton would most likely be referred to Middlesex Human Service Agency in Waltham for emergency shelter, while a homeless family fleeing from domestic violence from across the state may end up being placed by the Massachusetts Department of Transitional Assistance at The Second Step in Newton. The number of sheltered homeless people within these communities -180 individuals and 256 families - is in large part, a reflection of the number of emergency shelters and transitional housing units available within each community.

The 10 unsheltered homeless people identified in the table above were in the Town of Brookline, Town of Framingham and City of Waltham; however, people living

unsheltered are periodically found in the other HOME Consortium communities as well and services and protocols are in place to help unsheltered homeless people receive the services they need.

Within the boundaries of the HOME Consortium, there are two different Continua of Care – Brookline/Newton, which also includes Watertown and Waltham and the Massachusetts Department of Transitional Assistance Balance of State Continuum, which includes several communities around the state that are not part of any other continuum. These continua work together to coordinate services and share information across municipal and territorial boundaries.

Table 66: Homeless Facilities

Geography	Population	Emergency Shelter Beds	Transitional Housing Beds	Permanent Supportive Housing Beds	Beds Dedicated to Chronically Homeless
Bedford	Individuals	0	0	0	0
	Families	0	0	0	NA
Belmont	Individuals	0	0	0	0
	Families	0	0	0	NA
Brookline	Individuals	0	4	74	28
	Families	45	15	0	NA
Framingham	Individuals	18	35	304	77
	Families	84	0	0	NA
Lexington	Individuals	0	0	0	0
	Families	0	0	0	NA
Lincoln	Individuals	0	0	0	0
	Families	0	0	0	NA
Natick	Individuals	10	0	0	0
	Families	0	0	0	NA
Needham	Individuals	0	0	0	0
	Families	0	0	0	NA
Newton	Individuals	0	0	31	24
	Families	0	79	12	NA
Sudbury	Individuals	0	0	0	0
	Families	0	0	0	NA
Waltham	Individuals	57	7	3	1
	Families	207	0	0	NA
Watertown	Individuals	0	0	3	1
	Families	0	0	0	0
CONSORTIUM		421	140	424	131

Source: 2008 Continuum of Care Applications for the Brookline/Newton, Framingham/Waltham and the Massachusetts Balance of State Continua

To address the regional problem of homelessness, emergency shelters and transitional and permanent supportive housing units for homeless people are scattered throughout

the Consortium, and many of the services to assist homeless individuals and families are provided across jurisdictional boundaries. As stated previously, these resources are shared across jurisdictional boundaries. At the same time, both Brookline and Newton have several units of permanent supportive housing, and individuals staying in Waltham shelters may be referred to permanent supportive housing opportunities in Brookline or Newton.

Table 67: Supportive Services for Homeless Populations

Provider Organizations	Prevention					Outreach			Supportive Services									
	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Heath Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
Advocates		X	X	X	X		X	X	X	X	X	X	X	X	X	X	X	X
BayPath Elder Services		X	X	X			X		X	X		X						X
Boston College Legal Assistance Bureau					X													
Brookline Community Mental Health Center	X	X	X	X	X	X	X		X	X	X	X		X	X	X	X	X
Brookline Health Department						X					X		X	X				
Brookline Housing Authority		X																
Brookline Police Department						X		X										
Bridge of Central Massachusetts		X	X	X					X	X	X					X		X
Catholic Charities		X	X	X					X	X	X	X	X	X	X	X	X	X
Employment Options		X	X	X						X					X	X		X
Framingham Housing Authority		X																
Framingham Police Department								X										
Framingham Veterans Services		X	X	X						X								
Health Awareness Program				X					X	X				X				
HEARTH									X	X	X	X	X	X	X	X	X	X
Horace Cousens Industrial Fund	X	X	X															
Jewish Family and Children's Service	X	X	X	X	X			X	X	X		X	X	X				
Lawyers Clearinghouse					X													
Massachusetts Department of Mental Health				X					X									
Massachusetts Department of Mental Retardation				X					X									
Massachusetts Department of Social Services				X					X								X	

Provider Organizations	Prevention					Outreach			Supportive Services									
	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Heath Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
Massachusetts Department of Youth Services				X					X									
Massachusetts Department of Public Health				X					X			X	X	X				
Massachusetts Department of Transitional Assistance				X					X									
Massachusetts Department of Rehabilitation Assistance				X					X									
Mediation Works				X														
Middlesex Human Service Agency	X	X	X	X					X	X	X	X						X
Natick Housing Authority		X																
Natick Police Department								X										
Natick Veterans Services		X	X	X						X								
Newton Health and Human Services Department			X			X							X	X				
Newton Housing Authority		X																
Newton Police Department						X		X										
Parents Program of NCSC									X	X	X	X	X	X	X	X	X	X
Pine Street Inn		X		X					X	X	X	X	X	X	X	X	X	X
REACH				X					X	X					X			X
Riverside Community Care						X	X		X		X	X		X	X			
Salvation Army			X	X						X	X							
Second Step		X	X	X	X				X	X	X	X	X	X	X	X	X	X
South Middlesex Opportunity Council	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Spectrum Health Systems				X					X	X	X	X						X
Vinfen									X	X	X	X	X	X	X	X	X	X
Waltham Housing Authority		X						X										
Waltham Police Department																		
Waltham Veterans Services		X	X	X						X								
Watertown Health Department						X												
Watertown Housing Authority		X																
Wayside Youth and Family Support				X					X	X	X	X			X			

Provider Organizations	Prevention					Outreach			Supportive Services									
	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Heath Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
West Suburban YMCA									X	X	X	X	X	X	X	X	X	X
Women's Institute for Housing and Economic Development									X	X	X	X	X	X	X	X	X	X

Source: 2008 Continuum of Care Applications for the Brookline/Newton, Framingham/Waltham and the Massachusetts Balance of State Continua

The services system described above is designed to help people who are homeless or at-risk of homelessness obtain or maintain permanent housing. Many of these services assist homeless individuals and families across jurisdictional boundaries.

Homeless Needs in the WestMetro HOME Consortium

Table 68: Identification of Homeless Needs

Geography	Housing and Service Needs
Bedford	There is an overall increase in homelessness due to the economy. Increased need for local services resulting from the recently developed SRO for homeless veterans and low-income permanent housing.
Brookline	Transitional housing for those that became homeless through eviction Service enriched housing for persons with developmental and psychological disabilities. Emergency shelter space for homeless families Legal services to prevent homelessness
Lexington	No needs identified – eight bed emergency shelter adequately serves residents facing temporary homelessness.
Lincoln	No need identified
Needham	No needs identified - Needham Housing Authority is able to provide adequate emergency housing.
Sudbury	Permanent housing that is integrated into the community, stable income, child care, transportation, emergency and long-term dental and medical healthcare including the provision of mental health services, increased case management, substance abuse treatment, life skill services including one-on-one financial literacy and financial management assistance and prevention programming (or programs) targeted to those "at-risk" of homelessness.
Waltham	Waltham's population of chronically homeless people is estimated between 60 - 80 people (at any one time) and there is a concentration of

	emergency shelters and state institutions in the city. Chronically homeless have difficulty transitioning to permanent housing.
Watertown	Low-income housing to prevent families from becoming homeless

Service providers in Brookline identified two prominent needs associated with homelessness: assistance in establishing a record of being stably housed through the provision of transitional housing for those that became homeless through eviction and housing for persons who need service-enriched housing in order to live independently. According to providers, many of these people are homeless or living in over-crowded conditions with family members. Currently Pine Street Inn provides housing with case management services and owns or manages nearly 100 units of service-enriched housing. Based upon the success of this type of housing in Brookline, the agency is looking to develop additional service-enriched rental housing in the Town.

Another issue identified by the Brookline Health Department staff is the issue of accessing legal services to prevent homelessness in the case of foreclosures as well as the inability to pay rent. Assistance in mediating tenant/landlord disputes has also be identified as an on-going issue by providers and Town staff who receive calls about these issues on a regular basis.

Cuts in the state budget are expected to impact homeless families throughout Massachusetts seeking emergency shelter. Under the FY2010 budget, families entering emergency shelter must have incomes below 115 percent of the federal poverty level, down from 130 percent in FY2009. Families with incomes between 115 percent and 130 percent that are currently residing in shelter shall only remain eligible for another six months.

HOMELESSNESS STRATEGIC PLAN

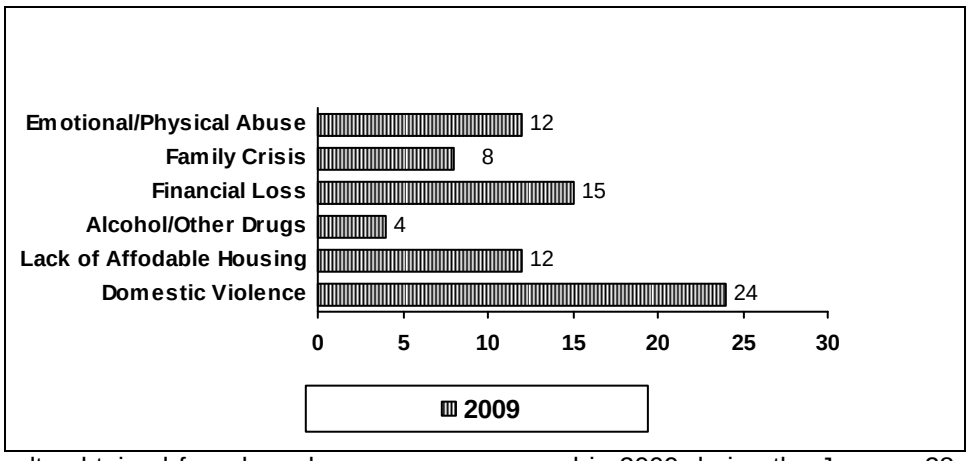
Priority Analysis

This section summarizes on a Consortium-wide basis, the priorities assigned to the needs of homeless individuals, homeless families and those at-risk of homelessness, based on the Consortium's analysis of homelessness and potential homelessness. Just as a broad range of housing conditions and needs exists within the Consortium based on the differing communities, a broad range also exists within the Consortium with respect to homelessness and homeless needs.

A number of communities in the Consortium, including Belmont, Lincoln, Sudbury, Bedford, Lexington and Natick indicate that there are few homeless individuals or families in their communities. Furthermore, these communities by and large do not have shelter, transitional or permanent supportive housing units for homeless individuals and families and look to supportive services in neighboring cities/towns when a homeless person is identified. By contrast, both Brookline and Waltham have large emergency shelters for families operating in their communities and Waltham has emergency shelter beds for homeless individuals as well. Newton on the other hand, plays an important role in providing transitional housing and permanent supportive housing for both homeless families and individuals.

The Consortium-wide analysis of homelessness and homeless needs begins with a clear understanding that homelessness is not solely a function of housing market conditions as described in the Housing Market Analysis. In fact, a number of factors contribute to homelessness including displacement, domestic violence, alcohol and drug abuse, and mental illness. The chart below is a snapshot of point-in-time survey respondents' reasons for becoming homeless.

Fig. 16: Primary Reasons for Homelessness*



*Results obtained from homeless persons surveyed in 2009 during the January 28 point-in-time survey of homeless people.

The Consortium communities all indicate that there is a high priority for permanent supportive housing for both individuals and families reflecting two factors:

1. Often homeless people, even if they are ready to transition to permanent units, cannot move because there is an inadequate supply of permanent supportive housing units; and

2. Due to the nature of the factors that are significant contributors to homelessness, such as mental illness, drug abuse and domestic violence, the "support" component to permanent supportive housing is critical to the success of permanently housing the formerly homeless.

Strategy Development

The Consortium-wide strategy is designed to reduce and abate homelessness and is comprised of a five-pronged approach, which includes:

Planning and coordination: The Brookline-Newton-Waltham-Watertown Continuum of Care (CoC) meets regularly with the goal of maintaining an effective regional network of service, shelter and housing providers and creating plans to use future funds efficiently.

Data collection: The Continuum's annual point-in-time survey of sheltered and unsheltered homeless persons continues to be critical in gathering information on sub-populations and length of homelessness in order to understand the changing needs of this population.

Prevention: The WestMetro Consortium network and the Continuum puts in place measures to respond when individuals are in crisis and risk of losing their housing, including psychiatric crisis intervention, short-term respite care; case management; financial assistance with rent and utility arrearages and relocation; legal services; eviction prevention; and stabilization services for those transitioning to housing. The Homelessness Prevention and Rapid Re-Housing Program funds received in 2009 by both the Town of Brookline and the City of Newton will play an important role in providing the financial assistance necessary to prevent homelessness in these tough economic times.

Outreach and assessment: Outreach and assessment is essential in ensuring services reach those that need them. The Consortium and the Continuum also facilitate the replication of successful methods and protocols.

Permanent supportive housing: Permanent supportive housing is the Continuum's greatest asset in preventing and reducing chronic homelessness.

Proposed Goals and Accomplishments

Proposed accomplishments include the following:

- Increase the number of permanent supportive housing units (see Table 1A); currently there are 137 permanent supportive units designated for people who are homeless in the Brookline/Newton Continuum of Care. The Brookline/Newton Continuum of Care has a goal of producing five permanent supportive housing units per year during the FY11-15 Consolidated Plan period, resulting in an additional 25 units.

- Continue support for prevention and outreach and assessment programs. Prevention services include psychiatric crisis intervention, respite care, case management, financial assistance, relocation, legal service and eviction prevention. Homelessness Prevention and Rapid Re-Housing Program funds will play a key role in providing prevention assistance.

- Improve outreach, assessment and referral. Some CoC communities have developed more street outreach to unsheltered homeless than others. Plans include other CoC communities replicating the existing methods and protocols from more “experienced communities” to more effectively serve the unsheltered homeless.

- Create better linkages between homeless service providers and owners of permanent supportive housing to improve homeless persons’ access to existing housing. Part of the Homeless Prevention and Rapid Re-Housing Program includes working with the Metropolitan Boston Housing Partnership (MBHP) to increase these linkages and create more opportunities for permanent affordable housing. MBHP will work to provide the short- to medium-term rental assistance needed to get people into housing and maintain their housing stability over the long-term.

ACCESSIBILITY NEEDS ASSESSMENT

Introduction

This section of the FY11-FY15 Consolidated Plan includes the needs assessment for accessibility improvements. For the purposes of this document, the terms “access” and “accessibility” refer to the condition of one’s physical environment that permits relatively safe and unrestricted use by people with disabilities. In general, the test for accessibility is whether a condition is in conformity with the guidelines of the Americans with Disabilities Act (Public Law 101-336) and the regulations of the Massachusetts Architectural Access Board (521 CMR). For instance, an accessible path of travel is one that can be used by people with disabilities and complies with applicable state and federal laws.

The Census reported that 3,394 people with physical disabilities, age 16 and over, live in Newton, representing four percent of the City’s population. Recent Census estimates (2005-2007) point to an increase in the number of Newton residents with a physical disability to 3,967 people or 4.6 percent of the population. While this percentage may seem low, the obstacles faced by people with physical disabilities on a daily basis justify the allocation of CDBG funds towards improving accessibility.

Needs Assessment Process and Findings

The access needs assessment process in Newton was carried out by the Mayor’s Committee for People with Disabilities (the Mayor’s Committee) in conjunction with Division staff. The mission of the Mayor’s Committee is to foster equal access to community life and activities for people with disabilities. Through education and advocacy, the Committee works to raise awareness about the needs and rights of people with disabilities and the importance of increased accessibility to programs, housing, and facilities in municipal and commercial buildings, and other public entities. Members of the Mayor’s Committee are appointed directly by the Mayor. The Committee currently has 10 members, eight of whom are people with disabilities and one of whom is a legal guardian of a person with a disability. The Mayor’s Committee reviews proposals for CDBG access funding and makes project recommendations to the Planning and Development Board.

Like the Mayor’s Committee, the Fair Housing Committee is also interested in access-related issues particularly related to accessible affordable housing. The Fair Housing Committee acts in an advisory capacity to the Mayor and the Board of Aldermen and works to ensure that policies and practices relating to fair housing are interwoven into the operations and activities of the City as well as the fabric of the community. Under the Fair Housing Committee’s organizational structure, the 11-member committee is comprised of Newton residents or businesses that represent City-based institutions, organizations, and businesses that serve the housing needs of Newton residents. Membership is meant to reflect the diversity of persons who are protected by civil rights laws and must include one or more individuals with expertise in fair housing and civil rights laws. At least three members must be representatives from the Newton Housing Partnership, Newton Human Rights Commission, and the Mayor’s Committee for People with Disabilities. The balance of the membership may be individuals with backgrounds in real estate, lending, social services, public housing and housing development, etc.

The needs discussed in the following paragraphs were obtained by the Mayor's Committee in a variety of ways. The Mayor's Committee has always been receptive to testimony and comments on accessibility needs in the City of Newton from any resident. Additionally, the needs assessment process is ongoing as situations are brought to the attention of staff and the Mayor's Committee throughout the year. Issues of accessibility that are raised before the Mayor's Committee are noted and discussed. When the issue requires only a temporary solution, the person within the City who is most appropriate for dealing with the issue is approached with a request from the Mayor's Committee to deal with the issue and to solve the problem as expeditiously as possible. Alternatively, when major or long-term access problems are brought before the Mayor's Committee, an appropriate long-term planning process that might involve several City departments is undertaken.

In addition to information on access needs gathered at regular meetings, the Mayor's Committee held three public meetings in conjunction with its regularly scheduled meetings in April, May, and June 2009. Although residents were invited to speak about all accessibility issues at the public meetings, the April meeting focused on accessibility needs in Newton parks, the May meeting focused on the accessibility needs of nonprofits in Newton, and the June meeting centered on accessibility needs in Newton public buildings. These meetings were publicly announced through news releases in the *Newton TAB.* In addition, notices were posted at City Hall, distributed electronically to service providers in the City, and announced in the Planning Department's Friday Report which reports on upcoming meetings and is distributed weekly to nearly 250 residents, City staff, and elected officials.

The Mayor's Committee also solicited comments from City staff, including representatives from the Public Buildings Department, the Parks and Recreation Department, the School Department, the Human Services Department, the Department of Public Works and the Planning and Development Department. At the Mayor's Committee's June 2009 meeting, members reviewed all the input received at the three public hearings. The following comments regarding accessibility needs in Newton were received by the Mayor's Committee for People with Disabilities at the April, May, and June public hearings. The identified needs have been sorted into categories below.

Access on public thoroughfares

- Curb ramps are needed at street crossings where they are either non-existent or unusable
- More accessible (audible) pedestrian signals are needed to aid people who are blind or have major sight impairments at complex, busy intersections

Public buildings

- A portion of the signage at Newton Free Library and the Education Center is inaccessible
- Signage in City Hall needs to be bigger
- Both the barn and outdoor space at Angino Farm, owned by the City and operated by Newton Community Farm, Inc., are currently inaccessible
- Accessibility improvements are needed at the entrance of Brigham House, which is owned by the City and leased by the Hyde Community Center

Parks and recreational facilities

- Improvements are required in most of the City's parks to make them accessible
- The lack of accessible pathways in Newton Centre Playground, Cold Spring Park, Burr Park, Warren Playfields, and Weeks Field Playground were discussed at length
- The importance of supporting the integration of accessibility into the master plan that is currently being developed for Crystal Lake

Other

- The entrance of the Newton Housing Authority building at 82 Lincoln Street requires accessibility improvements
- A medical taxi/voucher program is needed for persons with disabilities who are unable to take public transportation
- A "Meals on Wheels" program is needed for persons with disabilities who are living independently

Unmet Needs from the FY06-10 Consolidated Plan

The FY06-FY10 accessibility needs assessment identified several needs that remain unmet, although projects have been designed to address all of them. The primary barrier in addressing these needs is the lack of funding. There is a gap between the amount of CDBG funds and the number of inaccessible curb cuts in the City as well as the number of intersections lacking accessible pedestrian signals. Insufficient funding is also the reason that some park projects need to be "phased" over several years.

The following table indicates the status of unmet needs from FY06-10:

NEED	STATUS
Accessible pedestrian signals	On-going; funds are allocated yearly for accessible pedestrian signals and intersections in need of these signals are identified by residents and committee members.
Compliant curb cuts	On-going; funds are allocated yearly for curb cuts and intersections in need of these improvements are identified by residents and committee members.
Education Center	Significant progress was made in increasing the accessibility of the Education Center through better signage – additional citizen comments in 2009 about the Center's directory indicate there are more improvements needed.
Cold Spring Park	Lack of sufficient funding prevented the completion of all the accessible pathways in Cold Spring. Phase I – one pathway around the tennis court - will be complete in FY10 but the construction of an additional pathway around the basketball and baseball court/field is needed.

Prominent Accessibility Needs

The development of priority needs allows Division staff to focus on what Newton residents view as the most pressing needs in their community. From the comments received at three public meetings and from discussions among members of the Mayor's Committee and relevant City departments, it is evident that improvements to public thoroughfares, municipal buildings and other public facilities, parks and recreational facilities, and nonprofit agencies have the most prominent accessibility needs.

The top four accessibility priority needs, in order of importance, are:

1. Improvements to public thoroughfares

There are many factors that create problems for people with disabilities as they attempt to travel independently throughout the City. The lack of curb cuts at some City intersections creates difficult and dangerous situations for pedestrians who use wheelchairs or other mobility aids. There are also a number of intersections with substandard curb ramps that fail to comply with state and federal access regulations. During the past year, Vanasse Hangen Brustlin, Inc. (VHB), a consulting firm specializing in transportation, land development and environmental servies, was contracted by the City to complete an infrastructure assessment in Newton. VHB's survey results revealed that 21 percent of street corners and other crossing locations were missing curb cuts. Furthermore, 13 percent of existing curb cuts were rated as "fair" and two percent were rated as "poor." These ratings are based on the quality and current condition of material and do not take into account ADA compliance. However, based on this assessment it's likely that more than one-third of the City's curb cuts are non-compliant.

The lack of accessible pedestrian signals, particularly at complex intersections, interferes with safe pedestrian travel for persons with visual impairments. The need for the installation of curb ramps and accessible pedestrian signals has been identified in the last two Consolidated Plans (FY01-FY05 and FY06-FY10), and these needs persist.

2. Improvements to public buildings

Wayfinding in public buildings is essential to accessing public services, especially for people with disabilities. Although past signage projects in both the Newton Free Library and the Education Center achieved considerable progress in addressing this need, additional locations for signs have been identified. The need for access improvements to Angino Farm and Brigham House were established as part of the needs assessment. Accessibility modifications will make programs at Angino Farm accessible and further improve the accessibility at Brigham House. Angino Farm, which is owned by Newton Community Farm, Inc., offers educational classes and workshops on gardening. Among other programs, Brigham House contains the Irving K. Zola Center, a drop-in community center for persons with disabilities. The City's Transition Plan, a federally required evaluation of access needs in City buildings, includes several public facilities with physical obstacles limiting accessibility for people with disabilities that need to be addressed (e.g. Health Department, Jackson Homestead, Department of Parks and Recreation, and the Fire Headquarters).

3. Improvements to parks and recreational areas and facilities

Newton residents benefit from the recreational opportunities offered in numerous City parks, however, most of these parks are not fully accessible. A prioritization list for

access improvement in City parks has developed by the Department of Parks and Recreation. Based on this list, the Mayor's Committee placed a high priority on the implementation of access improvements in the following parks: Newton Centre Playground, Cold Spring Park, Burr Park, Warren Playfields, Weeks Field Playground, and Crystal Lake.

4. Improvements to buildings operated by nonprofit agencies/Newton Housing Authority

Access improvements in several City-owned buildings were identified as a number two priority. This is largely due to the fact that nonprofit organizations operate their programs in these buildings. The Mayor's Committee and Division staff is also aware that access needs arise as agencies create new services or restructure existing services. The role that these organizations play in the community establishes access improvements in these buildings as a priority. The entrance at Newton Housing Authority could also be improved through the installation of an automatic door opener.

The Mayor's Committee considered these four accessibility priority needs when evaluating project applications and making funding recommendations for FY11-FY15.

As part of the accessibility needs assessment process, the City's Fair Housing Committee identified the need to develop a comprehensive and integrated system to assure compliance with all applicable accessibility requirements. This need is further described in the fifth priority.

5. Develop a comprehensive and integrated system to assure compliance with applicable accessibility requirements

The Fair Housing Committee also identified the need for a comprehensive approach to assuring compliance with local, state and federal civil rights and anti-discrimination laws and regulations involving accessibility, which include: Title VIII of the Civil Rights Act of 1968, as amended, (Fair Housing Act); Section 504 of the Rehabilitation Act of 1973 (Sec. 504); Title II and III of the Americans with Disabilities Act of 1990 and its regulations (ADA); and the Architectural Access Board Rules and Regulations at CMR 521 (AAB). Ensuring barrier-free architectural access and complying with applicable laws and regulations is part of the development of housing for people with disabilities as well providing non-housing related public accommodations. The need to ensure that the City is in compliance with all applicable fair housing and access-related laws and regulations was introduced in the Housing Needs Assessment section of the plan and is further described in this section.

The City's existing system for reviewing, approving and monitoring residential developments and public accommodations for compliance with federal access requirements needs to be examined and significantly strengthened. This entails an institution-wide evaluation and structural change since compliance involves a number of City departments including Planning, Inspectional Services, Engineering, Health and Human Services, Public Works, Public Buildings and Parks and Recreation.

Currently, there are no designated City personnel that are responsible for ensuring compliance with both state and federal architectural access requirements. The City's Fair Housing Action Plan, which was developed by the Fair Housing Task Force (now

the Fair Housing Committee) in 2008, identifies 12 strategies or action steps the City should take to address the barriers to fair housing identified in the 2006 Analysis to Impediments to Fair Housing Choice and subsequent findings. The Fair Housing Action Plan, in part, addresses the need to develop a comprehensive and integrated plan to assure compliance with all architectural access requirements within all City departments and the Newton Housing Authority. The need to improve the current system is even more compelling given the knowledge that certain access deficiencies identified in the City of Newton ADA Transition Plan (April 22, 1991) still exist, as well as anecdotal instances of noncompliance in certain residential developments brought to the attention of the Fair Housing Committee and City staff.

The City needs to establish a review and monitoring compliance process that is premised on interdepartmental collaboration and communication. To achieve this will also require interdepartmental training on access laws and regulations and a sense of shared responsibility for the implementation of a compliance system that meets both state and federal requirements. A new system of accountability needs to articulate clear responsibilities, foster a renewed commitment to addressing current deficiencies, and support the ongoing development of a more efficient and effective infrastructure going forward.

ACCESSIBILITY STRATEGIC PLAN

Objectives and Strategies

Once the Mayor's Committee prioritized the accessibility needs, objectives and strategies were developed to address these needs. These objectives and strategies are detailed below:

Public Thoroughfare Improvements

Objective: To improve access on public thoroughfares, especially sidewalks and street crossings

Strategies:

- *Install ADA complaint curb cuts throughout the city, with a focus on village centers where pedestrian traffic is the heaviest*
- *Install accessible pedestrian signals at heavily used and dangerous intersections, with a focus on village centers where pedestrian traffic is the heaviest*
- *Advocate with the City for the construction of accessible sidewalks on all streets and work in tandem to increase accessibility in the City*

Public Buildings Improvements

Objective: To improve access to public buildings, facilities and programs

Strategies:

- *Make the interior of the Education Center and the Newton Free Library more accessible to persons with visual impairments*
- *Improve accessibility of the Jackson Homestead, Fire Headquarters and Fire Station (#1)*
- *Improve accessibility of the programs and facilities at Angino Farm, owned by the City*
- *Improve accessibility of the entrance and outdoor space at Brigham House*

Parks and Recreational Facilities Improvements

Objective: To improve access to parks and recreational facilities and utilize CDBG funds to implement accessibility projects identified by the Parks and Recreation Department

Strategies:

- *Continue to provide funding for additional phases of the implementation of the Newton Centre Playground Rehabilitation and Accessibility Plan*
- *Improve accessibility at the Warren Playfields, Weeks Field Playground, Burr Park, and Crystal Lake*

Improvements to buildings operated by nonprofit agencies

Objective: To improve access to nonprofit facilities and services

Strategies:

- *Respond to accessibility needs of Newton nonprofits*

Projects

Upon completion of the objective and strategy development phase of the planning process, an application for CDBG Access funds was distributed to City departments, nonprofits in the City and the Newton Housing Authority. Division staff received a total of 21 applications (three from the Building Department, one from the Planning and Development Department, one from the Department of Public Works, one from a nonprofit, and 15 from the Parks and Recreation Department). The total request for access projects surpassed one million dollars. The Mayor's Committee reviewed these projects in accordance with the identified needs and selected the projects below for CDBG funding.

Proposed Access Projects

Public Thoroughfare Improvements

- Accessible Curb Cuts

Installation of ADA compliant curb cuts throughout the city with a focus on village centers and school routes where pedestrian traffic is the heaviest. The cost of curb cuts is currently estimated at $5,000 per curb cut. The amount of funding recommended over the next three years ($238,550) will pay for approximately 47 curb cuts.

$78,000 (FY11)
$43,000 (FY12)
$55,900 (FY13)
$61,650 (FY14)
$65,700 (FY15)

Public Buildings Improvements

- Historic Newton Archives Preservation and Access Project

Construction of an accessible ramp or walkway at the Jackson Homestead's main entrance. CDBG funds would be used to leverage CPA funds and the funding would be conditional on the approval of CPA funds.

$40,000 (FY11)

- Newton Senior Center Vestibule

The construction of a permanent vestibule at the rear of the Senior Center.

$75,000 (FY12)

- Accessible Building Directory Sign for Education Center

The installation of three accessible building directory signs to be located in the front entrance lobby, a landing going to the second floor, and at the rear of the parking entrance lobby.

$4,050 (FY13)

Parks and Recreational Facilities Improvements

- Crystal Lake Phase II

Construction of an accessible ramp to continue the path of travel along the shoreline of Crystal Lake, behind the home at 230 Lake Avenue.

$5,000 (FY11)

- Newton Centre Playground Accessible Pathway Phase IV

Construction of an accessible pathway from the universal play area to the newly installed accessible water fountain at the tennis courts.

$40,000 (FY13)

- Newton Centre Playground Accessible Pathway Phase V

Construction of an accessible pathway from Centre Street to meet the Phase IV pathway at the accessible drinking fountain.

$45,000 (FY14)

- Newton Centre Playground Accessible Pathway Phase VI

Construction of an accessible pathway from Homer Street to the Little League Field.

$45,000 (FY15)

Nonprofit Agency Improvement

- Newton Community Service Center Auditorium Ramp

Construction of a ramp in the auditorium of the organization's Waltham Street location.

$5,000 (FY11)

- Newton Community Service Center Bibbo Center Elevators

Replacement of the elevators at the Bibbo Center.

$27,100 (FY13)

To Be Determined

Funds set-aside for projects to be identified in FY14 and FY15.

$12,300 (FY14)
$12,300 (FY15)

Proposed Goals and Accomplishments

Area of Access Improvement	FY11 Goals	FY12 Goals	FY13 Goals	FY14 Goals	FY15 Goals	Five-Year Goals Total
Public thoroughfare improvements	15	8	11	12	13	59
Public buildings improvements	1	1	0	1	0	3
Parks and recreational facilities improvements	1	0	1	1	1	4
Nonprofit agency improvements	1	0	1	0	0	2

Obstacles to Meeting Underserved Needs

The most common obstacles to meeting underserved needs are financial limitations and procedural issues. In terms of financial limitations, there are many competing priorities for uses of CDBG funds. As a result, the annual expenditure on projects directly aimed at creating accessibility is less than $132,000. Given this level of financial resources, not all needs may be met. This is reinforced by the number of access applications and the total amount of funding requested for FY11-FY15.

Once a need has been identified, appropriate steps must be taken toward the development of a plan, the inclusion of appropriate professional services in the design and specification process (e.g. engineers, architects, etc.), public bidding of work that cannot be carried out by municipal employees, the hiring of a contractor and project management leading to the completion of the project. Each of these steps can be lengthy. Because engineers and architects hired by the City to design projects often have many other priority projects, accessibility projects can take a year or more from conception to final design with specifications. The City bidding process is also slowed by the fact that all bid projects are funneled through a relatively small Purchasing Department in preparation for public bidding.

ECONOMIC DEVELOPMENT NEEDS ASSESSMENT

Introduction

This assessment examines the economic development needs of the City of Newton as they relate to CDBG-funded economic development programs. Community Development Block Grant regulations allow funds to be spent on economic development programs that create or retain jobs for low- and moderate-income (LMI) persons and/or assist low- and moderate-income businesspersons with starting or expanding their business.

With these regulations in mind, the Economic Development Advisory Committee (EDAC), a committee appointed by the Mayor and representing local lenders, business owners and nonprofit organizations, held a meeting on February 12, 2010, to discuss economic development needs and formulate strategies to address those needs. The results of that discussion are summarized in the following sections.

Existing CDBG-Funded Economic Development Programs

In order to assess economic development needs and plan strategies and programs to address those needs, an overview of existing CDBG-funded economic development programs is necessary, as many of the needs relate to improving these current programs.

To be eligible for CDBG-funded economic development assistance, a business/business owner must meet specific job creation, job retention, and/or income requirements. Once eligibility has been determined, the application is then reviewed by the EDAC based on established program guidelines. In general, economic development assistance provided with CDBG program funds may be used to help businesses purchase land, buildings, equipment, furnishings, construction, and lease-holder improvements, or to provide working capital. Specific programs currently available are described in the following paragraphs.

Technical Assistance

The purpose of the technical assistance component of the program is to help businesses become self-sufficient so that they can independently utilize bank and/or City programs in the future. Upon expressing an interest in the micro-enterprise loan program (discussed in the following paragraph), entrepreneurs are encouraged to partake in appropriate business counseling and/or training, if necessary, through the UMass Small Business Development Center or an equivalent resource. The technical assistance component is intended to assist in the development of a business plan, as well as strengthen marketing, management, and financial capabilities. If additional business counseling is required by the City either prior to loan approval or throughout the course of the loan, the business owner must agree to complete it.

Microenterprise Loan Program

The Microenterprise Loan Program is designed to help low- and moderate-income entrepreneurs start, continue, or expand businesses in Newton. The program aims to increase the microenterprise's capacity by offering support through business counseling and loan assistance. Microenterprise loans are available to assist businesses with the

acquisition of land, buildings, equipment, furnishings, construction, lease-holder improvements, and working capital. Loans are offered at 75 percent of prime rate at the time of loan approval, with a payback of 1 to 10 years, prorated according to the amount borrowed. Microenterprise loans range from $5,000 to $35,000 per loan.

Family Day Care Grant Program

Created in FY04 in partnership with the Newton Community Service Center's Family Day Care System, the Family Day Care Grant Program is designed to assist low- to moderate-income Newton residents start, continue, or expand an in-home family day care through small grants of up to $2,500. Grant funds may be used for any purchases required by the day care licensing authority including but not limited to items under the following categories: licensing fees, baby equipment, napping needs, outdoor play/activities, arts and crafts, literacy activities, pretend play toys, and business-related home improvements (e.g. radiator covers and outdoor fencing).

Economic Development Needs

Although there is clearly a need for economic development in the region with unemployment levels in the double-digits as of December 2008, it is difficult to gage the need for the CDBG-funded microenterprise loan program in Newton. Interest in the program has never been substantial. From FY01 to date, eight applications have been received of which five were approved and three were denied. The three applications that were denied were deemed too risky to warrant an investment of public resources because of a poor credit history and little or no business experience. The five that were approved are in repayment and annually generate approximately $15,000 in program income that is used to recapitalize the Microenterprise Loan Program and the Family Day Care Grant Program.

The lackluster performance of the program can most likely be attributed to the limited pool of viable applicants – they cannot present too great a risk or they will not be approved, and they cannot be too successful or they will most likely opt for conventional financing that does not have the jobs creation requirements attached to it. This limits both interest in the program and loans made.

Strategies to improve program performance have included shortening the application review and approval time in an effort to make it more attractive; conducting targeted marketing to area banks and the Newton-Needham Chamber of Commerce; and providing information in the City's Economic Development Brochure and on the City's website. The creation of the Family Day Care Program was an effort to partner with a non-profit agency to create economic opportunities for low- and moderate-income people.

ECONOMIC DEVELOPMENT STRATEGIC PLAN

Economic Development Strategies

As stated previously, there is a need for economic development in the region given the economic downturn and the growing unemployment rate. However, because of the narrow audience for the CDBG-funded program, an increase in funding for FY11-15 is not recommended at this time. Instead, the income from existing loan repayments estimated at $15,000 annually will be used to capitalize the program.

Strategies for maximizing the benefit derived from these funds include:

- Consider partnering with local lending institutions to leverage conventional loan funds. The CDBG funds could be used to provide loan guarantees for conventional financing.
- Seek new partnerships with non-profit agencies to create programs to help low- and moderate-income clients start or expand a business. The program(s) would be modeled after the Family Day Care Grant Program.
- Work with the Senior Economic Development Planner, a new position in the Planning and Development Department, to market the program.
- Explore the possibility of merging the EDAC with the City's Economic Development Commission. This would better integrate the CDBG-funded programs with the City's overall economic development goals.

Proposed Accomplishments and Obstacles

The proposed goals and accomplishments of the economic development program during the five-year period covered by this plan are listed below.

PROGRAM	PROPOSED ANNUAL ACCOMPLISHMENT	PROPOSED OUTCOME
Microenterprise Loan Program	Award one loan annually	Create economic opportunities for low- and moderate-income people
Family Day Care Grant Program	Provide one to two grants per year	Create economic opportunities for low- and moderate-income
Proposed Targeted Grant Programs	To be determined as specific program opportunities are developed	Create economic opportunities for low- and moderate-income people

In order for the economic development program to be successful, it is necessary to maintain a balance of outreach to low- and moderate-income people and potential partners in the business, financial and human service communities, while periodically evaluating the program in relation to economic conditions and making changes to address underserved needs.

TARGET NEIGHBORHOODS INTRODUCTION

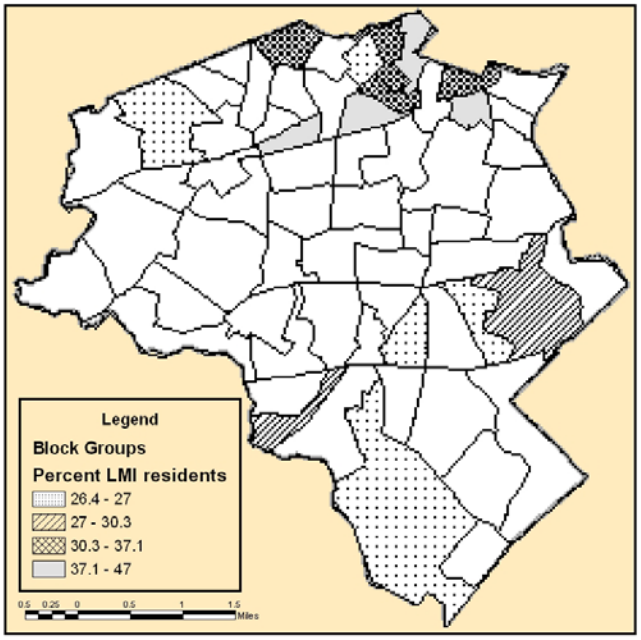
The City of Newton's Neighborhood Improvement Program uses federal Community Development Block Grant (CDBG) funds to improve the public facilities and infrastructure in eligible neighborhoods throughout the City. According to federal CDBG regulations, these area benefit activities may only be undertaken within neighborhoods in which 51 percent of the area's households have an income that is 80 percent or less than the area median income (AMI). None of the census block groups within the City of Newton meet this requirement.

Consequently, HUD allows cities and counties to use an "exception approach" when there are no areas within the jurisdiction that have at least 51 percent low- and moderate-income (LMI) residents. In order to be designated as a target neighborhood using this approach, a neighborhood must be within the highest quartile of the City in terms of the concentration of low- and moderate-income residents.

Based on the U.S. Census 2000 block group data released in the spring of 2003, which established an LMI threshold of 26.3 percent for the top quartile, 16 block groups were eligible for designation as target neighborhoods. However, as a result of limited CDBG funding, Newton has a policy in place to limit the number of target neighborhoods, prioritizing the eligible areas by highest LMI concentration and connecting contiguous block groups where possible.

The percentage of low- and moderate-income residents ranged from 26.4 to 47 percent in the 16 eligible block groups. Four block groups fell into the highest percentage category (37.1 to 47 percent) of low- and moderate-income residents—one in West Newton, one in Newtonville, one in Newton Corner and one in Nonantum. In terms of Nonantum, two contiguous block groups contained 30.3 to 37.1 percent low- and moderate-income residents, and one adjacent block group contained 26.4 to 27 percent. In Newton Corner, one contiguous block had 30.3 to 37.1 percent low- and moderate-income residents (for target neighborhood boundaries, see maps at the end of each individual neighborhood section).

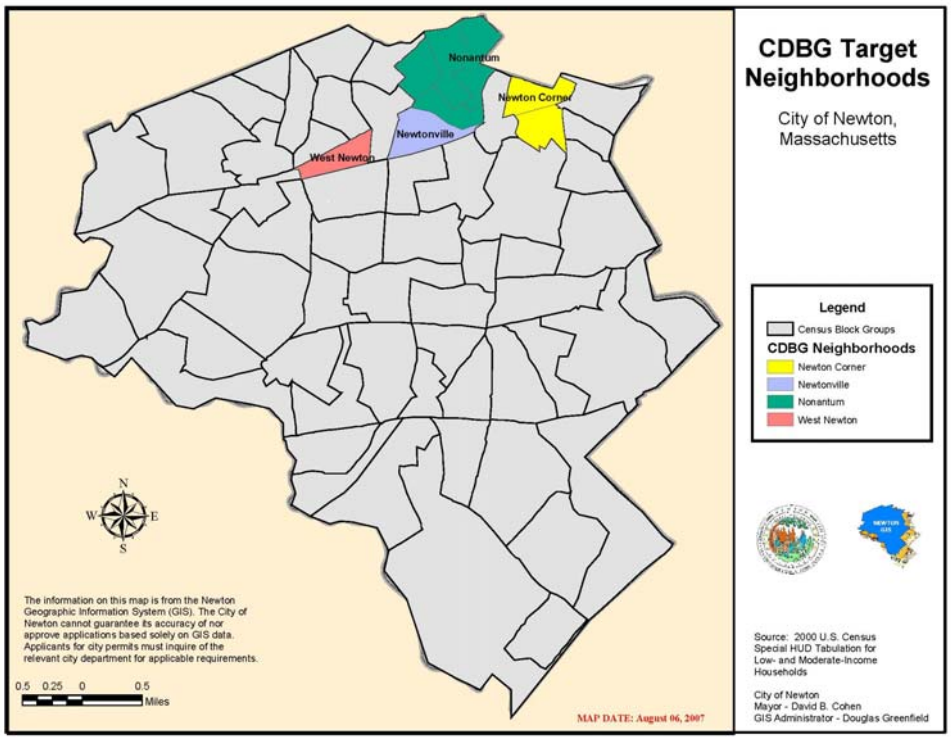
Map 4: Census Tracts with Greatest Low- and Moderate-Income Population, 2000



After thoroughly analyzing the data, four target neighborhoods were established- portions of Nonantum, Newton Corner, Newtonville and West Newton. Due to the larger size of the Nonantum and Newton Corner neighborhoods, funding will rotate between the four neighborhoods every three years, with West Newton and Newtonville alternating the third year slot. The following list delineates when each neighborhood will be funded.

Fiscal Year	Target Neighborhood
FY11	Nonantum
FY12	West Newton
FY13	Newton Corner
FY14	Nonantum
FY15	Newtonville

Map 5: CDBG Target Neighborhoods



The needs assessments process for these neighborhoods began in the spring of 2009. Conditions and needs were collected for each of the four target neighborhoods from a variety of sources:

- Windshield surveys of streets, curbs, trees, curb cuts and sidewalks conducted by Housing and Community Development staff;
- Field visits and input to area parks by Parks and Recreation staff as well as a review of the Five Year Park Assessment Plan and Evaluation completed by the Parks and Recreation Department in January 2006, which examines and ranks the conditions of a variety of park amenities, accessibility and aesthetics.
- Historical knowledge of and research conducted by Housing and Community Development staff;
- Review of the Pavement Management Report for Newton's 275.6 miles of infrastructure compiled by Vanasse Hangen Brustlin, Inc. (VHB) in June 2009;
- Written and verbal information from staff from other City departments; and
- Meetings with advisory committee members, interested citizens and area residents.

Staff began holding advisory committee and public meetings in the summer of 2009. Attendees at the meetings were informed of the CDBG regulations that area benefit activities must be primarily residential in nature and must meet locally identified needs. A list of the types of eligible neighborhood improvement projects was presented, as well as the types of projects that are ineligible, such as maintenance work.

The advisory committee members and interested citizens discussed the neighborhood's needs and then developed draft priorities, objectives and strategies to address those needs over a number of meetings. The advisory committees then presented the draft needs, objectives and strategies to the area residents at public meetings held in September-October 2009. Feedback from a wider audience was gathered at the meetings, and priority needs, objectives and strategies were established. The committees finalized their project recommendations in January 2010.

The needs assessment process provided a tool for City staff, advisory committee members, interested citizens and area residents to determine, categorize and ultimately prioritize the most pressing needs. It became evident through the needs assessment process that there were four principal categories of neighborhood need:

- Public Infrastructure (roadways, sidewalks, curbs, curb cuts, street trees, water and sewer)
- Public Facilities (public buildings such as community centers, fire stations and libraries)
- Parks/Open Space
- Traffic (traffic signals, pedestrian signals, traffic calming measures, signage)

In general, public infrastructure projects were not placed high on the neighborhoods' priority lists as they are very costly and the benefits tend to be isolated to residents of the particular street. Traffic issues and parks/open space improvements were much higher priorities for residents.

Upon completion of the planning process, Community Development staff will inform the relevant City departments, including the Department of Public Works, the Parks and Recreation Department and the Public Buildings Department on the priority projects and neighborhood improvement needs. As each funding round approaches, Community Development staff will work closely with those City departments to tailor the projects to the available funding. The advisory committees will remain involved in the project development.

NEWTON CORNER NEEDS ASSESSMENT

This segment of the FY11-15 Consolidated Plan contains the Needs Assessment and Strategic Plan for neighborhood improvements in the Newton Corner target neighborhood. The document is broken down into two sections, each containing a number of subsections.

The Needs Assessment for the Newton Corner target neighborhood is broken down into the following subsections:

- **Demographic Information** – This subsection identifies the significant demographic characteristics of the neighborhood including population, race, age and household information.

- **Needs Assessment Process and Findings** – This subsection explains the process by which the needs assessment was conducted. The following subsections describe the neighborhood conditions.
    - ***Traffic Needs*** – This subsection describes the traffic needs and concerns in the target neighborhood.
    - ***Parks/Open Space Needs*** – This subsection presents the conditions of the passive and active recreational amenities at the parks and open spaces serving the residents in the target neighborhood.
    - ***Public Infrastructure Needs*** – This subsection identifies the major roadway, sidewalk and curb needs in the target neighborhood.
    - ***Public Facilities Needs*** – The subsection discusses the needs at any City-owned property, including schools and libraries in the target neighborhood.

- **Unmet Needs from FY06-10 Consolidated Plan** – This subsection lists the needs from the previous Consolidated Plan that have not been addressed.

- **Prominent Neighborhood Needs** – This subsection presents the needs identified by the City, the Newton Corner Advisory Committee, interested citizens and members of the public.

Demographic Information

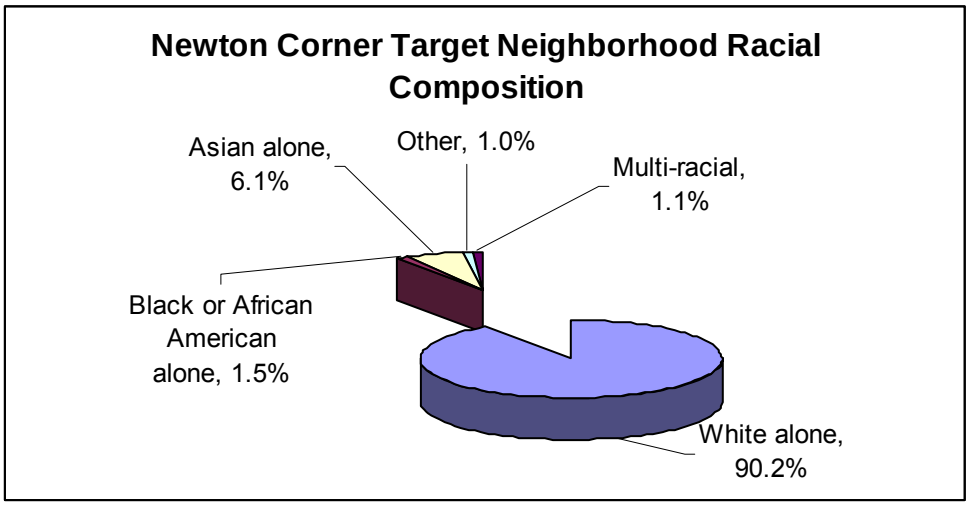
Part of Ward 1, the Newton Corner target neighborhood covers .24 square miles, encompassing two census block groups: 3731.03 and 3731.05. A total of 34.8% of the target neighborhood qualifies as low-moderate income, according to data generated in 2003 by HUD. There are four parks contained in the target neighborhood – Farlow Park, Chaffin Park, Charlesbank Park, and Carleton Park. Carleton Park, located on Carleton Place, is a pocket park ideal for passive recreation. Charlesbank Park, accessed from Nonantum Place, has play equipment and picnic benches. Chaffin Park, primarily used for passive recreation, is located at the corner of Centre and Vernon Streets and is

connected to Farlow Park. Farlow Park, the City's oldest park, is found at the intersection of Vernon and Church Streets. The parks are separated by the Newton Corner Branch library, adjacent from the Underwood Elementary School, and across the street from a privately operated assisted living complex. A fifth park- Boyd Park- lies outside the target neighborhood boundaries, between the Newton Corner and the Nonantum target neighborhoods and serves low- and moderate-income residents from both areas. It has therefore been deemed eligible for CDBG funding.

According to the U.S. Census 2000, the Newton Corner target neighborhood—which is bounded by Jewett Street, Church Street and Oakland Street on the west; the Town of Watertown on the north; St. James Street and Park Street on the east; and Newtonville Avenue, Eldredge Street, and Church Street on the south—has 2,151 residents.

Of this population, 2,127 residents, nearly 99 percent, identified themselves as being of one race, with 90 percent of these respondents identifying themselves as White. The next largest racial group is Asian, accounting for 6.1 percent of the population. Overall racial breakdowns citywide are similar to the Newton Corner target neighborhood. However, the City's percentage of Black (1.5 percent) and Asian (7.8 percent) residents is slightly higher than in the target neighborhood. Only 2.6 percent of the White population is Hispanic or Latino in the Newton Corner target neighborhood. This percentage nearly matches the 2.5 percent of White Hispanics or Latinos found citywide.

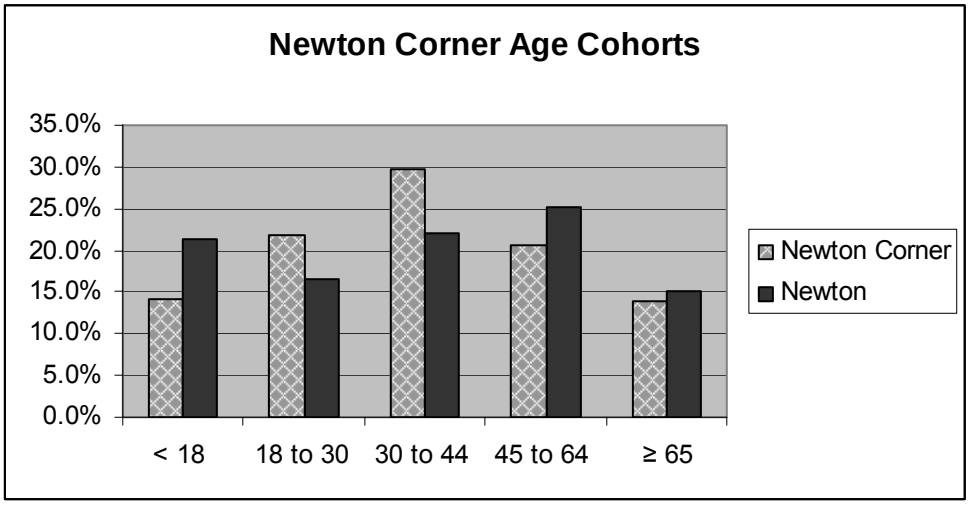
Figure 17: Racial Composition – Newton Corner Target Neighborhood



Source: Census 2000 Summary File 1 (SF1) Table P3

Nearly 30 percent of the target neighborhood residents fall into the 30 to 44-year-old category, which is almost 8 percent more than the City as a whole. A difference in age breakdowns is also notable in the 18 years and under category – 7.2 percent more of this cohort is found citywide.

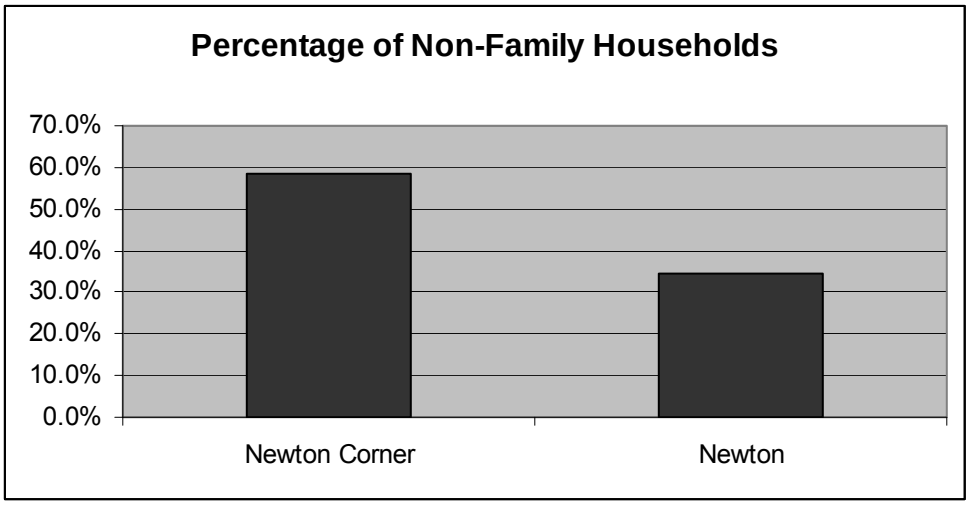
Figure 18: Age Cohorts – Newton Corner Target Neighborhood



Source: Census 2000 Summary File 1 (SF1) Table P12

There are 1,040 households in the Newton Corner target neighborhood. The majority (58.7 percent) of the households are non-family households and 72.6 percent of these non-family households are one-person households. Compared to the citywide population, the target neighborhood has 24.3 percent more non-family households. Considering that the majority of households are unrelated it follows that only 18.1 percent of households have at least one child or youth present. This percentage is 14.2 percent less than the percentage of households with at least one minor (32.3 percent) citywide.

Figure 19: Percentage of Non-Family Households – Newton Corner Target Neighborhood



Source: Census 2000 Summary File 1 (SF1) Table P19

Of the 1,040 households, 23.7 percent have at least one resident aged 65 or older. This percentage is about 4 percent less than the number of households containing at least one elderly individual (65 years and over) citywide. The majority (63 percent) of elderly

(65 years and over) in the target neighborhood live alone. The opposite is true for elderly households citywide who more commonly live in two-person households.

The majority (60 percent) of the working population (sixteen years and older) in the Newton Corner target neighborhood is employed in management and professional occupations; this percentage is 5.3 percent less than the number of working individuals employed in the same sector citywide. It follows that a higher percentage of this target neighborhood's working population is employed in service; sales and office; construction, extraction, and maintenance; and production, transportation, and material moving than citywide. This difference is the greatest in the production, transportation, and material moving sector which employ 3.3 percent more of workers in the Newton Corner target neighborhood.

Table 69: Percentage of the Working Population (16+) Employed by Occupation

Occupation	Newton Corner Target Neighborhood	Newton
Management, professional, & related	60.0%	65.3%
Service	10.1%	7.8%
Sales and office	21.8%	21.0%
Construction, extraction, and maintenance	0.0%	2.5%
Farming, fishing, and forestry occupations	1.7%	0.1%
Production, transportation, and material moving	6.3%	3.3%
Total	100%	100%

Source: Census 2000 Summary File 3 (SF 3) Table: QT-P27

A total of 20.3 percent of this working population takes public transportation, which is 8 percent more than workers citywide. Of the workers who use public transit 95.2 percent ride the bus[1] and 4.8 percent utilize the subway.

There are 1,080 housing units in the Newton Corner target neighborhood of which 96.3 percent are occupied. Renters occupy the majority of homes (63.8 percent) in the target neighborhood which is unusual in Newton where owner occupied homes dominate the population (69.5 percent). Of the 386 owner-occupied units, 34.7 percent of owners (134 units) have lived in the neighborhood for more than 25 years.

A total of 1,812 disabilities were reported in the Newton Corner target neighborhood. The majority of disabilities apply to working-age adults (60.7 percent) and elderly/retired populations (38.4 percent). The categories of disabilities with the highest numbers are

[1] Twelve MBTA buses run through the target neighborhood: Dedham Mall – Watertown via Oak Hill (#52), Watertown Bus Yard – Kenmore Square (#57), Watertown Square – Haymarket Square (#193), Brighton – Federal & Franklin Sts. (#501), Watertown Square – Copley Square (#502), Brighton – Copley Square (#503), Watertown Square – Franklin & Federal Sts. (#504), Roberts – Newton Corner (#553), Waverly Square – Newton Corner (#554), Riverside Station – Franklin & Federal Sts. (#555), Waltham Highlands – Newton Corner (#556), and Auburndale – Newton Corner (#558).

"Go-outside-home disability" with 30.6 percent, "Employment disability" with 22.2 percent, and "Physical disability" with 18.7 percent.

Needs Assessment Process and Findings

During the five-year period covered by this Consolidated Plan, Newton Corner will be the recipient of neighborhood improvement funds in FY13. In preparation for this future funding round, the Newton Corner Advisory Committee (NCAC) convened for three meetings to identify community needs, develop strategies for addressing the needs, set priorities, and plan projects.

Housing and Community Development Division staff began the Newton Corner needs assessment process in the Spring of 2009. Staff requested information from City departments as well as conducted a windshield survey of the neighborhood. The first needs assessment meeting was held on June 23, 2009. Staff presented a preliminary list of current needs as identified by City departments as well as reported on the unmet needs from the previous five-year plan. The NCAC members and interested citizen discussed the unmet needs and provided additional concerns.

The Newton Corner Advisory Committee met again on October 20, 2009 to develop strategies and objectives for addressing the target area's needs. Using the needs assessment, the strategic plan and funding estimates provided by staff, the NCAC was able to identify their main priorities and voted on their proposed projects for FY13 on January 26, 2010.

Traffic Needs

Traffic is a major concern in the Newton Corner target neighborhood due to the presence of several entrances and exits for the Massachusetts Turnpike (Interstate 90) as well as a large, complex rotary over the Turnpike and around the Crowne Plaza Hotel.

Based on data from the Newton Police Accident Report for the period of August 1, 2008 through August 1, 2009, there were 222 auto accidents in the target area. Not surprisingly, almost all of the problems intersections were clustered around the Newton Corner Circle, a major transportation center for area residents and commuters alike. Upon closer examination of the figures, nearly 75 percent of all accidents occurred in or just outside of the Newton Corner Circle.

The top intersections/locations reporting five or more accidents in one year are, in descending order:

Rank	Location	# Accidents
1.	Centre Street and Centre Avenue	42
2.	Centre Street and Washington Street	28
3.	300-320 Washington Street- Crowne Plaza Hotel & Gateway Plaza	24
4.	287 Washington Street- Pizzeria Uno	11
5.	275 Centre Street- Bertucci's	9
6.	Centre Avenue and Washington Street	8
7.	371 Washington Street- Honda Village	6
8.	Centre Street and Church Street	5
9.	Park Street and Centre Avenue	5
10.	Richardson Street Municipal Parking Lot	5

The NCAC is committed to improving safety in the neighborhood, primarily pedestrian safety. The committee is looking to continue efforts on Church Street through more road-defining curb extensions and one or more crosswalks. They would also like to institute traffic calming at Park and Vernon Streets, next to Bigelow Middle School. In the past, the NCAC has considered other pedestrian safety improvements, such as specialty crosswalks, flashing signals and signs, and audible accessible pedestrian signals.

The City of Newton and the Massachusetts Department of Transportation (MassDOT) will continue to work together to address neighborhood issues stemming from the Turnpike's presence in the neighborhood. The January 2003 report *Effects of the July 1, 2002 Boston Extension (I-90) Toll Increase on Newton Neighborhoods* identified a number of short- and long-term mitigation projects. The state has taken some steps to improve the quality of life in Newton Corner by providing the majority of the funds for the new traffic signal at Park and Tremont Streets. The City hopes that this partnership will continue and will result in more projects to counteract the negative impacts of the Turnpike.

The City's Traffic Engineer has recommended that any intersections with a traffic signal be upgraded with accessible pedestrian signals that feature a numerical countdown. According to the City's GIS data, there are seven traffic signals in the target area. The City's Transportation Planner and the City's Traffic Engineer encourage the installation of bike racks, especially near bus stops. Many bus shelters in the City are outdated and unsightly and are in need of replacement. Where possible, bike lane striping is encouraged. There is insufficient parking in Newton Corner, a dense and heavily traveled neighborhood, especially by commuters. The creation of more metered parking may be beneficial for the area's residents. Despite all the traffic needs, the Traffic Engineer expressed concerns over too much new and expensive equipment as the traffic maintenance budget is only level funded, so too many new fixtures would reduce the City's ability for proper maintenance.

Parks/Open Space Needs

In January 2006, the Parks and Recreation Department finalized a Five Year Park Assessment Plan and Evaluation based on staff analyses on the conditions of a variety of park amenities, accessibility and aesthetics. For overall quality ratings of the parks in the Newton Corner target area, the parks are listed from best to worst: Farlow Park, Carleton Park, Chaffin Park, Charlesbank Park, and Boyd Park. This ranking may not accurately reflect current conditions as Boyd Park was substantially renovated in the Summer and Fall of 2006 and the Parks and Recreation Assessment report was released in January 2006.

Upon examination of specific poorly-rated features at all the parks (those items receiving a 1 or a 2 on a five scale), Charlesbank Park is most in need of a new playground and overall aesthetics. At Farlow Park, the amenity in most disrepair is the drinking fountain. With respect to accessibility needs, the playgrounds at Charlesbank Park and Farlow Park are not universally accessible.

Since the last Consolidated Plan and the Parks & Recreation Assessment report were released, several park improvements have occurred. In 2008 at Chaffin Park, the main walkway was regraded, reconstructed, and lined with ornamental granite coping befitting of this historic park. A group of private citizens raised a substantial sum of money to rebuild through volunteers the Farlow Tot Lot adjacent to the Newton Corner Branch Library. CDBG funds assisted the project by purchasing the fencing, benches, swings, and a spring rider. Also in 2008, CDBG funds were used to create a master plan for Charlesbank Park. Both Farlow Park and Chaffin Park underwent historic master planning in 2006 with Community Preservation Act (CPA) funds. The community is pursuing additional CPA funds to restore the pond and bridge. In late 2005, portions of Boyd Park were renovated including complete reconstruction of a dilapidated basketball court, a widened walkway, new accessible water fountain, two new decorative trash cans, three new recycled plastic benches, one recycled plastic picnic table, a hopscotch court, and a foursquare court.

The Charlesbank Park Master Plan addresses the numerous needs at this park which include a new playground with rubberized safety surfacing, new retaining wall, enhanced accessibility through extensive regrading, new trees, more efficient layout, and improved aesthetics. Funded with CPA money, the Farlow Park and Chaffin Park Historic Planning and Design Landscape Restoration Report primarily addresses the needs of the passive recreation sections of these historic parks. Specific recommendations include redesigned walkways, an historically appropriate bridge, possible revival of a pond, installation of replica historic benches, restoration of an abandoned entrance off Eldredge Street, ornamental fencing dividing the passive and active zones, rebuild and repoint Chaffin stone wall, historic tree pruning and tree placards, as well as landscaping around each entrance.

The Parks and Recreation Department supports implementation of the master plans for Charlesbank Park, Farlow Park and Chaffin Park. Furthermore, they recommend that Big Belly solar-powered trash compactors replace existing trash receptacles in all parks as they have proven to be successful in saving energy and reducing trash. Parks and Recreation also indicated that firm routes should be installed on all playgrounds for universal accessibility.

Public Infrastructure Needs

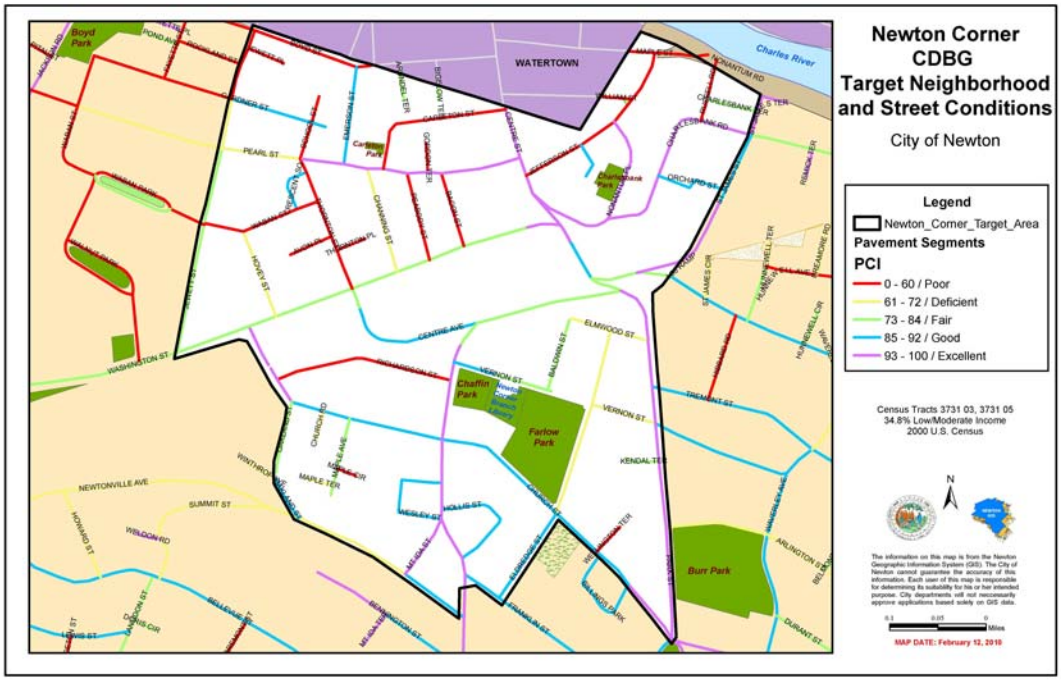
There are fifty-one streets contained within the Newton Corner target area thirty-nine public streets and thirteen private ways, with one street having both public and private portions.

The City of Newton hired Vanasse Hangen Brustlin, Inc. (VHB) to perform a detailed condition evaluation on Newton's 298.3 miles of public and private roadways to build a pavement management system. The VHB Pavement Management Report Summary released in June 2009 focused on the 275.6 miles of public roadway.

From Fall 2008 until Spring 2009, VHB assessed the roadway network and recorded pavement conditions as well as inventoried all sidewalks, curbs, and ramps. Each street is rated for "the severity and extent of nine major pavement distresses…," and then entered into a weighted formula to arrive at a Pavement Condition Index (PCI). PCI is measured on a scale of zero to one hundred, with one hundred representing a pavement in perfect condition and zero describing a road in impassable condition. The average PCI for Newton's road network was found to be a 72. A PCI of 72 represents a road in fair condition that would soon be in need of resurfacing." (VHB Pavement Management Report Summary- June 2009)

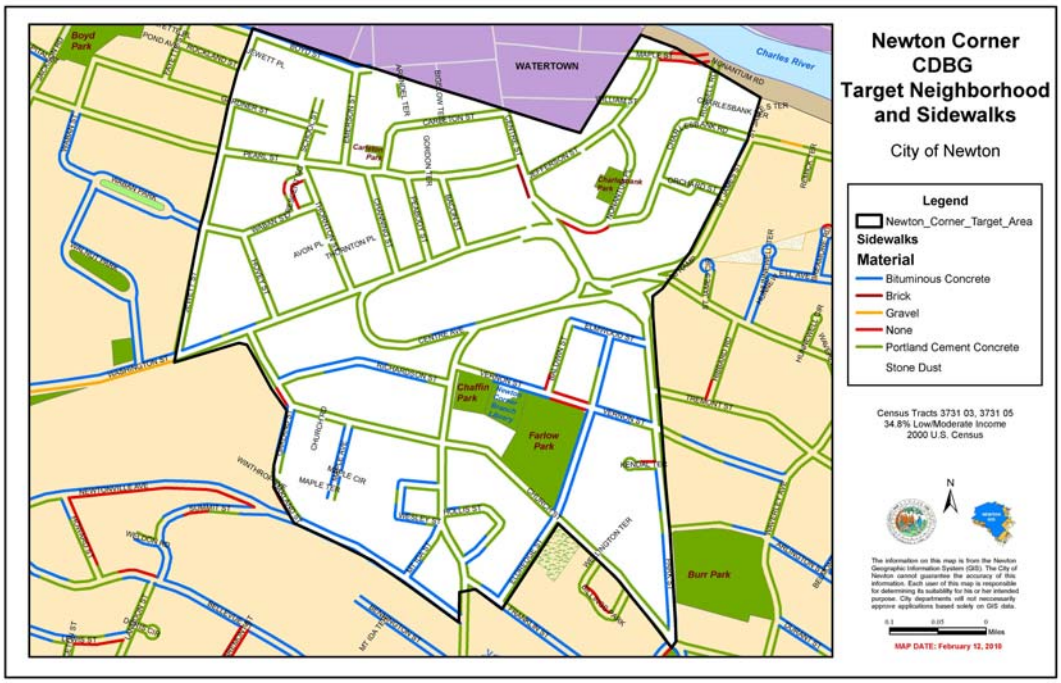
There are twelve public streets that categorized as "Poor Condition" meaning they have a PCI of 60 or below. Streets in this category will require some form of base improvement, such as reclamation or full depth reconstruction. The streets in the bottom tier include Bacon Street, Boyd Street, Carleton Street, Jefferson Street, Maple Street, Peabody Street, Richardson Street, Russell Road, School Street, Thornton Street, Waban Street, and William Street. See Map 6.

Map 6: Newton Corner CDBG Target Neighborhood and Streets by Condition

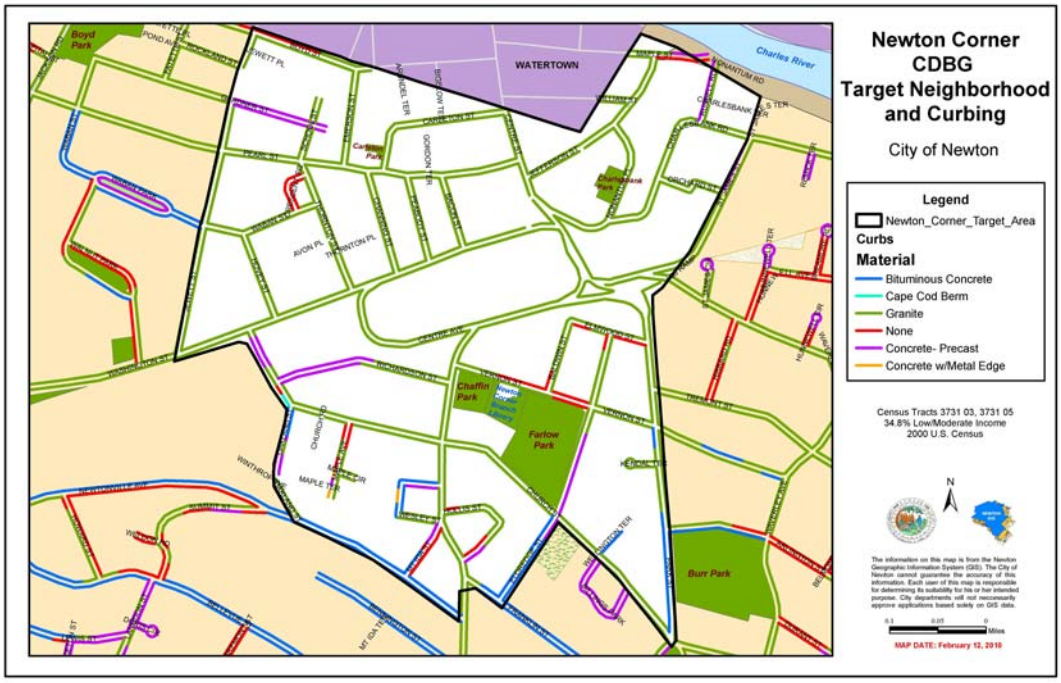


Over three-fourths of the sidewalks in the target area are comprised of concrete sidewalks, the preferred material for sidewalks. Only 2.6 percent of the sidewalk network is lacking firm accessible sidewalks (about 1,700 linear feet) and the remaining 21 percent is asphalt or brick sidewalks. See Map 7. With respect to street curbing, nearly eighty percent of the curbing framework is granite, the preferred material for street curbs. Only 4.9 percent of the street network lacks curbing (about 3,300 linear feet) and the remaining fifteen percent is either asphalt of concrete curbing. See Map 8.

Map 7: Newton Corner CDBG Target Neighborhood and Sidewalks by Material



Map 8: Newton Corner CDBG Target Neighborhood and Curbing by Material



In the past, the NCAC has viewed street improvements solely as a City function and were reluctant to commit CDBG funds for street reconstruction or infrastructure improvement projects. When a street is reconstructed, the committee advocates that the following elements be incorporated into the design: elimination or reduction of wire pollution, installation of decorative and appropriate-scaled streetlights, planting of street trees and traffic-calming measures.

Over time and based on funding availability, the City intends to replace all street signs with new signs that feature a 50% larger letter size (6" vs. 4") and a much more reflective material for improved nighttime visibility.

Public Facilities Needs

There are five publicly owned buildings or properties in the target area. These include Underwood School, Newton Corner Branch Library, Fire Station #1, Richardson Street Parking Lot and the Newton Corner Parking Lot (off Pearl Street). The Newton Corner Parking Lot is located in a primarily commercial district, while the Richardson Lot is situated in a primarily residential area. The Richardson Street Parking Lot is unattractive and in disrepair and could benefit from new trees and low-maintenance shrubs. The Newton Corner Branch Library was renovated in 2006 with Community Preservation Act funds and does not have any major needs. However this branch library was closed in 2008 due to funding cuts and remains shuttered though the community is investigating ways to reopen it privately. The Public Buildings Department has identified a few needs at Fire Station #1, located at 241 Church Street, including renovation and accessibility improvements to the first floor bathroom and the main entrance. This building also serves as a polling place.

Unmet Needs from FY06-10 Consolidated Plan

Many of the needs in the Newton Corner Target Neighborhood from the FY06-10 Consolidated Plan remain unmet. Fortunately, several needs were met during that period through the CDBG program.

For parks, Boyd Park experienced a partial renovation, Chaffin Park received a reconstructed walkway, a new tot lot was created at Farlow Park with private and CDBG funds, and a master plan was completed for Charlesbank Park. Using CPA funds, historic master plans were completed for Farlow Park and Chaffin Park. The City is now well positioned to realize the improvements recommended in the three park master plans as soon as funding is made available.

Additional needs that were addressed between FY06-10 include the planting of 42 trees throughout the target area as well as the installation of new handrails along the rear walkway of the Newton Corner Branch Library. For infrastructure and traffic improvements, a speed display sign was installed on Pearl Street to calm traffic and a new crosswalk was created across the Newton Corner Circle by Park Street. Several other traffic initiatives have been planned and are nearing implementation including a new traffic island on Church Street and pedestrian safety modifications on Centre Street. The following list demonstrates the unmet needs:

- More traffic-calming measures
- Bury overhead utilities
- Install decorative street lighting
- Continuation of pedestrian safety and accessibility improvements, especially in and around the Newton Corner Circle
- Beautification of City-owned property
- Better seating and trash receptacles at parks
- More durable and accessible safety surfacing for playgrounds
- Attractive, informative, uniform park signage
- Playground equipment catering to a wide range of ages
- Improvements to Charlesbank Park
- Pedestrian improvements to the Charles River Reservation
- Conduct implementation study for MTA improvements & feasibility study for a footbridge over the Turnpike

Prominent Neighborhood Needs

After reviewing the list of needs from City staff, the unmet needs from the previous five-year Consolidated Plan, as well as inserting new items, the NCAC members agreed on the following neighborhood needs, which are in no particular order.

Parks & Trees	Infrastructure	Traffic	Public Facilities & Other
Implement master plan for Farlow Park	Reconstruct streets, sidewalks and curbing in poor condition	Upgrade at existing intersections with accessible pedestrian signals with countdown features *(Church & Washington, etc.)*	Reopen Newton Corner Branch Library, publicly or using volunteers
Implement master plan for Chaffin Park	Burial of overhead utilities	Replace existing bus shelters with new shelters	
Implement master plan for Charlesbank Park	More ornamental sidewalks (e.g. brick/paved lined) in select locations	Install bike racks, especially by heavily used bus stops, like express routes	Renovate and make accessible the first floor bathrooms and main entrance of Fire Station #1
Install Big Belly solar-powered trash receptacles at all parks, couple with recycling bins	New street signs with larger, more reflective print	Lack of parking in Newton Corner, consider more metered parking	
		Improvements at problematic intersections with high incidence of accidents (*points around the circle, Church & Centre)*	Development of undeveloped lot(s) off Hovey Street for community use
Create firm accessible route to play equipment		Crosswalk across Church Street by Richardson/Oakland/YMCA	
New and replacement trees in residential areas, parks and other city properties		Consider specialty crosswalks for added visibility and safety	Paint a mural on the Oakland Street retaining wall
		Redesigned guardrail system on Charlesbank Road/St. James Street	
Drainage improvements and new tree plantings at Boyd Park		General traffic calming- implement Park & Vernon traffic calming plan	Efforts to reduce litter in commercial districts and residential streets abutting commercial districts (signage, more trash receptacles, more clean ups, more responsibility placed on business owners)
		Implement recommendations from the 2003 Mass Turnpike Report- complete an implementation study, consider a footbridge, sound barriers	
		More attractive and appropriately scaled street lights for residential areas	
		Enforcement of traffic and parking violations on residential streets, better signage, and encourage use of public parking lots	
		Stripe bike lanes where possible	

NEWTON CORNER STRATEGIC PLAN

The Strategic Plan for the Newton Corner target neighborhood is broken down into the following subsections:

- **Objectives and Strategies** – This subsection lists the objectives and strategies developed to address the identified needs.
- **Funding Estimates** – This subsection lists the cost estimates for the strategies developed to address the identified needs.
- **Projects** – This subsection lists the projects that were selected by the advisory committee to be undertaken during the period of the FY11-15 Consolidated Plan.
- **Proposed Goals and Accomplishments** – This subsection details the proposed goals and accomplishments for the year that neighborhood improvements will be funded in Newton Corner.
- **Obstacles to Meeting Underserved Needs** – This subsection describes the challenges of addressing the objectives and strategies in the target area.
- **Target Neighborhood Map** – This map provides a graphic representation of the planned project locations.

Objectives and Strategies

Although efforts will be made to address all identified needs, the development of priorities allows Housing and Community Development staff to focus on what the residents view as the most pressing needs in their community. The development of objectives and strategies is the first part of the prioritization process.

Parks/Open Space Improvements

Objective: **To implement park master plans**

Strategies:
- *Continue to implement phases of the Farlow Park Master Plan*
- *Continue to implement phases of the Chaffin Park Master Plan*
- *Implement the Charlesbank Park Master Plan*
- *Implement the Carleton Park Master Plan (to be completed in 2010)*

Objective: **To improve the quality and accessibility of the Newton Corner parks**

Strategies:
- *New and replacement trees in parks and greenspaces*
- *Install Big Belly solar-powered trash receptacles in all parks*
- *Place recycling containers next to trash receptacles*
- *Drainage improvements at Boyd Park*

- *Create firm accessible routes on playgrounds*

Traffic Improvements

Objective: **To improve pedestrian safety and connectivity**

Strategy:
- *Upgrade at existing intersections with accessible pedestrian signals with countdown features*
- *Create a crosswalk across Church Street by the Richardson-Oakland-YMCA area*
- *Consider specialty crosswalks for added visibility and safety*

Objective: **To better control and clarify traffic patterns to improve public safety**

Strategies:
- *Traffic calming, particularly at Park & Vernon Streets and Pearl Street*
- *Redesigned guardrail systems on Charlesbank Road at St. James Street*
- *Improvements at intersections with a high incidence of accidents*
- *Implement the recommendations from the Turnpike studies*

Objective: **To encourage and facilitate public transportation and alternate forms of transportation**

Strategies:
- *Replace existing bus shelters with new shelters*
- *Install bike racks, especially nearby heavily used bus stops, like express routes*
- *Stripe bike lanes where possible*

Objective: **To protect residential streets from commuter traffic and parking**

Strategy:
- *Enforce parking violations on residential streets and in public parking lots as well as encourage use of public parking lots through better signage*

Public Infrastructure Improvements

Objective: **To improve the safety, accessibility, and aesthetics of public streets and sidewalks**

Strategies:
- *Reconstruct streets, sidewalks and curbing in poor condition*
- *Install concrete sidewalks where they are missing*
- *Install granite curbing where missing*
- *Install accessible, code compliant curb cuts where needed*
- *More attractive and appropriately-scaled street lights in residential areas*

Objective: **To beautify the neighborhood**

Strategy:
- *New and replacement trees in residential areas and on other city properties*

Public Facilities Improvements & Other

Objective: **To support, improve and beautify community facilities**

Strategies:
- *Reopen the Newton Corner Branch Library (cannot use CDBG Neighborhood Improvements funds for this need)*
- *Paint a mural on the Oakland Street retaining wall*

Objective: **To improve the quality of life in the Newton Corner Target Area**

Strategies:
- *Development of undeveloped lots off Hovey Street for community use*
- *Reduce litter in and around commercial districts*

Funding Estimates

Below are the cost estimates for the strategies developed to address the identified needs in the Newton Corner target neighborhood. These cost estimates are a crucial factor in the planning process as strategies may often require more funding than is allocated through the CDBG neighborhood improvements program. For better or worse, funding availability plays a paramount role in which CDBG projects can and should be pursued. If a cost estimate exceeds the CDBG funding and there are no funds to be leveraged, developing a project to carry out the strategy may not be a prudent use of CDBG funds.

Strategies	Cost Information	Estimate
Parks/Open Space Improvements		
Continue to implement phases of the Farlow Park Master Plan	Improvements to these historic parks are planned in three phases. Phase 1 which includes testing and design work is underway and funded with CPA money. Phases 2 and 3 cost $266,450 and $199,477, respectively for a total of $465,927. It is hoped that CPA funds will continue to address portions of the master plan after the completion of Phase 1. A successful CPA application has additional funding sources. CDBG money could be used leverage more CPA dollars.	$465,927
Continue to implement phases of the Chaffin Park Master Plan		
Continue to implement phases of the Charlesbank Park Master Plan	Phase 1, which includes a new playground with rubberized safety surfacing and new accessible entrance, will be completed in 2010. Phase 2 is comprised of a new retaining wall with ornamental fencing, field renovations/regrading, benches, new border fencing, park signage, and additional trees and shrubs. Phase 2 is estimated at around $145,000.	$145,000
Implement the Carleton Park Master Plan (to be completed in 2010)	Because the master planning has not even begun, a scope of work or a cost estimate cannot be determined. However, if it is a priority for the committee, the NCAC should earmark some funds so at least a portion of the plan may be addressed. It is not expected that the improvements would amount to less than $20,000.	$20,000
Install Big Belly solar-powered trash receptacles in all parks. Add recycling receptacles next to trash receptacles.	Big Belly trash receptacles cost about $4,500, installed. Big Belly makes matching recycling receptacles so that the trash and recycling containers look like one unit. It would cost $1,500 to add on a recycling unit. Receptacles could go in at Chaffin Park, Farlow Park, and Boyd Park. It is debatable whether these receptacles should go into Charlesbank Park and Carleton Park due to their size.	$4,500-$18,000

Strategies	Cost Information	Estimate
Drainage improvements at Boyd Park	The main walkway in the park that runs adjacent to the playground from the school to Pond Avenue, has some low sections that flood and in the winter freeze over resulting in a hazardous situation. A solution has not been developed so there is not a cost estimate. However, drainage improvements can be complicated and costly and it is not expected that the cost would be less than $15,000.	$15,000-?
Create firm accessible routes on playgrounds	Ideally, when playgrounds are reconstructed, the entire playground will become universally accessible - like what is planned at Charlesbank Park. To retrofit a playground, rubberized tiles or poured-in-place rubberized paths can be installed at select points within the playground at a cost of $20 per square foot. Each playground must be assessed individually on the number of play features and the layout. Therefore a cost estimate cannot be accurately provided. There are three playgrounds that could be upgraded with accessible routes on the playground: Underwood School Playground, Farlow Tot Lot and Boyd Park. It is expected that this work would not cost less than $10,000 per park.	$10,000-?
Traffic Improvements		
Install audible accessible pedestrian signals with countdown features at intersections with traffic signals	There are seven traffic signals in the target area. There are a few locations, including the intersection of Park & Tremont Streets that have accessible pedestrian signals with the countdown feature. Up to four other locations would need to be upgraded. For a typical four-way intersection, an estimate of $8,000 is used.	$8,000-$32,000
Create a crosswalk across Church Street by the Richardson-Oakland-YMCA area	Engineering staff created a conceptual plan to calm traffic on Church Street which was comprised of three main components: 1) a new traffic island next to the entrance of the YMCA (90% complete); 2) curb bump outs at Richardson Street and Church Street-estimated at $40,000; and 3) a formal crosswalk with flashing warning lights across Church Street just after the Turnpike bridge at Richardson Street - estimated at $25,000.	$25,000-$65,000
Consider specialty crosswalks for added visibility and safety	Specialty crosswalks could be installed on recently repaved streets. An average cost for a specialty crosswalk would be $15,000. No specific locations have been suggested.	$15,000-?
Traffic calming, particularly at Park & Vernon Streets and Pearl Street	Engineering staff developed a conceptual plan for traffic calming at Park & Vernon Sts. but have not prepared a cost estimate. Based on the recent work at the Church St. traffic island, the three bump outs with new curb cuts could cost $45,000-$50,000. On Pearl St., additional traffic calming measures could be considered such as a raised crosswalk or neck downs/bump outs. The Pearl St. work would likely cost at least $20,000.	$20,000-$70,000

Strategies	Cost Information	Estimate
Redesigned guardrail system on Charlesbank Road at St. James Street	The guardrail is struck a couple times a year probably by larger trucks as the guardrail sits fairly high above the street. A new guardrail system with more reflective elements could be installed at a cost ranging from $5,000-$8,000. The concern is that trucks may still continue to hit it despite the warnings due to the narrowness of the turn.	$5,000-$8,000
Improvements at intersections with a high incidence of accidents	The intersections with the highest number of accidents are located around the Circle. There are a few locations such as the intersection of Centre Street and Church Street as well as the Richardson Street Parking Lot that had five accidents in one year. Each problem intersection has unique needs and site constraints, therefore it is difficult to estimate the cost of safety improvements. A minimum budget of $5,000 is suggested. No specific locations have been suggested.	$5,000-?
Implement the recommendations from the Turnpike studies	In 2006, Central Transportation Planning Staff of the Boston Metropolitan Planning Organization released a study of improvements around the Newton Corner Circle. There were five main recommendations: 1) Improve signage around rotary - $50,000 2) Improve pavement markings around rotary- $25,000 3) Convert existing pedestrian signal at Centre & Centre into a full traffic signal- $50,000 4) Coordinate timing of signals- $150,000 5) Signalize Galen Street southbound right turns- $75,000 The NCAC hopes to address #3 through a trial of a full traffic signal later this year. It is suggested that the City strengthen its ties with MassDOT and try to address the remaining items with state funds.	$300,000
Replace existing bus shelters with new shelters or add new shelters where needed	There are two bus shelters in the target area: 1) Centre Avenue (between Centre Street and Park Street), and 2) Washington Street @ Bacon Street. It is estimated that a new shelter could cost $10,000-15,000, installed. However the City may be interested in joining the MBTA shelter replacement program in which a private company installs new shelters and maintains them at no cost to the MBTA or the City. The program operates on the proceeds of advertisements inside the shelters.	$20,000-$30,000
Install bike racks, especially nearby heavily used bus stops, like express routes	Newton Corner is a major transportation hub that includes twelve bus lines and access to the Massachusetts Turnpike. Running parallel with the Turnpike, the commuter rail line goes through but does not stop in the target area. There are eight intersections/areas where the buses stop with over twenty individual bus stops. Staff is unaware of any bike racks next to bus stops. A bike rack next to a bus stop could cost up to $2,000 for each rack, installed.	$2,000-$16,000

Strategies	Cost Information	Estimate
Support bicycle transportation through bike lane striping, signage and roadway improvements where possible; Coordinate efforts with Bike Newton	Newton has no official bike routes. Bike Newton has a draft plan that identifies the best options for Designated Bike Routes and Preferred Bike Routes. Centre Street was chosen as a Designated Bike Route (with striped lanes). The length of Centre Street within the target area is 3,200 feet. If bike lanes were striped on both sides of the street, at a cost of $.34 per linear foot (4" reflective lines), the cost would be nearly $2,200. Washington Street has been identified as a Preferred Bicycle Route. For the Preferred Routes, the only changes would be to install "Share the Road" signs along the route and bike parking near major destinations/village centers. These signs are estimated at $300 each.	$300-$3,100
Enforce parking violations on residential streets and in public parking lots as well as encourage use of public parking lots through better signage	Parking enforcement is not a CDBG eligible activity. However parking signs may be funded, though these signs are inexpensive and could likely be covered by the City. No CDBG funding is recommended.	ZERO
Public Infrastructure Improvements		
Reconstruct streets, sidewalks and curbing in poor condition	VHB conducted a pavement management study of all of Newton's infrastructure. Each street was issued a Pavement Condition Index (PCI) number. The PCI rating goes from 0-100, with 100 representing a perfect street. Streets receiving a value of 60 or less are in need of full-depth reconstruction. Twelve streets in the target area are in the bottom tier. For complete reconstruction, an estimate of $62.30 per square yard is used and addresses improvements to the street, sidewalk, and curbs as needed. The cost to reconstruct these streets would be nearly $1,063,984. None of the individual street reconstruction work exceeds Newton Corner's future estimated allocation. CDBG funds could be used to pay for the improvements in whole or in part.	$1,063,984
Install concrete sidewalks where they are missing	Based on the VHB Pavement Management Report, only 2.6% of the sidewalk network lacks sidewalks. For a typical five foot wide concrete sidewalk, an estimate of $50 per square yard is used. In the Newton Corner target area, it would cost $47,086 to add sidewalks where there are none.	$47,086

Strategies	Cost Information	Estimate
Install granite curbing where missing	Based on the VHB Pavement Management Report, over three-fourths of the curbing network is granite, the preferred type of street edging. Only 4.9% of the curbing network is missing. This translates into 3,300 linear feet of missing curbing on ten streets. To fill in these missing sections, at a cost of $40 a linear foot, the work is estimated at $133,026.	$133,026
Installation of accessible, code compliant curb cuts where needed	Based on the VHB Pavement Management Report, there are 21 missing curb cuts and three curb cuts rated in Poor condition. To create accessible concrete curb cuts in these locations, it would cost $5,000 per curb cut, for a total of $120,000.	$120,000
More attractive and appropriately-scaled street lights in residential areas	Most of the area has cobrahead street lights though some streets have ornamental street lights. Funded through the CPA program, (on Washington Park in Newtonville), the cobrahead lights were swapped with ornamental street lights. This work is estimated at $5,000 per light. Assuming the average residential street has ten street lights, the cost for new ornamental lights would at least be $50,000.	$50,000
New and replacement trees in residential areas, parks and other city properties	There is no information on how many trees could be planted throughout the target area. On average, a new tree planting costs $500. In order to create a visible impact, a minimum of twenty trees is suggested, at an estimated cost of $10,000.	$10,000
Public Facilities Improvements & Other		
Paint a mural on the Oakland Street retaining wall	The retaining wall that separates Oakland Street measures about 450 sq. ft. To have a mural professionally designed and painted, the cost could be $5,000-$10,000. Costs can be reduced by having community volunteers paint the mural.	$5,000-$10,000
Development of undeveloped lots off Hovey Street for community use	There are developable lots on both sides of Hovey Street between the commercial buildings and the residential section. This is a dense section of Newton and more greenspace would be beneficial. Given the high cost of land in Newton, the CDBG program is not the best fit to acquire parcels. A better fit is through the CPA program or general City funds. Once acquired, the CDBG program may be able to add amenities to the site. No funding is recommended.	ZERO
Reduce litter in and around commercial districts	CDBG Neighborhood Improvement funds must be used in such a way as to primarily benefit the residents of the target area. Though reducing litter in commercial districts is a worthy pursuit, it is unlikely that this strategy meets eligibility requirements. No funding is recommended.	ZERO

At the January 26, 2010 meeting, the NCAC reviewed the funding estimates prepared by staff. Following the discussion of each of the items, members and interested citizens in attendance were asked to vote for their top priorities. Attendees were given five dot stickers and instructed to use their sticker votes in any combination they chose, e.g. all

five stickers on one need, five stickers on five different needs, two on one need and three stickers on three different needs, etc. The voting produced a consensus of five top priorities. Below are the results of the prioritization.

Strategies	Sticker Votes
Continue to implement phases of the Charlesbank Park Master Plan	11
Create a crosswalk across Church Street by the Richardson-Oakland-YMCA area	10
Traffic calming, particularly at Park & Vernon Streets and Pearl Street	7
Implement the Carleton Park Master Plan (to be completed in 2010)	7
Continue to implement phases of the Farlow Park and Chaffin Park Master Plan	5
Improvements at intersections with a high incidence of accidents	4
Implement the recommendations from the Turnpike studies	4
New and replacement trees in residential areas, parks and other city properties	4
Install Big Belly solar-powered trash receptacles in all parks	4
Place recycling containers next to trash receptacles	3
Install bike racks, especially nearby heavily used bus stops, like express routes	2
Install concrete sidewalks where they are missing	2
Drainage improvements at Boyd Park	1
Reconstruct streets, sidewalks and curbing in poor condition	1
Paint a mural on the Oakland Street retaining wall	1
Install accessible pedestrian signals with countdown features at existing intersections with traffic signals	0
Consider specialty crosswalks for added visibility and safety	0
Redesigned guardrail systems on Charlesbank Road at St. James Street	0
Replace existing bus shelters with new shelters or add new shelters where needed	0
Support bicycle transportation through bike lane striping, signage and roadway improvements where possible; Coordinate efforts with Bike Newton	0
Enforce parking violations on residential streets and in public parking lots as well as encourage use of public parking lots through better signage	0
Create firm accessible routes on playgrounds	0
Install granite curbing where missing	0
Installation of accessible, code compliant curb cuts where needed	0
More attractive and appropriately-scaled street lights in residential areas	0
Development of undeveloped lots off Hovey Street for community use	0
Reduce litter in and around commercial districts	0

Newton Corner Priority Objectives
To implement park master plans
To improve pedestrian safety and connectivity
To better control and clarify traffic patterns to improve public safety

Projects

Upon establishment of the highest priorities, NCAC members deliberated the best way to distribute the funding from the next allocation. The Newton Corner Advisory Committee recommended the following projects for CDBG funding in FY13.

PROPOSED FY13 NEWTON CORNER NEIGHBORHOOD IMPROVEMENT PROJECTS

	Proposed Budget
PARKS/OPEN SPACE IMPROVEMENTS	
• **Charlesbank Park Improvements**	**$50,000**
• **Carleton Park Improvements**	**$25,000**
• **Farlow Park & Chaffin Park Improvements**	**$5,000**
TRAFFIC IMPROVEMENTS	
• **Church Street Traffic Calming**	**$40,000**
• **Park-Vernon Traffic Calming**	**$40,000**
Estimated FY13 Allocation	**$160,000**

Proposed Goals and Accomplishments

The Newton Corner Advisory Committee has recommended five projects for FY13. Here are the proposed goals and expected accomplishments for these projects:

PROJECT	GOALS	ACCOMPLISHMENTS (# PUBLIC FACILITIES IMPROVED)
Charlesbank Park Improvements	Continue to implement components of the master plan such as the retaining wall and ornamental fencing	1 park
Carleton Park Improvements	Begin a phase one implementation of the master plan	1 park
Farlow Park and Chaffin Park Improvements	Continue to implement components of the master plans such as new benches, signs, etc. Use CDBG funds to leverage additional CPA funds	2 parks
Church Street Traffic Calming	Improve the public safety and accessibility of this intersection to facilitate safer vehicular and pedestrian movements	1 street
Park-Vernon Traffic Calming	Improve the public safety and accessibility of this intersection which is adjacent to Bigelow Middle School in order to facilitate safer vehicular and pedestrian movements	1 street
	Total Public Facilities Improved	6

Obstacles to Meeting Underserved Needs

The primary obstacle to meeting underserved needs is the lack of sufficient funding. Twenty-seven strategies, at a minimum cost of $2.49 million, were identified in the Newton Corner target neighborhood by attendees at three public meetings held in Summer 2009 through January 2010. However, the projected CDBG funding for FY13 - $160,000 - can fund only the top five priorities. In fact, the CDBG funding alone will not be sufficient for completing subsequent phases of the Charlesbank Park, Carleton Park, Farlow Park, and Chaffin Park master plans.

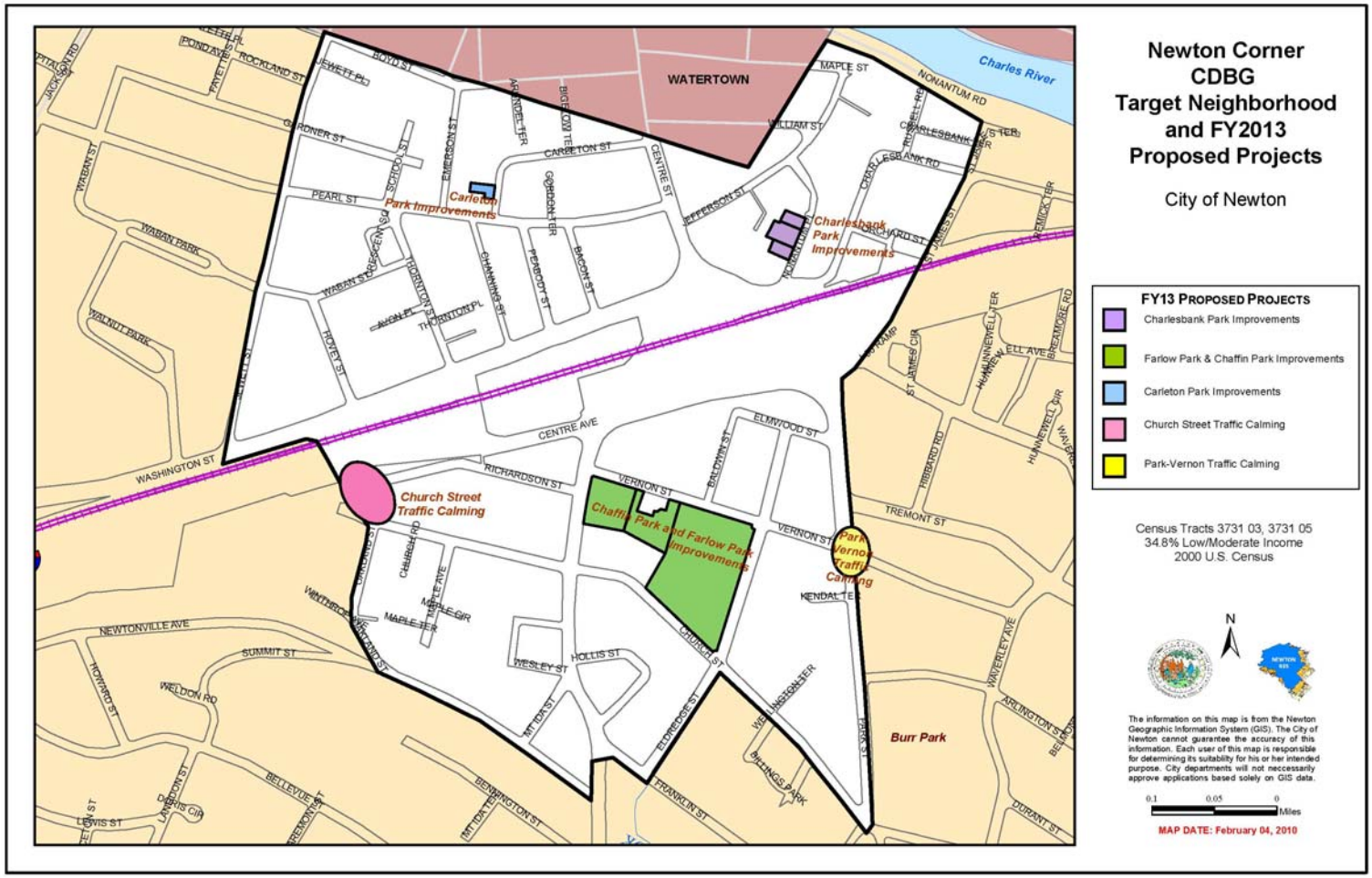
An additional obstacle to meeting underserved needs is the Aldermanic approval process for certain strategies that relate to traffic or roadway changes. The approval process, which includes public hearings, can be quite lengthy which often results in a more expensive project.

It is expected that the community will apply for additional Community Preservation Act (CPA) funds to restore Farlow Park and Chaffin Park to its former grandeur, though obtaining CPA funds is very difficult and time-consuming.

One of the biggest hurdles to meeting underserved needs is the collaboration with state agencies. For instance, solving the noise, pollution, and traffic problems resulting from the Massachusetts Turnpike requires the cooperation of and funding from the Massachusetts Department of Transportation.

Target Neighborhood Map

Map 9: Newton Corner Target Neighborhood and FY2013 Proposed Projects



NEWTONVILLE NEEDS ASSESSMENT

This segment of the FY11-15 Consolidated Plan contains the Needs Assessment and the Strategic Plan for neighborhood improvements in the Newtonville target neighborhood. The needs assessment and the strategic plan each contain a number of subsections.

The Needs Assessment for the Newtonville target neighborhood is broken down into the following subsections:

- **Demographic Information** – This subsection identifies the significant demographic characteristics of the neighborhood including population, race, age and household information.

- **Needs Assessment Process and Findings** – This subsection explains the process by which the needs assessment was conducted. The following subsections describe the neighborhood conditions.
    - ***Traffic Needs*** – This subsection describes the traffic needs and concerns in the target neighborhood.
    - ***Parks/Open Space Needs*** – This subsection presents the conditions of the passive and active recreational amenities at the parks and open spaces serving the residents in the target neighborhood.
    - ***Public Infrastructure*** – This subsection identifies the major roadway, sidewalk, curb, curb cut and street tree needs in the target neighborhood.
    - ***Public Facilities*** – The subsection discusses the needs at City-owned properties, including schools and libraries in the target neighborhood.

- **Unmet Needs from FY06-10 Consolidated Plan** – This subsection lists the needs from the previous Consolidated Plan that have not been addressed.

- **Prominent Neighborhood Needs** – This subsection presents the needs identified by the City, the Newtonville Advisory Committee, interested citizens and members of the public.

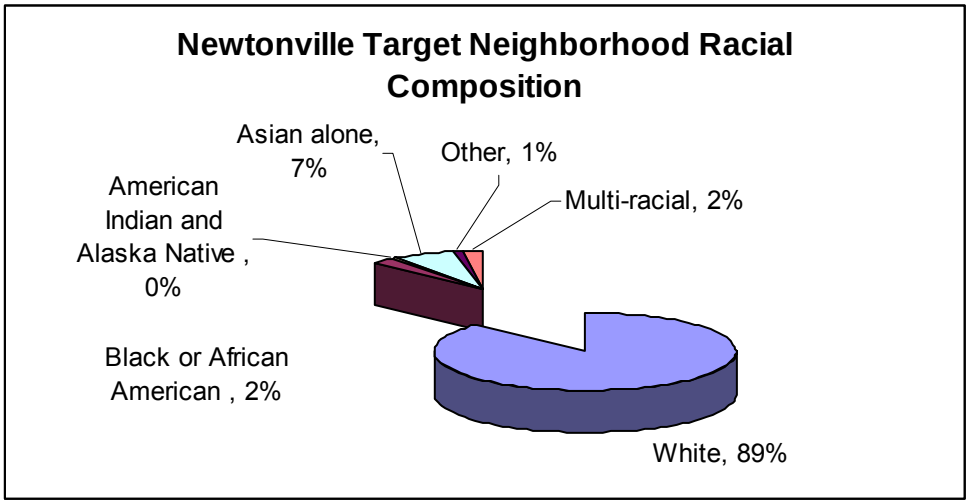
Demographic Information

Part of Ward 2, the Newtonville target neighborhood covers .17 square miles, and encompasses one census block group: 3733.03. A total of 41.9 percent of the target neighborhood qualifies as low-moderate income, according to data generated in 2003 by HUD. Lowell Park, located at the intersection of Watertown Street and Lowell Avenue, is the only city-owned recreational area located within the boundaries of the target neighborhood.

According to the U.S. Census 2000, the Newtonville target neighborhood—which is bounded by Lowell Avenue on the west, Watertown Street on the north, Crafts Street on the east, and Washington Street on the south—has 870 residents.

Of this population, 851 residents, nearly 98 percent, identified themselves as being of one race, with 87.4 percent of these respondents identifying themselves as White. Racial breakdowns citywide closely mirror the Newtonville target neighborhood. The largest difference in racial composition exists in the Asian population. The percentage of Asians city-wide is about one percent more than in the target neighborhood. Although only 3.4 percent of the White population is Hispanic or Latino, this percentage is .9 percent higher than the percentage of Hispanic or Latinos citywide.

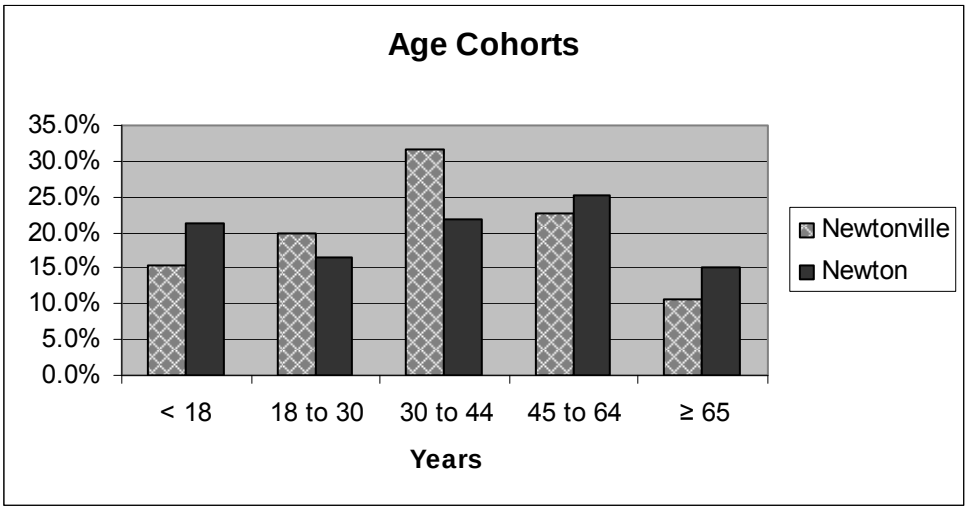
Figure 20: Racial Composition – Newtonville Target Neighborhood



Source: Census 2000 Summary File 1 (SF1) Table P3

Nearly 32 percent of the target neighborhood residents fall into the 30 to 44-year-old category which is almost 10 percent more than the city as a whole. Adults age 65 and older account for the smallest age group (10.6 percent) in the target neighborhood.

Figure 21: Age Cohorts – Newtonville Target Neighborhood

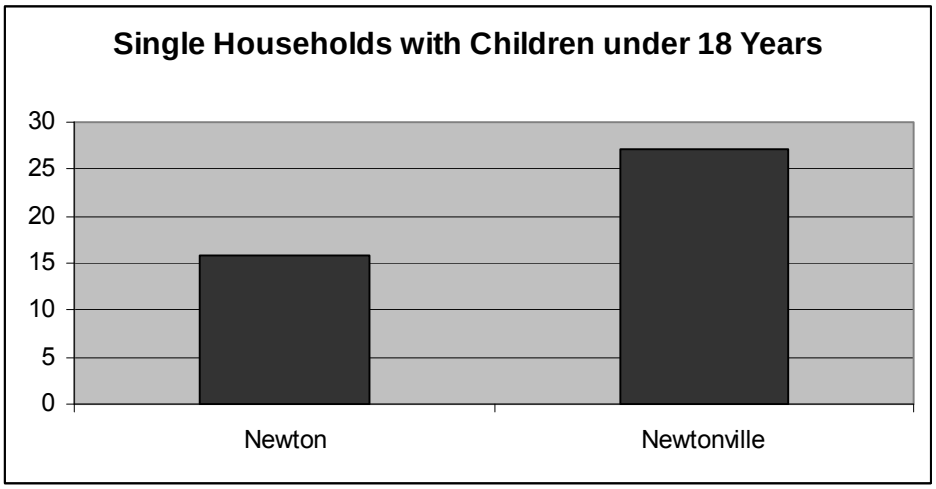


Source: Census 2000 Summary File 1 (SF1) Table P12

There are 410 households in the Newtonville target neighborhood. Of these households 42.7 percent are family households. A total of 38.8 percent of the non-family households are comprised of a single-person living alone. Significantly more households (65.7 percent) are classified as family households and more non-family households (74.3 percent) are comprised of a single person living alone than citywide.

In Newtonville 19.8 percent (456) of households contain at least one person under 18 years old. In comparison to the target neighborhood, the City has 12.5 percent more (32.3 percent) households with at least one child or youth present. In Newton 15.8 percent of family households with at least one person under 18 years old are headed by a single parent. In the Newtonville target neighborhood 27.2 percent of families are headed by a single female householder.

Figure 22: Single Householders with Children under 18 years – Newtonville Target Neighborhood



Source: Census 2000 Summary File 1 (SF1) Table P19

Of the 410 households, 21.7 percent have at least one resident aged 65 or older. This percentage is about 6 percent less than the number of households containing at least one elderly individual (65 years and over) city-wide. The majority (66.3 percent in the Newtonville target neighborhood and 60.4 percent citywide) of these households containing one or more elderly persons (65 years and over) are comprised of 2-or-more people living together.

Although the majority (57 percent) of the working population (sixteen years and older) in the Newtonville target neighborhood is employed in management and professional occupations, this percentage is 8.3 percent less than the number of working individuals employed in the same sector citywide. It follows that a higher percentage of this target neighborhood's working population is employed in service; sales and office; construction, extraction, and maintenance; and production, transportation, and material moving than city-wide. This difference is the greatest in sales and office occupations which employ 5.1 percent more workers in the Newtonville target neighborhood.

Table 70: Percentage of the Working Population (16+) Employed by Occupation

Occupation	Newtonville Target Neighborhood	Newton
Management, professional, & related	57.1%	65.3%
Service	11.9%	7.8%
Sales and office	26.2%	21.0%
Construction, extraction, and maintenance	0.0%	2.5%
Farming, fishing, and forestry occupations	2.3%	0.1%
Production, transportation, and material moving	2.6%	3.3%
Total	100%	100%

Source: Census 2000 Summary File 3 (SF 3) Table: QT-P27

Nearly 15 percent of this working population takes public transportation – a percentage which is higher than citywide use of public transit (12.3 percent). Of the workers who use public transportation 48.7 percent ride the bus[1], 28.2 percent use the subway and 23.1 percent utilize the commuter rail, likely the one that travels just south of the target neighborhood between Worcester and South Station.

There are 422 housing units in the Newtonville target neighborhood; 97.1 percent are occupied. Renters occupy the majority of homes (61.7 percent) in the target neighborhood which is unusual in Newton where owner occupied homes dominate the population (69.5 percent). Of the 157 owner-occupied units, 50.3 percent (79 units) of owners have lived in the neighborhood for more than 25 years.

A total of 115 disabilities were reported in the Newtonville target neighborhood. The majority of disabilities reported apply to elderly/retired populations (73.9 percent) and working-age adults (26.1 percent). The categories of disabilities with the highest

[1] Four MBTA buses run through the target neighborhood: Needham Junction – Watertown Square (#59), Roberts – Newton Corner (#553), Waverly Square-Newton Corner (#554), and Waltham Highlands-Newton Corner (#556).

numbers are "Physical disability[2]" with 26.1 percent, "Mental disability[3]" with 23.5 percent, and "Go-outside-home disability[4]" with 19.1 percent.

Needs Assessment Process and Findings

During the five-year period covered by this Consolidated Plan, Newtonville will receive neighborhood improvement funds in FY15. In preparation for this future funding round, the Newtonville Advisory Committee (NVAC) convened for three meetings to identify community needs, develop strategies for addressing the needs, set priorities, and plan projects.

Housing and Community Development planning staff began the Newtonville need assessment process in the spring of 2009. Staff requested information from City departments as well as conducted a windshield survey of the neighborhood. The first needs assessment meeting was held on June 16, 2009. Staff presented a preliminary list of needs as identified by City departments as well as reported on the unmet needs from the previously five-year plan. The NVAC members and interested citizens discussed the list and provided additional concerns.

The Newtonville Advisory Committee met again on October 15, 2009 to develop strategies and objectives for addressing the target area's needs. Using the needs assessment, the strategic plan and funding estimates provided by staff, the NVAC was able to identify their main priorities and voted on their proposed projects for FY15 on January 19, 2010.

Traffic Needs

Traffic is a major concern in the Newtonville target neighborhood as it is bordered by Washington Street, a major commercial corridor, and the Massachusetts Turnpike to the south, and Watertown Street, also known as State Route 16, to the north. The target neighborhood has several arterial streets such as Walnut Street, Crafts Street and Lowell Avenue, that carry a high number of vehicles through their community daily.

Based on data from the Newton Police Accident Report for the period of August 1, 2008 through August 1, 2009, there were 81 auto accidents in the target area. Two-thirds of all accidents occurred on the .65 mile stretch of Washington Street from Lowell Avenue to Crafts Street.

The top intersections/locations reporting five or more accidents in one year are, in descending order:

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[2] Defined as a physical, mental or emotional condition lasting six months or more that substantially limits one or more basic physical activities, such as walking, climbing stairs, reaching, lifting or carrying. U.S. Census 2000.

[3] Defined as a physical, mental or emotional condition lasting six months or more that made it difficult to learn, remember or concentrate. U.S. Census 2000.

[4] Defined as a physical, mental or emotional condition lasting six months or more that made it difficult to go outside the home alone to shop or visit a doctor's office. U.S. Census 2000.

Rank	Location	# Accidents
1.	Watertown Street and Crafts Street	11
2.	647 Washington Street- Whole Foods	8
3.	612 Washington Street- Tedeschis	7
4.	Washington Street and Lowell Avenue	7
5.	Washington Street and Walnut Street	7

Speeding on residential streets is a concern citywide and in this neighborhood Central Avenue was mentioned as being of most concern as it is used as a cut-through from Crafts Street to Washington Street. Other reported needs are pedestrian safety improvements in the vicinity of the Walnut-Lowell-Watertown intersection as it is a main crossing for students at three nearby schools. The NVAC is still working to finalize the traffic trial that creates a dead end on Lowell Avenue at Watertown Street, as well as a new traffic island at Lowell Avenue and Walnut Street.

The City's Traffic Engineer has recommended that any intersections with a traffic signal be upgraded with accessible pedestrian signals that feature a numerical countdown. According to the City's GIS data, there are five traffic signals in the target area. The City's Transportation Planner and the City's Traffic Engineer encourage the installation of bike racks, especially near bus stops. Many bus shelters in the City are outdated and unsightly and are in need of replacement. Where possible, bike lane striping is encouraged. Specifically a bike lane could be created on Watertown Street (Route 16) from West Newton Square to Adams Street. Despite all the traffic needs, the Traffic Engineer expressed concerns over too much new and expensive equipment as the traffic maintenance budget is only level funded, so too many new fixtures would reduce the City's ability for proper maintenance.

Parks/Open Space Needs

While there are no formal parks in the Newtonville target neighborhood, there are two parcels of open space that fall under City jurisdiction - one is "Lowell Park" a .58 acre greenspace bounded by Walnut Street, Watertown Street and Lowell Avenue and the other is the grassy median on Prescott Street.

Lowell Park, though maintained by the Parks and Recreation Department, has not been viewed as an official park for quite some time but rather as a traffic island. It is presently a vast open space dotted with trees and shrubs in poor condition and hosts a bus shelter. Consequently, it was not included in Parks and Recreation Department's 2006 Five Year Park Assessment Plan and Evaluation. However in 2008, a master plan for Lowell Park was substantially completed but has not yet been formally adopted by the City that identified key problems and offered solutions. The plan recommends an accessible pathway lined with benches and the removal of dead/dying trees and shrubs to clear out the middle of the park for light recreation such as frisbee or catch. The entrances to the park will be ornamental and the main plaza would feature a water fountain because a water fountain was located on this parcel in the past. The master plan will be revisited to better incorporate park users from Watertown Street.

Other opportunities may exist for new parkland including the rarely used Verizon parking lot on Court Street and possible conversion of industrial land.

Public Infrastructure Needs

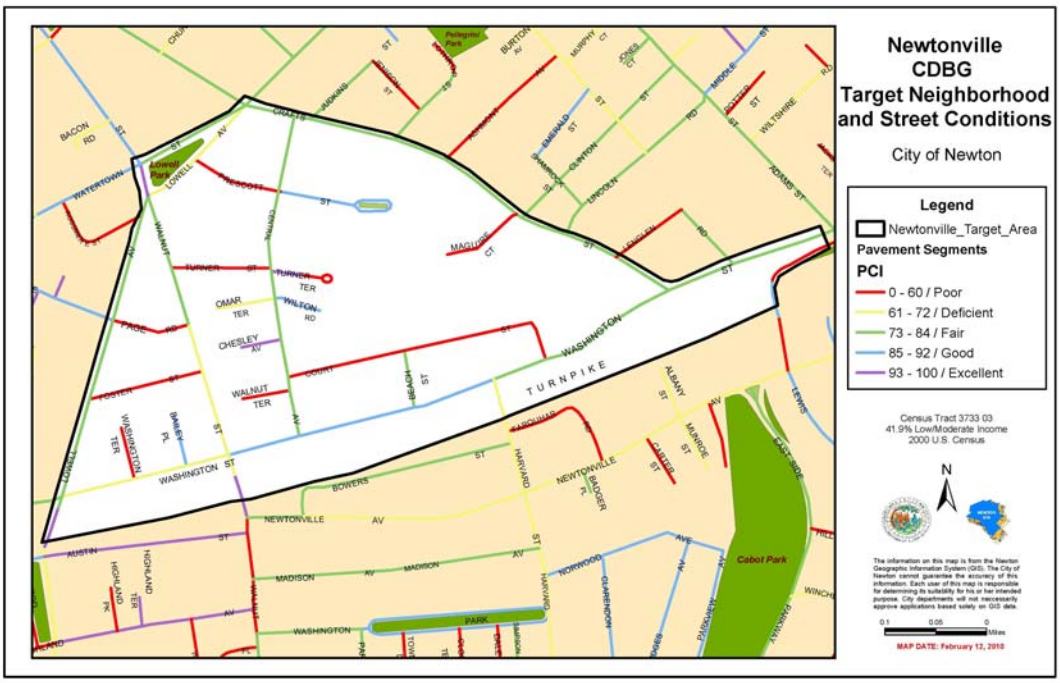
There are twenty streets contained within the CDBG target area- fourteen public streets and six private ways.

The City of Newton hired Vanasse Hangen Brustlin, Inc. (VHB) to perform a detailed condition evaluation on Newton's 298.3 miles of public and private roadways to build a pavement management system. The VHB Pavement Management Report Summary released in June 2009 focused on the 275.6 miles of public roadway.

From Fall 2008 until Spring 2009, VHB assessed the roadway network and recorded pavement conditions as well as inventoried all sidewalks, curbs, and ramps. Each street is rated for "the severity and extent of nine major pavement distresses…, and then entered into a weighted formula to arrive at a Pavement Condition Index (PCI). PCI is measured on a scale of zero to one hundred, with one hundred representing a pavement in perfect condition and zero describing a road in impassable condition. The average PCI for Newton's road network was found to be a 72. A PCI of 72 represents a road in fair condition that would soon be in need of resurfacing." (VHB Pavement Management Report Summary- June 2009)

There are four public streets that are categorized as "Poor Condition" meaning they have a PCI of 60 or below. Streets in this category will require some form of base improvement, such as reclamation or full depth reconstruction. These streets in the bottom tier include Court Street, Foster Street, Page Road, and Turner Street. See Map 10.

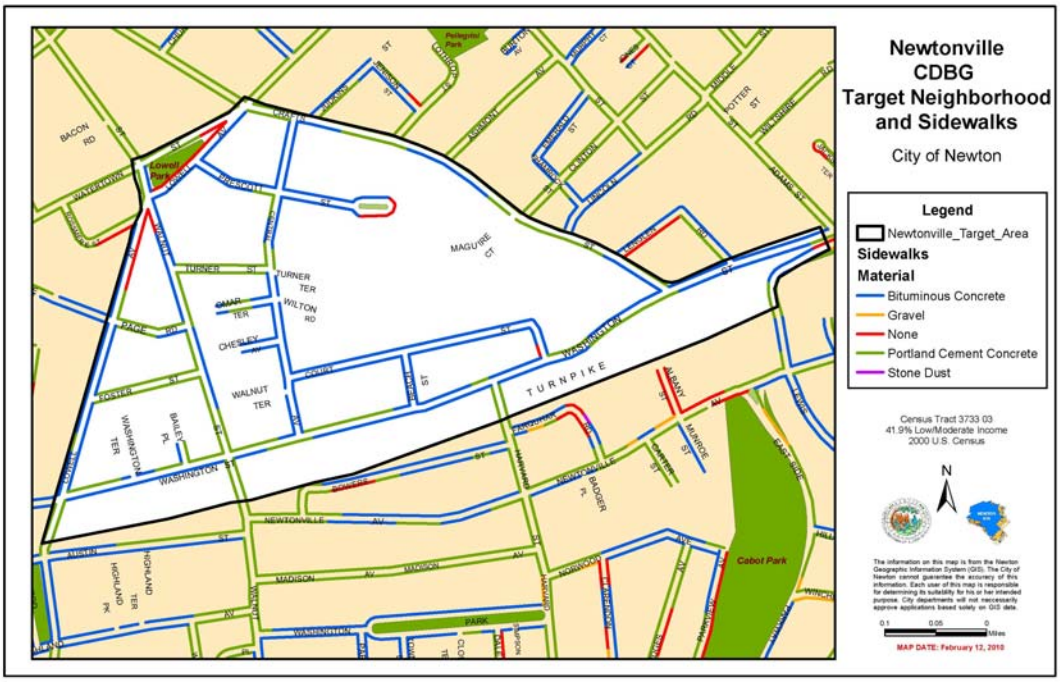
Map 10: Newtonville CDBG Target Neighborhood and Streets by Condition



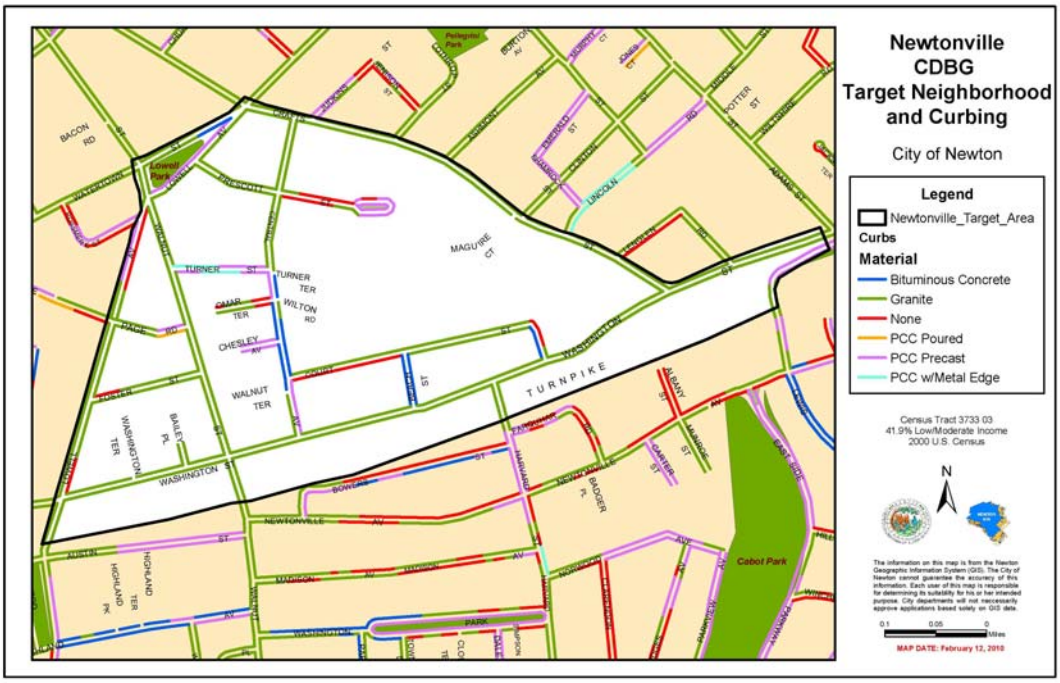
Just under forty percent of the sidewalks in the target area are comprised of concrete sidewalks, the preferred material for sidewalks. Only 4.3 percent of the sidewalk network

is lacking firm accessible sidewalks (about 1,500 linear feet) and the remaining 57 percent are asphalt sidewalks. See Map 11. With respect to street curbing, over three-fourths of the curbing framework is granite, the preferred material for street curbs. Only 6.6 percent of the street network lacks curbing (about 2,400 linear feet) and the remaining seventeen percent is either asphalt of concrete curbing. See Map 12.

Map 11: Newtonville CDBG Target Neighborhood and Sidewalks by Material



Map 12: Newtonville CDBG Target Neighborhood and Curbing by Material



Over time and based on funding availability, the City intends to replace all street signs with new signs that feature a 50 percent larger letter size (6" vs. 4") and a much more reflective material for improved nighttime visibility.

Public Facilities Needs

The only publicly owned buildings within the Newtonville target neighborhood are within the Crafts Street DPW Yard. Funding improvements here may not be CDBG-eligible as the general public is not served here. Moreover, the DPW Yard does not primarily serve the residents in the target area.

Unmet Needs from FY06-10 Consolidated Plan

Many of the needs in the Newtonville Target Neighborhood from the FY06-10 Consolidated Plan remain unmet. Fortunately, some needs were met during that period, namely the planting of 31 street trees on seven streets and the installation of over 500 linear feet of granite curbing at eight locations on two streets in order to “complete the street” with respect to continuous street curbing. A master plan for Lowell Park is substantially complete and a traffic trial is underway to field test the proposed traffic and roadway changes on Lowell Avenue, Watertown Street and Walnut Street. The following list demonstrates the unmet needs.

- Poor roadway surfaces on Beach Street, Court Street, Lowell Avenue
- Missing sidewalks on four streets (Court Street, Lowell Avenue, Prescott Street, Walnut Street)
- Storm drain concerns
- Improved striping (lanes, traffic patterns, etc.)
- Traffic calming (Central Avenue)
- Pedestrian safety improvements

- Traffic signal coordination
- Conduct a lighting study to analyze the need for additional and/or replacement appropriate-scaled residential lights
- Conduct a comprehensive, target area wide traffic study
- Create a crosswalk by the post office at 897 Washington Street
- Beautification, usability and accessibility of Lowell Park
- Acquire and redevelop underutilized Verizon parking lot for park use (on Court Street)
- Possible conversion of industrial land to park/open space
- Noise mitigation at the DPW Crafts Street yard
- Conduct a land use study that addresses the phasing out of incompatible land uses
- Noise mitigation from Mass Turnpike

Prominent Neighborhood Needs

After reviewing the list of needs from City staff, the unmet needs from the previous five-year Consolidated Plan, as well as inserting new items, the NVAC members agreed on the following neighborhood needs, which are in no particular order.

PARKS & TREES	INFRASTRUCTURE	TRAFFIC	PUBLIC FACILITIES
Beautification and other improvements at Lowell Park	Installation of concrete sidewalks on lots with no sidewalks	Traffic calming *(consider Central Avenue, Walnut & Washington, Lowell & Washington)*	No buildings eligible
New and replacement trees in residential areas, parks and other city properties	Installation of accessible, code compliant curb cuts	Upgrade pedestrian signals with more accessible features including numerical countdown	
Install Big Belly solar-powered trash receptacles at all parks	Address the triangular corner of Lowell Avenue and Walnut Street by installing granite curbing and concrete sidewalks, and removal of overgrown shrubs	Replace existing bus shelters with new shelters, consider putting a Big Belly solar-powered trash compactor at heavily used bus stops such as Walnut & Washington	
Beautify the edge of Washington Street that abuts the Mass Turnpike	Installation of granite curbing in areas with missing curbs or replacement of asphalt or concrete curbing- *(consider Central Avenue and Chesley Street)*	Install bike racks, especially by heavily used bus stops, like express routes	
Address the memorial at the corner of Washington and Walnut Streets	Drainage improvements *(consider Omar Street and Central Avenue)*	Stripe bike lanes where possible *(consider bike lane on Watertown Street)*	
	Better sidewalk snow plowing	On-street bike parking	
	Burial of overhead utilities	Appropriate residential lighting	
	New street signs with larger, more reflective print	Manage traffic during peak hours from Ed Center	

NEWTONVILLE STRATEGIC PLAN

The Strategic Plan for the Newtonville target neighborhood is broken down into the following subsections:

- **Objectives and Strategies** – This subsection lists the objectives and strategies developed to address the identified needs.
- **Funding Estimates** – This subsection lists the cost estimates for the strategies developed to address the identified needs.
- **Projects** – This subsection lists the projects that were selected by the advisory committee to be undertaken during the period of the FY11-15 Consolidated Plan.
- **Proposed Goals and Accomplishments** – This subsection details the proposed goals and accomplishments for the year that neighborhood improvements will be funded in Newtonville.
- **Obstacles to Meeting Underserved Needs** – This subsection describes the challenges of addressing the objectives and strategies in the target area.
- **Target Neighborhood Map** – This map provides a graphic representation of the planned project locations.

Objectives and Strategies

Although efforts will be made to address all identified needs, the development of priorities allows Housing and Community Development staff to focus on what the residents view as the most pressing needs in their community. The development of objectives and strategies is the first part of the prioritization process.

Parks/Open Space Improvements

Objective: **To improve and increase recreational and open space opportunities and amenities**

Strategies:
- *Beautification and other improvements at Lowell Park*
- *New and replacement trees in parks and greenspaces*
- *Install Big Belly solar-powered trash receptacles in all parks*
- *Beautify the edge of Washington Street that abuts the Mass Turnpike*
- *Address the memorial at the corner of Washington and Walnut Streets*

Traffic Improvements

Objective: **To improve pedestrian safety and connectivity**

Strategy:
- *Install audible accessible pedestrian signals with countdown features at intersections with traffic signals*

Objective: **To better control and clarify traffic patterns to improve public safety**

Strategies:
- *Traffic calming (consider Central Avenue, Walnut & Washington, Lowell & Washington)*
- *Manage traffic during peak hours from Ed Center (probably not CDBG eligible as it sits outside of target area and would fall in the realm of police enforcement)*

Objective: **To encourage and facilitate public transportation and alternate forms of transportation**

Strategies:
- *Replace existing bus shelters with new shelters, consider putting a Big Belly solar-powered trash compactor at heavily used bus stops such as Walnut & Washington. Also consider security lighting.*
- *Install bike racks, especially nearby heavily used bus stops, like express routes*
- *Stripe bike lanes where possible (consider bike lane on Watertown Street)*
- *On-street bike parking*

Public Infrastructure Improvements

Objective: **To establish and emphasize a pedestrian-friendly, safe and comfortable environment**

Strategies:
- *Installation of concrete sidewalks on lots with no sidewalks*
- *Installation of accessible, code compliant curb cuts*
- *Address the triangular corner of Lowell Avenue and Walnut Street by installing granite curbing and concrete sidewalks and removing overgrown shrubs*
- *Better sidewalk snow plowing (Maintenance of city sidewalks is not CDBG-eligible)*
- *New street signs with larger, more reflective print*

Objective: **To beautify the neighborhood with new and replacement street trees**

Strategies:
- *New and replacement trees in residential areas and other city properties*
- *Street tree pruning, especially low limbs over sidewalks plowing (Maintenance of city trees is not CDBG-eligible)*

Objective: **To beautify the neighborhood through uniform and quality infrastructure and utilities**

Strategies:
- *Installation of granite curbing in areas with missing curbs or replacement of asphalt or concrete curbing (consider Central Avenue and Chesley Street)*
- *Drainage improvements (consider Omar Street and Central Avenue)*
- *Burial of overhead utilities*

Objective: **To provide consistent, adequate, and appropriate residential lighting for public safety and aesthetics**

Strategy:
- *Appropriate residential lighting, especially within the historic district*

Public Facilities Improvements

No stated needs in this category.

Funding Estimates

Below are the cost estimates for the strategies developed to address the identified needs in the Newtonville target neighborhood. These cost estimates are a crucial component in the planning process as strategies may often require more funding than is allocated through the CDBG neighborhood improvements program. For better or worse, funding availability plays a paramount role in what CDBG projects can and should be pursued. If a cost estimate exceeds the CDBG funding and there are no other funding sources to be leveraged, developing a project to only partially carry out the strategy may not be a prudent use of CDBG funds.

Strategies	Cost Information	Estimate
Parks/Open Space Improvements		
Beautification and other improvements at Lowell Park	Implementation of the master plan with a 15% contingency is approximately $300,000. If the construction drawings and bid specifications are not prepared in-house, it could cost up to an additional 10% of the cost estimate, $30,000. It is expected that at least $60,000 in FY09 CDBG funds will be spent for Phase 1 improvements. The remaining Phase 2 cost would be $240,000-$270,000.	$240,000-$270,000
Install Big Belly solar-powered trash receptacles in all parks	Big Belly receptacles cost about $4,500, installed. A couple of these receptacles could be located within the target area.	$4,500-$9,000
Beautify the edge of Washington Street that abuts the Mass Turnpike	Some possible ideas could be green screening from the Turnpike, new sidewalks, benches, etc. A broad cost estimate range for this conceptual strategy could be $15,000-35,000. Note: The Creating Connections: Newtonville Town Center report by Sasaki and a group of interns suggested linking the north and south sides of the Turnpike through mixed development opportunities over the Turnpike's air rights. The greenspace in question is the site of the potential development and new commuter rail station which might incorporate commonspace/greenspace.	$15,000-$35,000
Address the memorial at the corner of Washington and Walnut Streets	The dedication plaque is no longer on the old drinking fountain. Staff had no information on its whereabouts. No funds are needed.	ZERO

Strategies	Cost Information	Estimate
Traffic Improvements		
Install accessible pedestrian signals with countdown features at existing intersections with traffic signals	There are five traffic signals in target area. Only the intersection of Walnut & Washington has pedestrian signals with the countdown feature. The other four have non-accessible, non-countdown signals. For a typical four-way intersection, an estimate of $8,000 is used.	$8,000-$32,000
Traffic calming (consider Central Avenue, Walnut & Washington, Lowell & Washington)	City Engineering staff have draft plans for improving accessibility at the intersections of Walnut & Washington and Lowell & Washington. The idea is to create bump outs on the four corners in order to achieve the required grades for code-complaint curb cuts. As a secondary benefit, bump outs cause the traffic to slow down and make safer turns. There are no cost estimates at this point, only plans. However the work is complicated and costly. Though the CDBG Access program will primarily fund it, it cannot cover all the costs. Some City funds will be provided but more funding may be needed. Other traffic calming measures, such as a raised crosswalk or neck downs, could be considered for Central Avenue. The minimum cost for a traffic calming project is $20,000.	$20,000
Replace existing bus shelters with new shelters or add new shelters where needed, include security lighting and Big Belly solar-powered trash compactors	There are two bus shelters in target area: 1) Walnut @ Watertown- in Lowell Park, and 2) Washington @ Walnut. Both are in need of replacement. It is estimated that a new shelter could cost $10,000-15,000, installed. However the City may be interested in joining the MBTA shelter replacement program in which a private company installs new shelters and maintains them at no cost to the MBTA or the City. The program operates on the proceeds of advertisements inside the shelters.	$20,000-$30,000
Install bike racks, especially nearby heavily used bus stops, like express routes	There are four bus lines that run through the Newtonville target area, the 553 and the 554 that run along Washington Street, the 556 that travels Walnut and Washington Sts., and the 59 that runs on Walnut St. The commuter rail line also goes through the target area, running parallel with the Turnpike. There are seven intersections where the buses stop with fifteen individual bus stops plus the commuter rail station. A bike rack next to a bus stop could cost up to $2,000 for each rack including site prep and concrete pad.	$2,000-$16,000

Strategies	Cost Information	Estimate
Support bicycle transportation through bike lane striping, signage and roadway improvements where possible	Newton has no official bike routes. Bike Newton has a draft plan that identifies the best options for Designated Bike Routes and Preferred Bike Routes. No roads in the target neighborhood were recommended as Designated Bike Routes (with striped lanes) however, Watertown Street, Washington Street, Crafts Street, and Walnut Street have been identified as Preferred Bicycle Routes. For the most part, the only changes would be to install "Share the Road" signs along the route and bike parking near major destinations/village centers. These signs are estimated at $300 each.	$300-$2,400
On-street bike parking	This strategy allows for on-street bike parking at major destinations by placing a bike rack in a striped parking space during bike season. Installed bike racks are estimated at $2,000 each.	$2,000-$4,000
Public Infrastructure Improvements		
Install concrete sidewalks where they are missing	Based on the VHB Pavement Management Report, only 4.3% of the sidewalk network lacks sidewalks (over 1,500 linear feet). For a typical five foot wide concrete sidewalk, an estimate of $50 per square yard is used. In the Newtonville target area, it would cost $43,375 to add sidewalks where there are none.	$43,375
Installation of accessible, code compliant curb cuts	Based on the VHB Pavement Management Report, there are nine missing curb cuts in the target area. To create accessible concrete curb cuts in these locations, it would cost $5,000 per curb cut, for a total of $45,000. Furthermore, bituminous concrete is not the preferred material for curb cuts as it is difficult to achieve precise grades and sections required. There are 26 bituminous concrete curb cuts, many of which are on Crafts St. To replace the asphalt curb cuts with concrete, it would cost $130,000. Lastly, there are six concrete curb cuts in fair-poor shape which are not code compliant. To replace these curb cuts, it would cost $30,000. To address all the curb cuts needs in the target area, the cost would be $205,000.	$205,000
Address the triangular corner of Lowell Avenue and Walnut Street by installing granite curbing and concrete sidewalks and removing overgrown shrubs	There is a lack of critical infrastructure at this corner. There is almost 550 linear ft. of sidewalks missing. The sidewalk work will cost $15,256. There is 442 linear feet of missing curbing on Lowell Avenue. This work would cost $17,680. With a curb cut(s) upgrade and landscaping improvements, the total cost is estimated at $40,000.	$40,000
Install new street signs with larger, more reflective print	The City is currently installing these new signs at major intersections but will eventually get around to replacing them citywide. If the committee wanted to accelerate this pace, new signs cost about $75 per installed sign.	$3,000-$5,000

Strategies	Cost Information	Estimate
New and replacement trees in residential areas, parks and other city properties	There is no information on how many trees could be planted throughout the target area but a minimum of 20 trees is suggested in order to produce a visible impact. On average, new tree plantings cost $500 per tree.	$10,000-20,000
Installation of granite curbing in areas with missing curbs or replacement of asphalt or concrete curbing	Over three-fourths of the curbing network is granite, the preferred type of street edging. Only 7% of the curbing network is missing. This translates into 2,400 linear feet of missing curbing on five streets. To fill in these missing sections, at a cost of $40 a linear foot, the work is estimated at $96,975. To replace the remaining 17% of non-granite curbing (asphalt and concrete), the cost would be almost $250,000.	$96,975-$346,975
Drainage improvements (consider Omar Street and Central Avenue)	Without a complete analysis of a particular street, it is difficult to estimate drainage upgrades. However, to rebuild the drainage system on a street, the work is not likely to cost less than $50,000.	$50,000
Burial of overhead utilities	This is a complicated and costly strategy. There are no specific places/streets where burying utilities is recommended which makes estimating infeasible. Regardless of location, the cost would probably be greater than the CDBG allocation and the City would be unlikely to share costs for this item.	ZERO
Installation of appropriate residential lighting, especially within the historic district	Most of the area has cobrahead lights. However, there are a few gaslights left in the target area, mainly on Prescott St. Recently, in conjunction with road work, the city replaced the gaslights with electric replica gaslights on Farlow Hill (Franklin St, Shornecliffe Rd, and Beechcroft Rd.). The new lights were lower wattage and much less expensive to operate. They City would like to continue to replace the gaslights with electric lights. The work costs about $4,000 per light. In Washington Park, the cobrahead lights were swapped with ornamental street lights. This work is estimated at $5,000 per light. Assuming the average residential street has ten street lights, the cost for new ornamental lights would at least be $50,000.	$50,000

At the January 19, 2010 meeting, the NVAC reviewed the funding estimates prepared by staff. Following the discussion of each of the items, members and interested citizens in attendance were asked to vote for their top priorities. Attendees were given five dot stickers and instructed to use their sticker votes in any combination they chose, e.g. all five stickers on one need, five stickers on five different needs, two on one need and three stickers on three different needs, etc. The voting produced a consensus of five priorities. Below are the results of the prioritization.

Strategies	Sticker Voting
Beautification and other improvements at Lowell Park	6
New and replacement trees in residential areas, parks and other city properties	6
Address the triangular corner of Lowell Avenue and Walnut Street by installing granite curbing and concrete sidewalks and removing overgrown shrubs	5
Installation of granite curbing in areas with missing curbs or replacement of asphalt or concrete curbing	4
Traffic calming (consider Central Avenue, Walnut & Washington, Lowell & Washington)	4
On-street bike parking	3
Appropriate residential lighting, especially within the historic district	1
Beautify the edge of Washington Street that abuts the Mass Turnpike	1
Replace existing bus shelters with new shelters or add new shelters where needed, include security lighting and Big Belly solar-powered trash compactors	0
Install bike racks, especially nearby heavily used bus stops, like express routes	0
Support bicycle transportation through bike lane striping, signage and roadway improvements where possible	0
Install accessible pedestrian signals with countdown features at existing intersections with traffic signals	0
Install concrete sidewalks where they are missing	0
Installation of accessible, code compliant curb cuts	0
Install new street signs with larger, more reflective print	0
Install Big Belly solar-powered trash receptacles in all parks	0
Address the memorial at the corner of Washington and Walnut Streets	0
Drainage improvements (consider Omar Street and Central Avenue)	0
Burial of overhead utilities	0

Newtonville Priority Objectives
To improve and increase recreational and open space opportunities and amenities
To establish and emphasize a pedestrian-friendly, safe and comfortable environment
To beautify the neighborhood with new and replacement street trees
To better control and clarify traffic patterns to improve public safety

Projects

Upon establishment of the highest priorities, committee members deliberated the best way to distribute the next allocation's funding. The Newtonville Advisory Committee recommended the following projects for CDBG funding in FY15.

PROPOSED FY15 NEWTONVILLE NEIGHBORHOOD IMPROVEMENT PROJECTS

	Proposed Budget
PARKS/OPEN SPACE IMPROVEMENTS	
• **Lowell Park Improvements- Phase 2**	**$92,500**
PUBLIC INFRASTRUCTURE IMPROVEMENTS	
• **Newtonville Infrastructure Improvements** *(Combines the two strategies of infill granite curbing and sidewalk and curbing work at the triangular corner of Walnut Street and Lowell Avenue)*	**$60,000**
• **Newtonville Tree Plantings** *(up to fifteen new and replacement street trees)*	**$7,500**
Estimated FY15 Allocation	**$160,000**

Proposed Goals and Accomplishments

The Newtonville Advisory Committee has recommended three projects for FY15. Here are the proposed goals and expected accomplishments for these projects:

PROJECT	GOALS	ACCOMPLISHMENTS (# PUBLIC FACILITIES IMPROVED)
Lowell Park Improvements	Increase the passive recreational use of Lowell Park through accessibility, new site amenities, and beautification	1 park
Newtonville Infrastructure Improvements	Improve the public safety, accessibility and aesthetics of the area's sidewalks and street curbs	4 streets
Newtonville Tree Plantings	Beautify city-owned properties and public streets through tree plantings	12 trees
	Total Public Facilities Improved	17

Obstacles to Meeting Underserved Needs

The primary obstacle to meeting underserved needs is the lack of sufficient funding. Nineteen strategies, at a minimum cost of $1.06 million, were identified in the Newtonville target neighborhood by attendees at three public meetings held in summer 2009 through January 2010. However, the projected CDBG funding for FY15 - $160,000

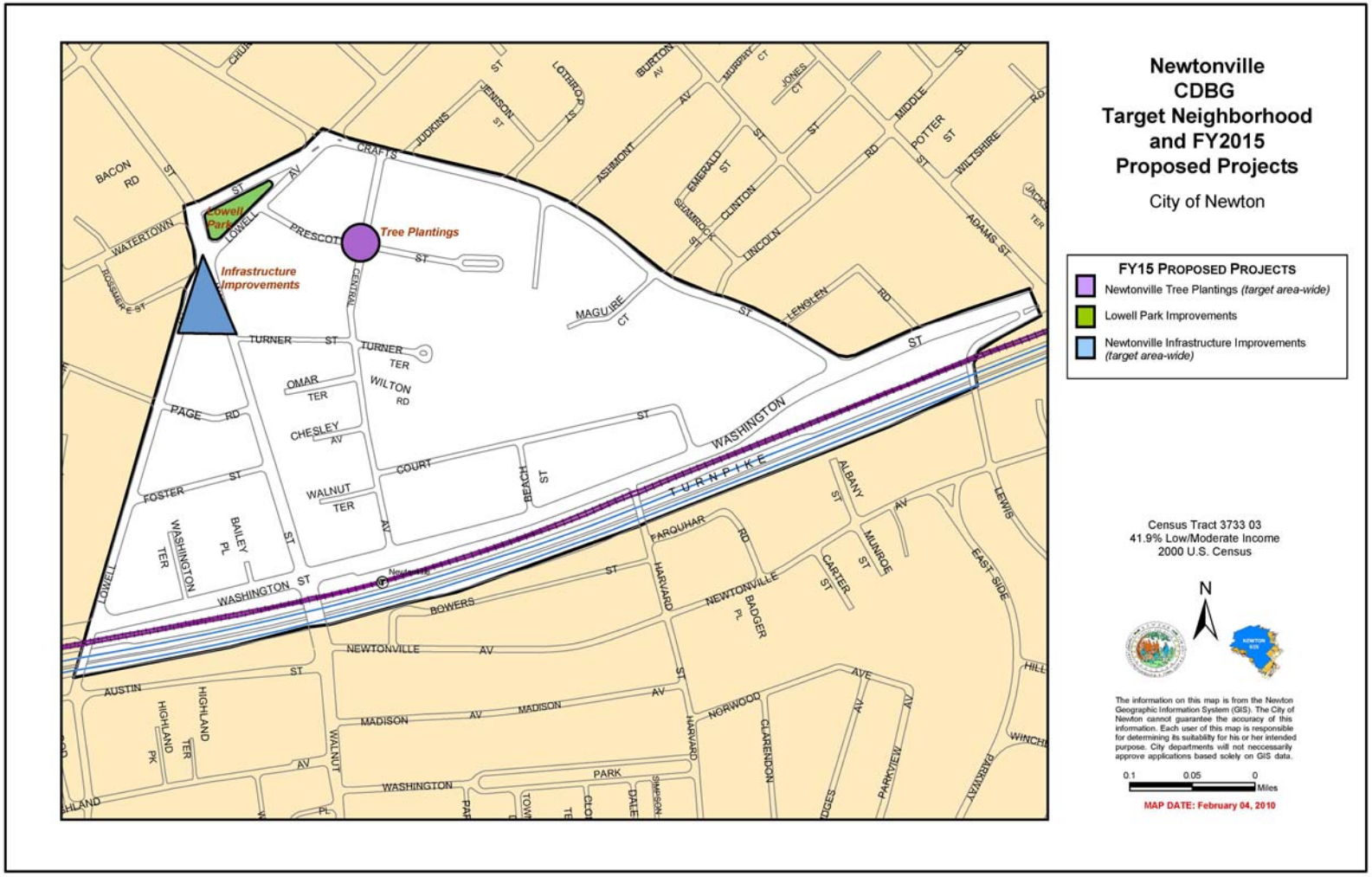
- will fund only the top three priorities. In fact, the CDBG funding alone will not be sufficient for completing Phase 2 of the Lowell Park master plan nor be able to fill in all the missing sections of sidewalks and street curbs.

An additional obstacle to meeting underserved needs is Aldermanic approval process for certain strategies that relate to traffic or roadway changes. The approval process, which includes public hearings, can be quite lengthy which often results in a more expensive project.

Another difficulty to addressing certain needs is they are best addressed on a citywide basis, such as bicycle transportation. CDBG funds can only be used in the target area and the City often does not possess enough funding for these special initiatives. For example, it is not logical to only stripe bike lanes on a portion of street.

Target Neighborhood Map

Map: 13: Newtonville Target Neighborhood and FY2015 Proposed Projects



NONANTUM NEEDS ASSESSMENT

This segment of the FY11-15 Consolidated Plan contains the Needs Assessment and the Strategic Plan for neighborhood improvements in the Nonantum target neighborhood. The document is broken down into two sections, each containing a number of subsections.

The needs assessment for the Nonantum target neighborhood is broken down into the following subsections

- **Demographic Information** – This subsection identifies the significant demographic characteristics of the neighborhood including population, race, age and household information.

- **Needs Assessment Process and Findings** – This subsection explains the process by which the needs assessment was conducted. The following subsections describe the neighborhood conditions.
    - ***Traffic Needs*** – This subsection describes the traffic needs and concerns in the target neighborhood.
    - ***Parks/Open Space Needs*** – This subsection presents the conditions of the passive and active recreational amenities at the parks and open spaces serving the residents in the target neighborhood.
    - ***Public Infrastructure Needs*** – This subsection identifies the major roadway, sidewalk, curb, curb cut and street tree needs in the target neighborhood.
    - ***Public Facilities Needs*** – The subsection discusses the needs at City-owned properties, including schools and libraries in the target neighborhood.

- **Unmet Needs from FY06-10 Consolidated Plan** – This subsection lists the needs from the previous Consolidated Plan that have not been addressed.

- **Prominent Neighborhood Needs** – This subsection presents the needs identified by the City of Newton, Nonantum Advisory Committee, interested citizens and members of the public.

Demographic Information

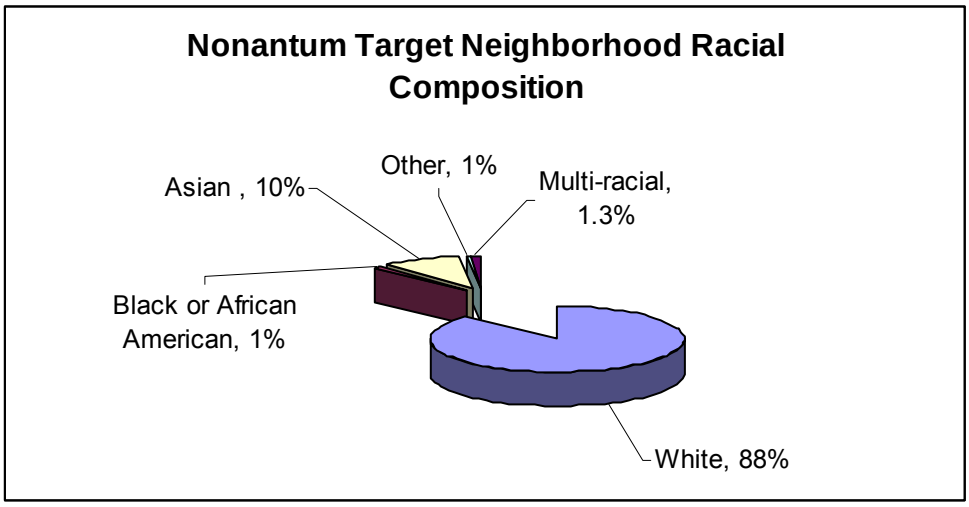
Part of Ward 1, the Nonantum target neighborhood covers .51 square miles and encompasses four census block groups: 3732.01, 3732.02, 3732.03, and 3732.04. A total of 37 percent of the target neighborhood qualifies as low-moderate income, according to data generated in 2003 by HUD. Coletti-Magni Park, Pellegrini Park, Stearns Park, and Forte Memorial Park are the four city-owned recreational areas located within the boundaries of the target neighborhood. Coletti-Magni Park, located on Watertown Street and Bridge Street, is a small pocket park designed for passive recreation. Pellegrini Park on Hawthorn Street is anchored by the Pellegrini Activity Center, which contains a gymnasium and community room. Playground equipment, a

basketball court, tennis court, and little league field are located in Stearns Park. Forte Park, which is accessed off of California Street, has play equipment, a basketball court and a football field. The Nonantum Branch Library is also located in the Nonantum target neighborhood. Currently the library only functions as a meeting place for community groups due to budget cuts.

According to the U.S. Census 2000, this target neighborhood—which is bounded by Crafts Street and Broadway Avenue on the west; California Street on the north; the Town of Watertown and Jackson Road on the east; and Washington Street on the south—has 4,594 residents.

Of this population, 4,533 residents, nearly 99 percent, identified themselves as being of one race, with 87 percent of these respondents identifying themselves as White. The next largest racial group is Asian, which accounts for 10.2 percent of the population. Racial breakdowns citywide closely mirror the Nonantum target neighborhood. The target neighborhood's Asian population, however, surpasses the City's by a little over 2 percent. A total of 2.5 percent of the White population is Hispanic or Latino in both the city and the target neighborhood.

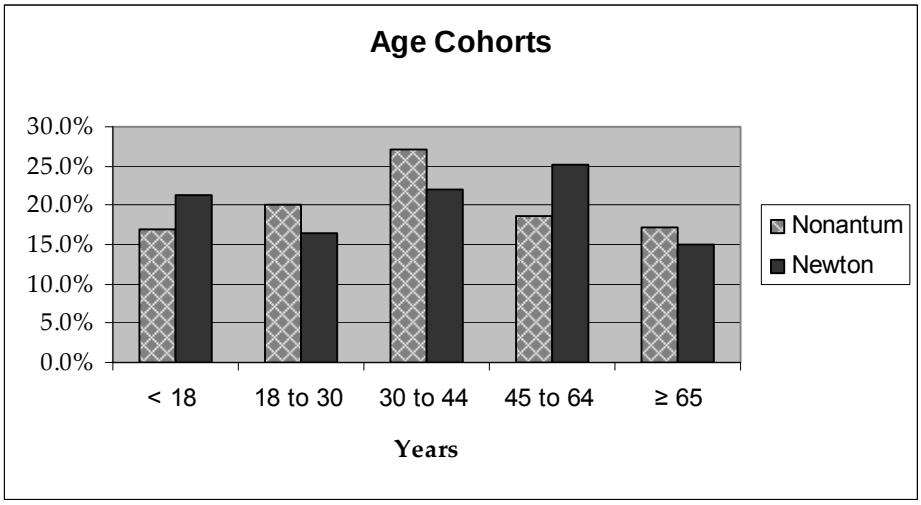
Figure 23: Racial Composition – Nonantum Target Neighborhood



Source: Census 2000 Summary File 1 (SF1) Table P3

Over 27 percent of the target neighborhood residents fall into the 30 to 44-year-old category which is 5 percent more than the city as a whole. Unlike the other three target neighborhoods, Nonantum has a rather large population of adults age 65 and older. This age group accounts for 17.2 percent of the target neighborhood population.

Figure 24: Age Cohorts – Nonantum Target Neighborhood

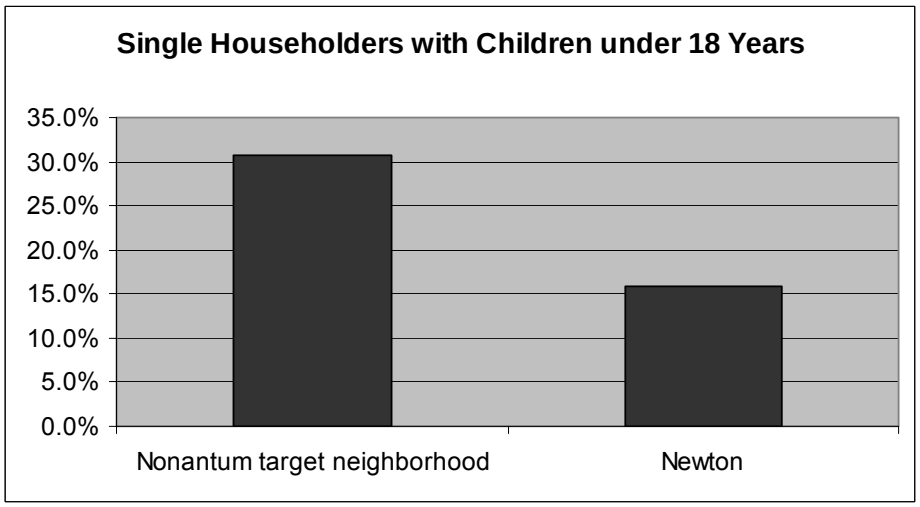


Source: Census 2000 Summary File 1 (SF1) Table P12

There are 1,962 households in the Nonantum target neighborhood. Of these households 53.9 percent are family households. A total of 68.4 percent of the non-family households are comprised of a single-person living alone. Citywide more households (65.7 percent) are classified as family households while the percentage of single person households compare more closely to the target neighborhood.

In the Nonantum target neighborhood 23.2 percent (456) of households contain at least one person under 18 years old. In comparison to the target neighborhood, the City has 9 percent more (32.3 percent) households with at least one child or youth present. In Newton, 15.8 percent of family households with at least one person under 18 years old are headed by a single parent. In the Nonantum target neighborhood, 30.8 percent of families are headed by a single householder.

Figure 25: Single Householders with Children under 18 years – Nonantum Target Neighborhood



Source: Census 2000 Summary File 1 (SF1) Table P19

Of the 1,962 households, 29.9 percent have at least one resident aged 65 or older. This percentage is about 2 percent more than the number of households containing at least one elderly individual (65 years and over) citywide. The majority (59.4 percent in the Nonantum target neighborhood and 60.4 percent citywide) of these households containing one or more elderly persons (65 years and over) are comprised of 2-or-more people living together.

Although the majority (53 percent) of the working population (sixteen years and older) in the Nonantum target neighborhood is employed in management and professional occupations, this percentage is 12 percent less than the number of working individuals employed in the same sector citywide. It follows that a higher percentage of this target neighborhood's working population is employed in service; sales and office; construction, extraction, and maintenance; and production, transportation, and material moving than citywide. This difference is the greatest in sales and office occupations which employ 7.5 percent more of workers in the Nonantum target neighborhood.

Table 71: Percentage of the Working Population (16+) Employed by Occupation

Occupation	Nonantum Target Neighborhood	Newton
Management, professional, & related	53.1%	65.3%
Service	9.3%	7.8%
Sales and office	28.6%	21.0%
Construction, extraction, and maintenance	4%	2.5%
Farming, fishing, and forestry occupations	0	0.1%
Production, transportation & material moving	5.3%	3.3%
Total	100%	100%

Source: Census 2000 Summary File 3 (SF 3) Table: QT-P27

Only 9.2 percent of this working population takes public transportation. Of the workers who use public transit 72 percent ride the bus[1] and 25.8 percent utilize the commuter rail, likely the one that travels just south of the target neighborhood between Worcester and South Station.

There are 2,026 housing units in the Nonantum target neighborhood; 96.8 percent are occupied. Renters occupy the majority of homes (57.9 percent) in the target neighborhood which is unusual in Newton where owner occupied homes dominate the population (69.5 percent). Of the 826 owner-occupied units, 54.1 percent (447 units) of owners have lived in the neighborhood for more than 25 years. Even renters tend to remain in the area; 22.3 percent have resided in the Nonantum community for more than 15 years.

A total of 1,812 disabilities were reported in the Nonantum target neighborhood. The majority of disabilities apply to working-age adults (60.7 percent) and elderly/retired

[1] Five MBTA buses run through the target neighborhood: Needham Junction – Watertown Square (#59), Riverside – Federal & Franklin (#558), Roberts – Newton Corner (#553), Waverly Square – Newton Corner (#554), and Waltham Highlands – Newton Corner (#556).

populations (38.4 percent). The categories of disabilities with the highest numbers are "Go-outside-home disability" with 30.6 percent, "Employment disability" with 22.2 percent, and "Physical disability" with 18.7 percent.

Needs Assessment Process and Findings

During the five-year period covered by this Consolidated Plan, Nonantum will receive neighborhood improvement funds in FY11 and in FY14. In preparation for these future funding rounds, the Nonantum Advisory Committee (NAC) convened for three meetings to identify community needs, develop strategies for addressing the needs, set priorities, and plan projects.

Housing and Community Development Division staff began the Nonantum need assessment process in the Spring of 2009. Staff requested information from City departments as well as conducted a windshield survey of the neighborhood. The first needs assessment meeting was held on June 9, 2009. Staff presented a preliminary list the current needs identified by City departments, as well as reported on the unmet needs from the previously five-year plan. The NAC members and interested citizens discussed the unmet needs and provided additional concerns.

The Nonantum Advisory Committee met again on October 6, 2009 to develop strategies and objectives for addressing the target area's needs. Using the needs assessment, the strategic plan and funding estimates provided by staff, the NAC was able to identify their main priorities and voted on their proposed projects for FY11 on January 12, 2010. The NAC chose to delay their recommendations for projects for FY14 until after the FY11 projects are well underway/completed to more accurately reflect the most current priorities.

Traffic Needs

Traffic is a major concern in the Nonantum target neighborhood due to its density and narrow, complex street layout. Based on data from the Newton Police Accident Report for the period of August 1, 2008 through August 1, 2009, there were 148 auto accidents in the target area.

The Nonantum target area is loosely divided into quadrants by Watertown Street, a main street which runs east to west and by Adams Street and Bridge Street, two arterial streets which travel north to south. Ninety three accidents occurred on these three streets which accounts for nearly 63 percent of all accidents. Washington Street is only in the target area for approximately .2 mile but had 30 accidents in a one-year period, totaling about 20 percent of all accidents. Other streets with higher incidents of accidents include California Street, Crafts Street, Jackson Road, Pearl Street, and Chapel Street.

The top intersections/locations reporting five or more accidents in one year are, in descending order:

Rank	Location	# Accidents
1.	Adams Street and Washington Street	12
2.	Bridge Street and California Street	11
3.	Watertown Street and Crafts Street	11
4.	Adams Street and Watertown Street	10
5.	Washington Street and Jackson Road	9

In the past, the NAC expressed a great deal of concern over traffic-related issues, including speeding, parking problems (especially at corners), running of stop signs, lack of enforcement and use of residential streets as shortcuts. While these are still important needs, some of the focus has been shifted to improving the flow of automobile and pedestrian traffic. There is interest in realigning Watertown Street and Adams Street to prevent cars and trucks from driving onto the sidewalks. Additionally, the committee would like to explore moving a traffic signal at Watertown Street and Capital Street one block west to Pearl Street, which is a Safe Route to School.

The City's Traffic Engineer has recommended that any intersections with a traffic signal be upgraded with accessible pedestrian signals that feature a numerical countdown. According to the City's GIS data, there are 11 traffic signals in the target area. (CDBG funds did upgrade the pedestrian signals at Watertown Street and Adams Street with new accessible, countdown pedestrian signals in 2008.) The City's Transportation Planner and the City's Traffic Engineer encourage the installation of bike racks, especially near bus stops. Many bus shelters in the City are outdated and unsightly and are in need of replacement. Where possible, bike lane striping is encouraged. Specifically a bike lane could be created on Watertown Street (Route 16) from West Newton Square to Adams Street. Despite all the traffic needs, the Traffic Engineer expressed concerns over too much new and expensive equipment as the traffic maintenance budget is only level funded, so too many new fixtures would reduce the City's ability for proper maintenance.

Parks/Open Space Needs

In January 2006, the Parks and Recreation Department finalized a Five Year Park Assessment Plan and Evaluation based on staff analyses on the conditions of a variety of park amenities, accessibility and aesthetics. One of the best rated parks citywide is Richard J. Forte Park. This park has been deemed ineligible for CDBG funding because it serves a much larger service area than the Nonantum target neighborhood.

For overall quality ratings of the parks in the Nonantum target area, the parks are listed from best to worst: Forte Park, Coletti-Magni Park, Pellegrini Park and Stearns Park. The features in most need of repair at Stearns Park are the drinking fountain, shade structure, and basketball court. At Pellegrini Park, the amenities in most disrepair are the turf, drinking fountain, and overall aesthetics. Using American Reinvestment and Recovery Act funds, it is expected that many of the components in poor condition at Stearns Park and Pellegrini Park will be improved in 2010. With respect to accessibility needs, the walkways in Stearns Park and the playground at Joanne C. Pellegrini Park are not universally accessible. A new accessible path is recommended at Pellegrini Park that connects the parking lot to the tennis courts.

In September 2005, master plans were completed by Pressley Associates, Inc. for both Stearns Park and Pellegrini Park. Over a series of four community meetings, residents, elected officials, and city staff worked with Pressley Associates to determine the best use of the parkland. In general, the uses stayed the same but some of the items would be reconfigured in a more efficient and logical layout. For Pellegrini Park, the major components would be a new half-basketball court, new play equipment, water play features, pavilion, redesigned parking lot and entranceway, and new tennis courts. At Stearns Park, the plan calls for two new playgrounds for different age groups, a half-basketball court, regraded walkways, and a refurbished little league field. Using CDBG funds, a portion of the master plan for Stearns Park has already been implemented with the reconstruction of two tennis courts, a new walkway, and new benches. Staff applied for CPA funds to implement other phases but due to a lawsuit, the funding was withdrawn.

The Parks and Recreation Department supports the implementation of the master plans for Stearns Park and Pellegrini Park. Furthermore, they recommend that Big Belly solar-powered trash compactors replace existing trash receptacles in all parks as they have proven to be successful in saving energy and reducing trash. Parks and Recreation also indicated that firm routes be installed on all playgrounds for universal accessibility. Other Parks and Recreation staff comments include replacement of the perimeter fencing at Stearns Park and Pellegrini Park, reconstructed tennis courts and new picnic tables at Pellegrini Park, and turf replacement at Coletti-Magni Park.

Public Infrastructure Needs

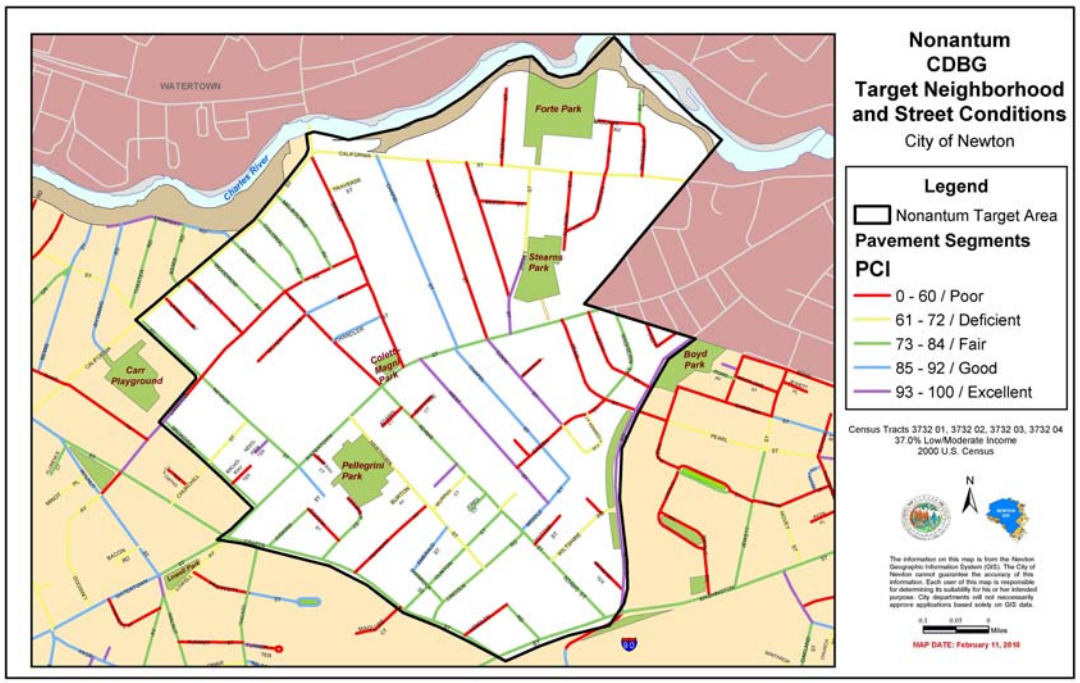
There are 64 streets contained within the CDBG target area: 49 public streets and 17 private ways, with some streets having both public and private portions.

The City of Newton hired Vanasse Hangen Brustlin, Inc. (VHB) to perform a detailed condition evaluation of Newton's 298.3 miles of public and private roadways to build a pavement management system. The VHB Pavement Management Report Summary released in June 2009 focused on the 275.6 miles of public roadway.

From Fall 2008 until Spring 2009, VHB assessed the roadway network and recorded pavement conditions as well as inventoried all sidewalks, curbs, and ramps. Each street is rated for "the severity and extent of nine major pavement distresses…," and then entered into a weighted formula to arrive at a Pavement Condition Index (PCI). PCI is measured on a scale of zero to one hundred, with one hundred representing a pavement in perfect condition and zero describing a road in impassable condition. The average PCI for Newton's road network was found to be a 72. A PCI of 72 represents a road in fair condition that would soon be in need of resurfacing." (VHB Pavement Management Report Summary- June 2009)

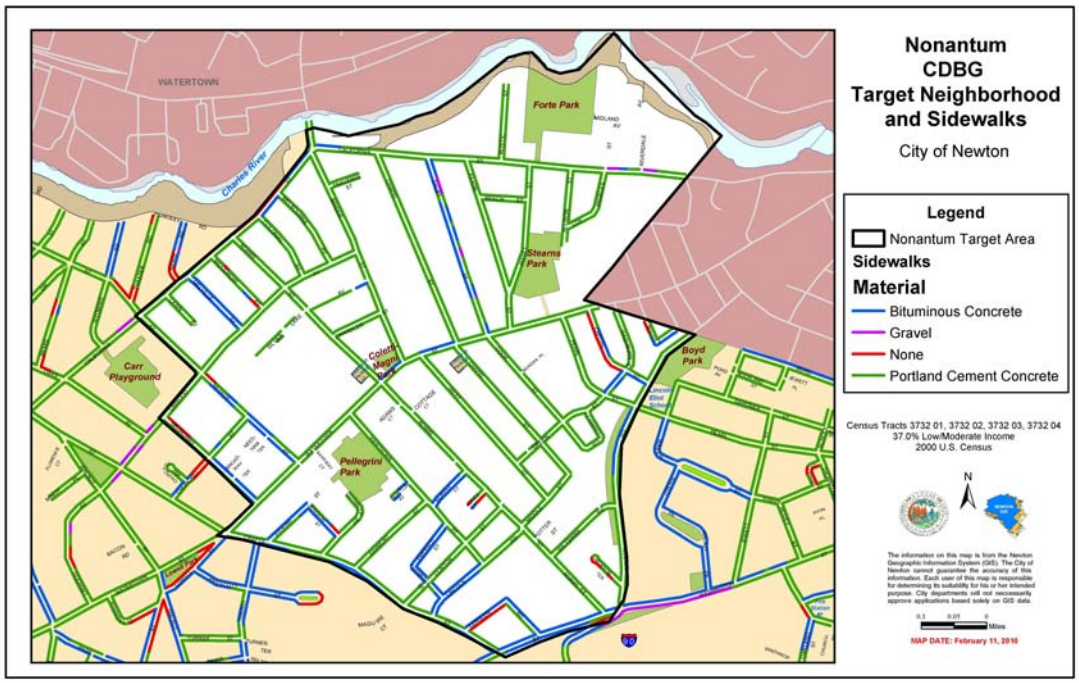
There are 17 public streets that are categorized as "Poor Condition" meaning they have a PCI of 60 or below. Streets in this category will require some form of base improvement, such as reclamation or full depth reconstruction. The streets in the bottom tier include Allison Street, Ashmont Avenue, Beech Street, Bridge Street, Capital Street, Dalby Street, Green Street, Jackson Terrace, Jenison Street, Lawn Avenue, Lenglen Road, Linwood Avenue, Los Angeles Street, Melville Avenue, Pearl Street, Pond Street, and Rustic Street. See Map 14.

Map 14: Nonantum CDBG Target Neighborhood and Streets by Condition

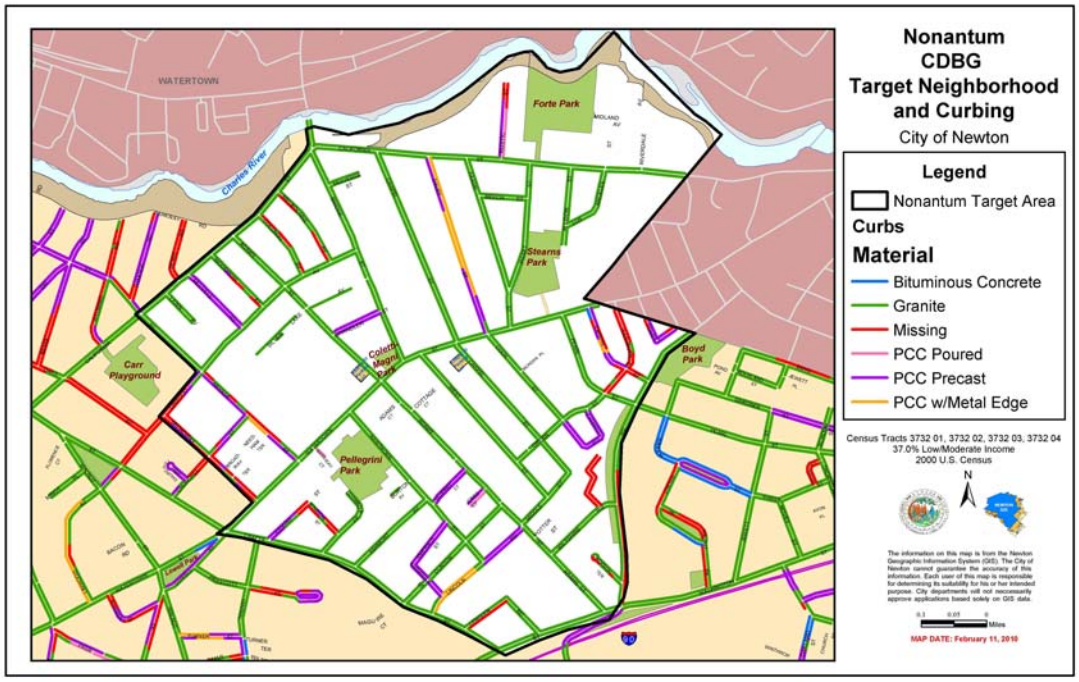


Over 80 percent of the sidewalks in the target area are comprised of concrete sidewalks, the preferred material for sidewalks. Only three percent of the sidewalk network is lacking firm accessible sidewalks (about 3,200 linear feet) and the remaining 15 percent is asphalt sidewalks. Even though the sidewalk network is fairly intact, having a complete sidewalk network is important because Nonantum is one of the most densely populated villages. See Map 15. The situation is similar with respect to street curbing. Over three-fourths of the curbing framework is granite, the preferred material for street curbs. About nine percent of the street network lacks curbing (about 9,400 linear feet) and the remaining fourteen percent is either asphalt of concrete curbing. See Map 16.

Map 15: Nonantum CDBG Target Neighborhood and Sidewalks by Material



Map 16: Nonantum CDBG Target Neighborhood and Curbing by Material



Over time and based on funding availability, the City intends to replace all street signs with new signs that feature a 50 percent larger letter size (6" vs. 4") and a much more reflective material for improved nighttime visibility.

Public Facilities Needs

There are two publicly owned buildings in the Nonantum target area – the Nonantum Branch Library and the Pellegrini Park Activity Building. Unfortunately, due to severe budget cuts in 2008, the Nonantum Branch Library was closed. The space is presently being leased by some community groups. The City intends to retain its ownership of the property and the building and grounds are in need of a variety of improvements.

Because of the recent work done in the Pellegrini Park Activity Building to create a community room and improved bathrooms, there are no pressing needs at this time.

Unmet Needs from FY06-10 Consolidated Plan

Many of the needs in the Nonantum Target Neighborhood from the FY06-10 Consolidated Plan remain unmet. Fortunately, several needs were met during that period, namely Cook Street curbing and sidewalks; new walkways, drinking fountain, and ornamental fencing at Coletti-Magni Park; two new tennis courts at Stearns Park as well as a new walkway called the Alice Webber Way that leads to a senior housing facility; a new community room, upgraded bathrooms, and a new unisex shower at the Pellegrini Park Activity Building; and a dedication placard to former Alderman Theresa O'Halloran on California Street that highlights Nonantum's industrial history. Additionally, in conjunction with the CDBG Access program, new accessible pedestrian signals with a numerical countdown feature were installed at the intersection of Watertown Street and Adams Street. A couple of minor traffic improvements were also made in the target area to facilitate an improved and safer traffic flow. The following list demonstrates the unmet needs:

- Traffic-calming measures
- Upgraded crosswalks
- Street tree plantings
- More street reconstruction
- Sidewalk improvements

Prominent Neighborhood Needs

After reviewing the list of needs from City staff, the unmet needs from the previous five-year Consolidated Plan, as well as inserting new items, the NAC members agreed on the following neighborhood needs, which are in no particular order.

PARKS & TREES	INFRASTRUCTURE	TRAFFIC	PUBLIC FACILITIES & OTHER
Continue to address phases and components of the Stearns Park Master Plan *(including perimeter fencing)*	Installation of concrete sidewalks on lots with no sidewalks	Redesign of the Watertown St. & Adams St. intersection- both roadway and pedestrian crossings	Improvements to the former library property
Continue to address phases and components of the Pellegrini Park Master Plan *(perimeter fencing, tennis courts, picnic tables)*	Street, sidewalk, and curbing reconstruction where needed	Synchronize/coordinate the timing of the traffic signals on Watertown Street to improve traffic flow	Memorial for Fat Pellegrini *(possibly around the entrance of the new Pellegrini Park entrance area)*
	New street signs with larger, more reflective print	Traffic calming and pedestrian safety improvements including upgraded crosswalks, audible pedestrian signals, etc.	
Install Big Belly solar-powered trash receptacles at all parks		Relocate the Watertown St- Capital Street traffic signal to Watertown St-Pearl St	
New and replacement trees in residential areas, parks and other city properties		Upgrade pedestrian signals with more accessible features including numerical countdown	
Expand Stearns Park by purchasing some abutting property *(possibly use as a community garden)*		Replace existing bus shelters with new shelters	
		Install bike racks, especially by heavily used bus stops, like express routes	
Turf replacement at Coletti-Magni Park		Stripe bike lanes where possible *(consider bike lane on portions of Watertown Street)*	

NONANTUM STRATEGIC PLAN

The Strategic Plan for the Nonantum target neighborhood is broken down into the following subsections:

- **Objectives and Strategies** – This subsection lists the objectives and strategies developed to address the identified needs.

- **Funding Estimates** – This subsection lists the cost estimates for the strategies developed to address the identified needs.

- **Projects** – This subsection lists the projects that were selected by the advisory committee to be undertaken during the period of the FY11-15 Consolidated Plan.

- **Proposed Goals and Accomplishments** – This subsection details the proposed goals and accomplishments for the year that neighborhood improvements will be funded in Nonantum.

- **Obstacles to Meeting Underserved Needs** – This subsection describes the challenges of addressing the objectives and strategies in the target area.

- **Target Neighborhood Map** – This map provides a graphic representation of the planned project locations.

Objectives and Strategies

Although efforts will be made to address all identified needs, the development of priorities allows Housing and Community Development staff to focus on what the residents view as the most pressing needs in their community. The development of objectives and strategies is the first part of the prioritization process.

Parks/Open Space Improvements

Objective: **To implement park master plans**

Strategies:
- *Continue to implement phases of the Pellegrini Park Master Plan*
- *Continue to implement phases of the Stearns Park Master Plan*

Objective: **To improve the quality and condition of the Nonantum parks**

Strategies:
- *Install the Big Belly solar-powered trash receptacles at all parks*
- *Plant new trees in parks for shade and beauty*
- *Expand existing parks where possible (e.g. Stearns Park)*
- *Turf replacement at Coletti-Magni Park*

Objective: **To create/install a memorial(s) to commemorate Nonantum leaders**

Strategy:
- *Create a memorial for Anthony "Fat" Pellegrini, a neighborhood activist and longtime Nonantum Advisory Committee member*

Traffic Improvements

Objective: **To improve traffic flow and/or control excessive speeding on streets in the target area**

Strategies:
- *Abandon the Watertown-Capital traffic signal and create a traffic signal at Watertown Street & Pearl Street, a Safe Route to School.*
- *Synchronize the timing of the traffic signals on Watertown Street*
- *Redesign of the roadway and crosswalks at Watertown Street & Adams Street*
- *Traffic calming on streets in the target area, particularly residential streets used as cut-throughs. Meet with the City's Traffic Engineer to develop viable projects.*

Objective: **To increase pedestrian safety on streets in the target area**

Strategy:
- *Install audible accessible pedestrian signals with countdown features at intersections with traffic signals*

Objective: **To encourage public transportation**

Strategies:
- *Replace existing bus shelters with new shelters*
- *Install bike racks, especially nearby heavily used bus stops*
- *Stripe bike lanes where possible (portions of Watertown Street, California Street, etc.)*

Public Infrastructure Improvements

Objective: **To improve the safety, accessibility, and aesthetics of public streets and sidewalks**

Strategies:
- *Reconstruct streets, sidewalks and curbing where needed, such as Dalby Street*
- *Install concrete sidewalks where they are missing*
- *Plant new and replacement trees on residential streets, parks and other publicly-owned properties where needed*

Objective: **To increase visibility and way-finding on public streets**

Strategy:
- *Install new streets signs with larger, more reflective paint on streets with missing signs*

Public Facilities Improvements

Objective: **To improve accessibility, aesthetics and public safety at the former Nonantum Branch Library** (currently used for a variety of community events and programs)

Strategy:
- *Consider exterior and grounds improvements in order to retain this building's importance in the community*

Objective: **To improve accessibility, aesthetics and public safety at the Pellegrini Park Activity Building, a community center and neighborhood polling place**

Strategy: • *Install adequate security lighting for the parking lot*

Funding Estimates

Below are the cost estimates for the strategies developed to address the identified needs in the Nonantum target neighborhood. These cost estimates are a crucial component in the planning process as strategies may often require more funding than is allocated through the CDBG neighborhood improvements program. For better or worse, funding availability plays a paramount role in what CDBG projects can and should be pursued. If a cost estimate exceeds the CDBG funding and there are no other funding sources to be leveraged, developing a project to only partially carry out the strategy may not be a prudent use of CDBG funds.

Strategies	Cost Information	Estimate
Parks/Open Space Improvements		
Continue to implement phases of the Pellegrini Park Master Plan	Once the ARRA-funded improvements are completed in 2010, there are two remaining phases left in order to fully implement the master plan: 1) the playground and courtyard, and 2) the ball fields and surroundings. The master plan cost estimate including a 15% contingency totals $1,325,819 ($582,598 for the courtyard phase and $743,221 for the ball field phase). Some line items could be funded independently such as walkways, mural restorations, and border fencing.	$1,325,819
Continue to implement phases of the Stearns Park Master Plan	Once the ARRA-funded improvements are completed in 2010, there is only one remaining phase left in order to fully implement the master plan. The last phase would include reconstructed and regraded walkways, renovation of the ball field, and other open space improvements. The master plan cost estimate including a 15% contingency is $368,559. Some line items could be funded independently such as walkways, and border fencing.	$368,559
Install the Big Belly solar-powered trash receptacles at all parks	Big Belly receptacles cost about $4,500, installed. Of the four parks within the target area, three have been determined to be eligible for CDBG funds. Coletti-Magni Park already has a Big Belly receptacle and the two remaining parks- Stearns Park and Pellegrini Park- may receive Big Belly receptacles in 2010 using ARRA funds. Therefore there are no parks in need of the Big Belly receptacle at this time.	ZERO
Expand existing parks where possible	The City's Open Space Plan stated that this neighborhood needs more park and open space based on the density. There are no proposals on the table and given limited funds, the CDBG program may not be the best fit for this. If an opportunity presents itself, a better match may be the CPA program.	ZERO
Turf replacement at Coletti-Magni Park	This item was not able to be addressed in FY08 CDBG project. For a scope of work that includes complete regrading, addition of topsoil, and grass seed, a cost of $5,000-10,000 is estimated.	$5,000-10,000

Strategies	Cost Information	Estimate
Create a memorial for Anthony "Fat" Pellegrini, a neighborhood activist and longtime Nonantum Advisory Committee member	This project idea is in the conceptual stage, location to be determined. Possible ideas include a plaque or a memorial bench. For most of the possible suggestions, the cost would likely not exceed $3,000.	$3,000
Traffic Improvements		
Abandon the Watertown-Capital traffic signal and create a traffic signal at Watertown Street & Pearl Street	It is estimated that a warrant study would cost about $7,500-$10,000 and about $100,000 for a new traffic signal and removal of the old signal.	$110,000
Synchronize the timing of the traffic signals on Watertown Street	Through detailed traffic counts and traffic optimization software, the City is able to perform synchronization improvements in house. Another tool is to install a GPS signal at each intersection which perfectly synchronizes the clocks at each location. These GPS signals cost $1,000 per intersection, installed. There are four traffic signals along Watertown Street.	$4,000
Redesign of the roadway and crosswalks at Watertown Street & Adams Street, including new sidewalk in front of Dunkin Donuts	The scope of work would include a new concrete sidewalk in front of Dunkin Donuts, new code-compliant curb cuts, realigned crosswalks, relocation of traffic signal posts where needed, etc. With DPW crews doing the majority of the work, the cost could run up to $60,000.	$60,000
Traffic calming on streets in the target area, particularly residential streets used as cut-throughs	Without specific recommendations, a general estimate of $15,000-$20,000 per traffic calming measure could be used.	$15,000-?
Install accessible pedestrian signals with countdown features at existing intersections with traffic signals	There are 11 traffic signals in target area, and only one intersection is outfitted with new audible and countdown signals. The other ten intersections are in need of pedestrian signal upgrades. For a typical four-way intersection, an estimate of $8,000 is used.	$8,000-$80,000
Replace existing bus shelters with new shelters	There are two bus shelters in the target area: 1) on Watertown Street inside Coletti-Magni Park; 2) on Washington Street across from Our Lady's Church. The shelter in Coletti-Magni Park is in poor shape and in need of replacement. It is estimated that a new shelter could cost $10,000-15,000, installed. However the City may be interested in joining the MBTA shelter replacement program in which a private company installs new shelters and maintains them at no cost to the MBTA or the City. The program operates on the proceeds of advertisements inside the shelters.	$10,000-$15,000

Strategies	Cost Information	Estimate
Install bike racks, especially nearby heavily used bus stops	There are two main bus lines that run through the Nonantum target area: the 59 and the 558. Three express routes (553, 554, and 556) briefly touch the target area to the south along Washington Street. There are 13 intersections where the buses stop with 28 bus stops in the target area. A bike rack next to a bus stop could cost up to $2,000 for each rack including site prep and concrete pad.	$2,000-$26,000
Support bicycle transportation through bike lane striping, signage and roadway improvements where possible	Newton has no official bike routes. Bike Newton has a draft plan that identifies the best options for Designated Bike Routes and Preferred Bike Routes. No roads in the target neighborbood were recommended as Designated Bike Routes (with striped lanes) however Watertown Street, Washington Street and Crafts Street have been identified as Preferred Bicycle Routes. For the most part, the only changes would be to install "Share the Road" signs along the route and bike parking near major destinations/village centers. These signs are estimated at $300 each.	$300-$2,400
Public Infrastructure Improvements		
Reconstruct streets, sidewalks and curbing in poor condition where needed	Vanasse Hangen Brustlin, Inc. (VHB) conducted a pavement management study of all of Newton's infrastructure. Each street was issued a Pavement Condition Index (PCI) number. The PCI rating goes from 0-100, with 100 representing a perfect street. Streets receiving a value of 60 or less are in need of full-depth reconstruction. Seventeen streets in the target area are in the bottom tier. For complete reconstruction, an estimate of $62.30 per square yard is used and addresses improvements to the street, sidewalk, and curbs as needed. The cost to reconstruct these streets would be nearly $2,286,000. CDBG funds could be used to pay for the street improvements in whole or in part.	$2,285,973
Install concrete sidewalks where they are missing	There is nearly 3,200 linear feet (over 1600 square yards) of sidewalks missing on twelve streets. For a typical five foot wide concrete sidewalk, an estimate of $50 per square yard is used for a total of $82,630 to add sidewalks where there are none.	$82,630
Plant new and replacement trees on residential streets, parks and other publicly-owned properties where needed	There is no information on how many trees could be planted throughout the target area but a minimum of 20 trees is suggested in order to produce a visible impact. On average, new tree plantings cost $500 per tree.	$10,000-25,000

Strategies	Cost Information	Estimate
Install new streets signs with larger, more reflective paint on streets with missing signs	The City is currently installing the new larger signs at major intersections. There should not be any locations with missing signs, but if there are, the City will replace right away once the location is reported. It costs about $75 per installed sign.	ZERO
Public Facilities Improvements		
Exterior and grounds improvements at the former Nonantum Branch Library	No suggestions have been made but the site could benefit from new fencing like at Coletti-Magni Park. There is approximately 175 linear feet of chain link fencing. Ornamental fencing could cost as much as $150 per linear feet. Granite coping beneath the fencing could add an additional $100 per linear foot. Modest landscaping could also be done.	$25,000-$50,000
Pellegrini Activity Building Improvements	This suggestion is also conceptual. One idea is to install adequate security lighting on the building for the parking lot. The scope of work could range widely from $2,000-$15,000.	$2,000-$15,000

At the January 12, 2010 meeting, the NAC reviewed the funding estimates prepared by staff. Following the discussion of each of the items, members and interested citizens in attendance were asked to vote for their top priorities. Attendees were given five dot stickers and instructed to use their sticker votes in any combination they chose, e.g. all five stickers on one need, five stickers on five different needs, two on one need and three stickers on three different needs, etc. The voting produced a consensus of five priorities. Below are the results of the prioritization.

Strategies	Sticker Votes
Continue to implement phases of the Pellegrini Park Master Plan	8
Create a memorial for Anthony "Fat" Pellegrini, a neighborhood activist and longtime Nonantum Advisory Committee member	7
Redesign of the roadway and crosswalks at Watertown Street & Adams Street, including new sidewalk in front of Dunkin Donuts	6
Continue to implement phases of the Stearns Park Master Plan	6
Exterior and grounds improvements at the former Nonantum Branch Library	6
Synchronize the timing of the traffic signals on Watertown Street	3
Abandon the Watertown-Capital traffic signal and create a traffic signal at Watertown Street & Pearl Street	2
Reconstruct streets, sidewalks and curbing in poor condition where needed	2
Pellegrini Activity Building Improvements	2
Install accessible pedestrian signals with countdown features at existing intersections with traffic signals	1
Plant new and replacement trees on residential streets, parks and other publicly-owned properties where needed	1
Turf replacement at Coletti-Magni Park	1
Traffic calming on streets in the target area, particularly residential streets used as cut-throughs	0
Replace existing bus shelters with new shelters	0
Install bike racks, especially nearby heavily used bus stops	0
Support bicycle transportation through bike lane striping, signage and roadway improvements where possible	0
Install concrete sidewalks where they are missing	0
Install new streets signs with larger, more reflective paint on streets with missing signs	0
Install the Big Belly solar-powered trash receptacles at all parks	0
Expand existing parks where possible	0

Nonantum Priority Objectives
To implement park master plans
To create/install a memorial(s) to commemorate Nonantum leaders
To improve traffic flow and/or control excessive speeding on streets in the target area
To improve accessibility, aesthetics and public safety at the former Nonantum Branch Library

Projects

Upon establishment of the highest priorities, NAC members deliberated the best way to distribute the funding from the next allocation. The Nonantum Advisory Committee recommended the following projects for CDBG funding in FY11.

PROPOSED FY11 NONANTUM NEIGHBORHOOD IMPROVEMENT PROJECTS

Proposed Budget

PARKS/OPEN SPACE IMPROVEMENTS

- **Nonantum Parks Improvements** **$50,000**
  (Combines the two strategies of implementing the master plans at Stearns Park and Pellegrini Park)

PUBLIC INFRASTRUCTURE & TRAFFIC IMPROVEMENTS

- **Adams-Watertown Intersection Improvements** **$60,000**

PUBLIC FACILITIES IMPROVEMENTS

- **Nonantum Branch Library Improvements** **$50,000**
  (May combine two strategies: grounds improvements at the library and a memorial for "Fat" Pellegrini)

Estimated FY11 Allocation **$160,000**

In early 2013 as part of the Annual Action Plan process, the Nonantum Advisory Committee will reassess their needs and strategies and make a recommendation for new projects for their next round of funds for FY2014.

Proposed Goals and Accomplishments

The Nonantum Advisory Committee has recommended three projects for FY11. Here are the proposed goals and expected accomplishments for these projects:

PROJECT	GOALS	ACCOMPLISHMENTS (# PUBLIC FACILITIES IMPROVED)
Nonantum Parks Improvements	Continue to implement components of the master plans at Stearns Park and Pellegrini Park	2 parks
Adams-Watertown Intersection Improvements	Improve the public safety and accessibility of this important intersection to facilitate safer vehicular and pedestrian movements	1 street
Nonantum Branch Library Improvements	Beautify the exterior and grounds of this important community asset	1 property
	Total Public Facilities Improved	4

Obstacles to Meeting Underserved Needs

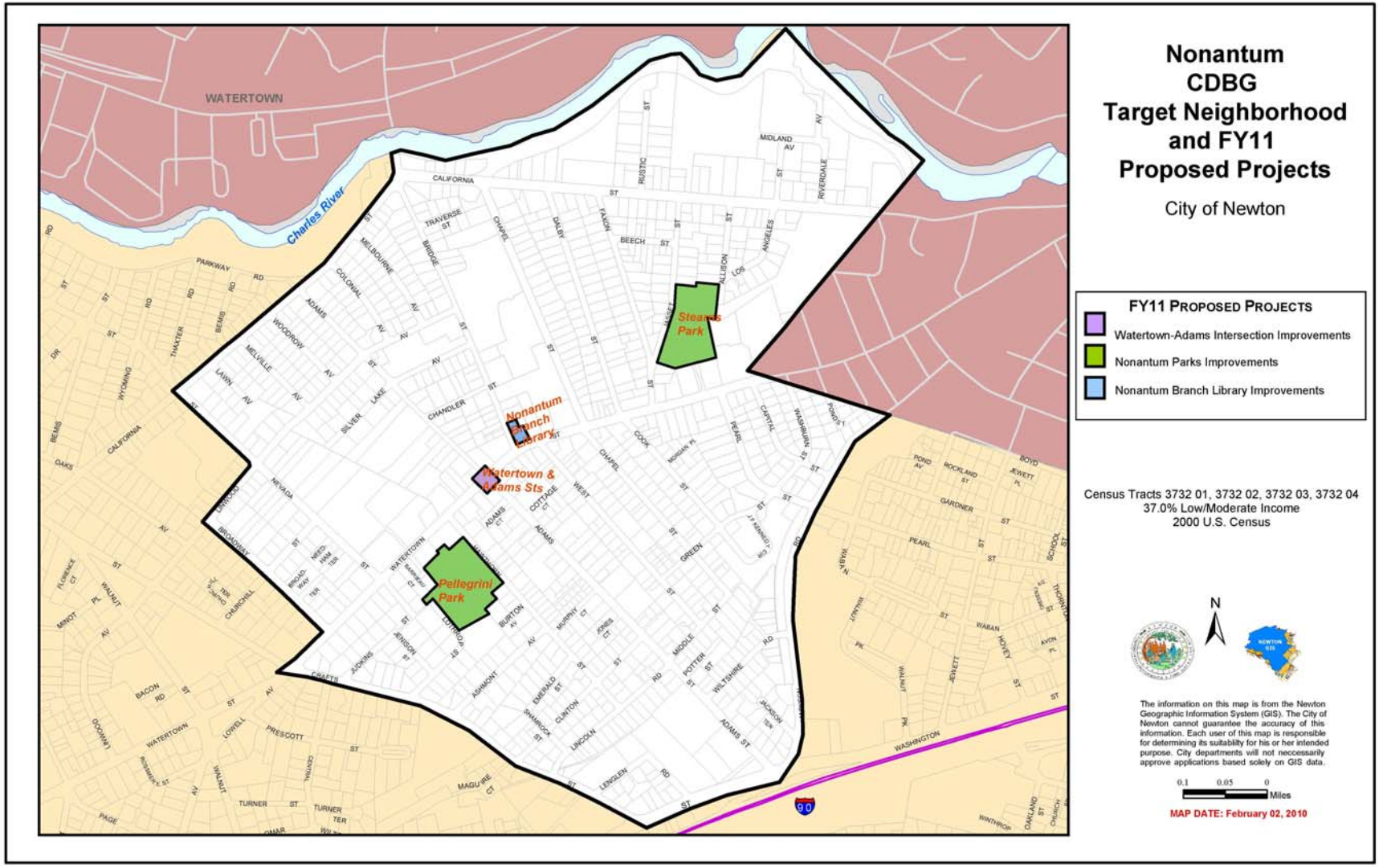
The primary obstacle to meeting underserved needs is the lack of sufficient funding. Twenty strategies, at a minimum cost of $2.3 million, were identified in the Nonantum target neighborhood by attendees at three public meetings held in Summer 2009

through January 2010. However, the projected CDBG funding for FY11 - $160,000 - can only fund the top three priorities. In fact, the CDBG funding alone will not be sufficient for completing subsequent phases of the Pellegrini Park and Stearns Park master plans.

An additional obstacle to meeting underserved needs is the Aldermanic approval process for certain strategies relating to traffic or roadway changes. The approval process, which includes public hearings, can be quite lengthy which often results in a more expensive project.

Target Neighborhood Map

Map 17: Nonantum Target Neighborhood and FY2011 Proposed Projects



WEST NEWTON NEEDS ASSESSMENT

This segment of the FY11-15 Consolidated Plan contains the Needs Assessment and the Strategic Plan for neighborhood improvements in the West Newton target neighborhood. The needs assessment and the strategic plan each contain a number of subsections.

The needs assessment for the West Newton target neighborhood is broken down into the following subsections:

- **Demographic Information** – This subsection identifies the significant demographic characteristics of the neighborhood including population, race, age and household information.

- **Needs Assessment Process and Findings** – This subsection explains the process by which the needs assessment was conducted. The following subsections describe the neighborhood conditions.
  - ***Traffic Needs*** – This subsection describes the traffic needs and concerns in the target neighborhood.
  - ***Parks/Open Space Needs*** – This subsection presents the conditions of the passive and active recreational amenities at the parks and open spaces serving the residents in the target neighborhood.
  - ***Public Infrastructure Needs*** – This subsection identifies the major roadway, sidewalk and curb needs in the target neighborhood.
  - ***Public Facilities Needs*** – The subsection discusses the needs at City-owned properties, including schools and libraries in the target neighborhood.

- **Unmet Needs from FY06-10 Consolidated Plan** – This subsection lists the needs from the previous Consolidated Plan that have not been addressed.

- **Prominent Neighborhood Needs** – This subsection presents the needs identified by the City, the West Newton Advisory Committee, interested citizens and members of the public.

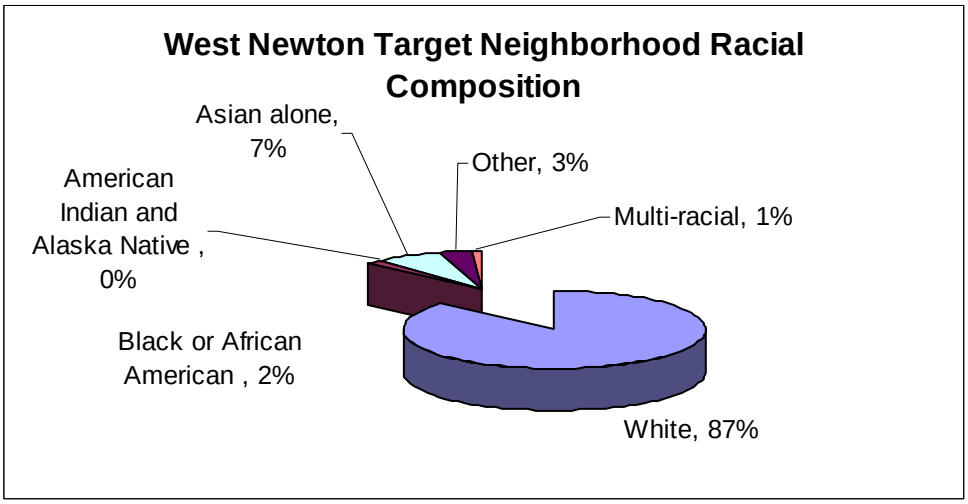
Demographic Information

Part of Ward 3, the West Newton target neighborhood covers .12 square miles and encompasses census block group 3745.04. A total of 43.8 percent of the target neighborhood qualifies as low-moderate income, according to census data generated in 2003 by HUD. Cheesecake Brook is located within the boundary of this target neighborhood. In 2007, a segment of the Brook was developed as a linear park with CDBG funds and dubbed the Cheesecake Brook Greenway.

According to the U.S. Census 2000, the West Newton target neighborhood—which is bounded by West Newton Square on the west, Watertown Street on the north, Brookside on the east and Washington Street on the south—has 723 residents.

Of this population, 715 residents, or 99 percent, identified themselves as being of one race, with 87 percent of these respondents identifying themselves as White (see Fig. 62). The next largest population in the block group is Asian, accounting for seven percent of the population. The West Newton target neighborhood has the highest percentage of residents that identified themselves as White Hispanic or Latino (5 percent). This percentage is double the percentage of White Hispanics or Latinos citywide (2.5 percent).

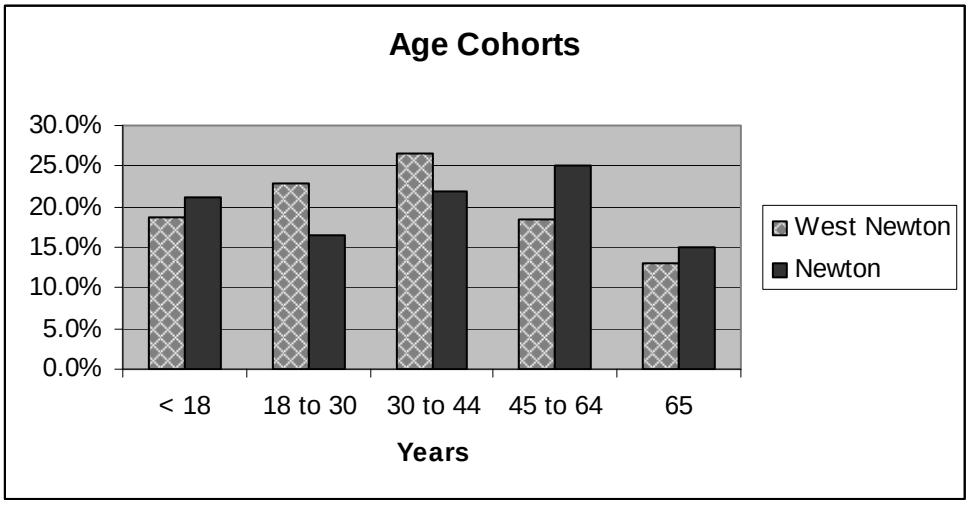
Figure 26: Racial Composition – West Newton Target Neighborhood



Source: Census 2000 Summary File 1 (SF1) Table P3

An overall comparison of the age cohorts between the target neighborhood level and the city reveals higher percentages of persons between 18 to 30 years and 30 to 44 years and lower percentages of persons between 45 to 64 years and 65 and over in West Newton. Nearly 27 percent of the target neighborhood residents fall into the 30 to 44-year-old category which is 4.6 percent more than the city as a whole.

Figure 27: Age Cohorts – West Newton Target Neighborhood



Source: Census 2000 Summary File 1 (SF1) Table P12

There are 270 households in the West Newton target neighborhood. Of these households 59.3 percent are family households. A total of 46.4 percent of the non-family households are comprised of a single-person living alone. Citywide more households (65.7 percent) are classified as family households and significantly more non-family households (74.3 percent) are comprised of a single person living alone. In West Newton 28 percent of households contain at least one person under 18 years old, which is less than the percentage of households (32.3 percent) with at least one child or youth present citywide.

The largest percentage of the working population (sixteen years and older) in the West Newton target neighborhood is employed in management and professional occupations; this percentage is 21 percent less than the number of working individuals employed in the same sector citywide. It follows that a higher percentage of this target neighborhood's working population is employed in service; sales and office; construction, extraction, and maintenance; and production, transportation, and material moving than citywide. This difference is the greatest in service occupations which employ 6.6 percent more of workers in the West Newton target neighborhood.

Table 72: Percentage of the Working Population (16+) Employed by Occupation

Occupation	West Newton Target Neighborhood	Newton
Management, professional, & related	44.3%	65.3%
Service	14.5%	7.8%
Sales and office	27.4%	21.0%
Construction, extraction, and maintenance	3.3%	2.5%
Farming, fishing, and forestry occupations	3.6%	0.1%
Production, transportation & material moving	6.9%	3.3%
Total	100%	100%

Source: Census 2000 Summary File 3 (SF 3) Table: QT-P27

Only 7.3 percent of this working population takes public transportation. The majority (66.7 percent) of workers who use public transit ride the bus[1] and 33.3 percent utilize the subway.

There are 281 housing units in the West Newton target neighborhood; 96 percent are occupied. Renters occupy the majority of homes (53.3 percent) in the target neighborhood which is unusual in Newton where owner occupied homes dominate the population (69.5 percent).

A total of 111 disabilities were reported in the target neighborhood. The majority of disabilities apply to working-age adults (74 percent) and elderly/retired populations (14 percent). The categories of disabilities with the highest numbers are “Employment disability” with 58 percent, “Go-outside-home disability” with 13 percent and “Mental disability” with 1 percent.

Needs Assessment Process and Findings

During the five-year period covered by this Consolidated Plan, West Newton will receive neighborhood improvement funds in FY12. In preparation for this future funding round, the West Newton Advisory Committee (WNAC) convened for three meetings to identify community needs, develop strategies for addressing the needs, set priorities, and plan projects.

Housing and Community Development Division staff began the West Newton need assessment process in the Spring of 2009. Staff requested information from City departments as well as conducted a windshield survey of the neighborhood. The first needs assessment meeting was held on June 30, 2009. Staff presented a preliminary list of needs as identified by City departments as well as reported on the unmet needs from the previously five-year plan. The WNAC members and interested citizens discussed the list and provided additional concerns.

The West Newton Advisory Committee met again on October 29, 2009 to develop strategies and objectives for addressing the target area’s needs. Using the needs

[1] Two MBTA bus runs through the target neighborhood: Roberts-Newton Corner (#553) and Waverly Square-Newton Corner (#554).

assessment, the strategic plan and funding estimates provided by staff, the WNAC was able to identify their main priorities and voted on their proposed projects for FY12 on January 14, 2010.

Traffic Needs

Traffic is a major concern in the West Newton target neighborhood as it is bordered by Washington Street, a major commercial corridor, and the Massachusetts Turnpike to the south, Watertown Street, also known as State Route 16, to the north, and is bookended by two village centers - Newtonville to the east - and West Newton Square to the west.

Based on data from the Newton Police Accident Report for the period of August 1, 2008 through August 1, 2009, there were 41 auto accidents in the target area. Although this is the smallest of the four target areas (.12 square mile), the next smallest target area Newtonville (.17 square mile) had 81 accidents. So this area has a relatively low accident rate. Of the 41 accidents, over 60 percent occurred somewhere along Washington Street, the main corridor through the target area. Only one intersection/location reported having five or more accidents in one year which was Trader Joe's at 1121 Washington Street. The Dunkin' Donuts at 1250 Washington Street was the next highest location with four accidents in the one-year period.

Though accidents are a concern, the WNAC focused more on addressing speeding and cut-through traffic on residential streets. Additionally, the members suggested that it would be beneficial to create one or more crosswalks across Washington Street to access the bus stops and the greenspace.

The City's Traffic Engineer has recommended that any intersections with a traffic signal be upgraded with accessible pedestrian signals that feature a numerical countdown. According to the City's GIS data, there are two traffic signals in the target area.

The City's Transportation Planner and the City's Traffic Engineer encourage the installation of bike racks, especially near bus stops. Many bus shelters in the City are outdated and unsightly and are in need of replacement, though this area has no shelters. Where possible, bike lane striping is encouraged. Specifically a bike lane could be created on Watertown Street (Route 16) from West Newton Square to Adams Street. Despite all the traffic needs, the Traffic Engineer expressed concerns over too much new and expensive equipment as the traffic maintenance budget is only level funded, so too many new fixtures would reduce the City's ability for proper maintenance.

Parks/Open Space Needs

While there are no parks or playgrounds in the West Newton target neighborhood, there are two parcels of open space that fall under City jurisdiction: the Cheesecake Brook Greenway and the open space along the south side of Washington Street at Brookside Avenue. In terms of the parcel on Washington Street, residents expressed a desire to transform this barren open space into a park with seating areas, game tables and landscaping. Although the parcel is not very large, a small park would make a nice addition to the neighborhood, which currently has no such amenities.

The Cheesecake Brook Greenway and the Washington Street greenspace, though maintained by Parks and Recreation, are not considered official parks and were not included in the Five Year Park Assessment Plan and Evaluation released in 2006.

The Cheesecake Brook Greenway runs along Albemarle Road from Eddy Street to Brookside Avenue. In 2006, over a series of public meetings, a master plan was developed for this area. In 2007, a portion of the greenway was redeveloped which included an new accessible walkway, a seating area and viewing plaza, ornamental fencing, landscaping, new trees, removal of invasive plant species, erosion control measures, new crosswalks and curb cuts. It is hoped that the remainder of the plan will be able to be completed in the future.

Public Infrastructure Needs

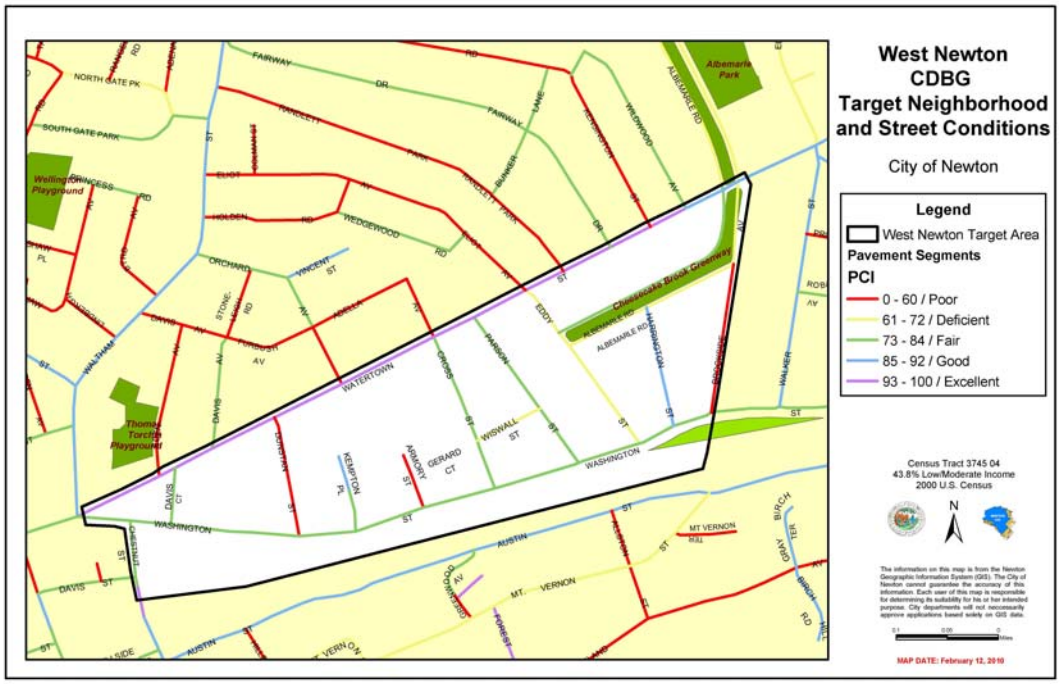
There are fifteen streets contained within the West Newton target area- thirteen public streets and four private ways, with two streets having both public and private portions.

The City of Newton hired Vanasse Hangen Brustlin, Inc. (VHB) to perform a detailed evaluation on the condition of Newton's 298.3 miles of public and private roadways in an effort to design a pavement management system. The VHB Pavement Management Report Summary released in June 2009 focused on the 275.6 miles of public roadway.

From Fall 2008 until Spring 2009, VHB assessed the roadway network and recorded pavement conditions as well as inventoried all sidewalks, curbs, and ramps. Each street is rated for "the severity and extent of nine major pavement distresses…," and then entered into a weighted formula to arrive at a Pavement Condition Index (PCI). PCI is measured on a scale of zero to one hundred, with one hundred representing a pavement in perfect condition and zero describing a road in impassable condition. The average PCI for Newton's road network was found to be a 72. A PCI of 72 represents a road in fair condition that would soon be in need of resurfacing." (VHB Pavement Management Report Summary- June 2009)

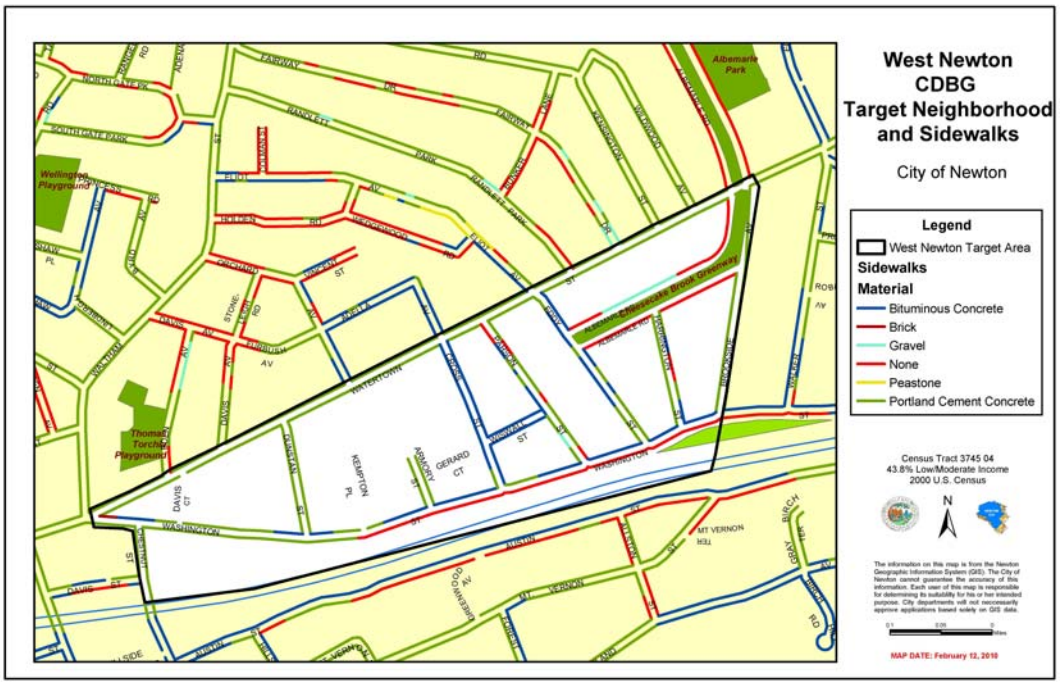
There are three public streets that are categorized as "Poor Condition" meaning they have a PCI of 60 or below. Streets in this category will require some form of base improvement, such as reclamation or full depth reconstruction. These streets in the bottom tier include Armory Street, Brookside Avenue, and Dunstan Street. See Map 18.

Map 18: West Newton CDBG Target Neighborhood and Streets by Condition

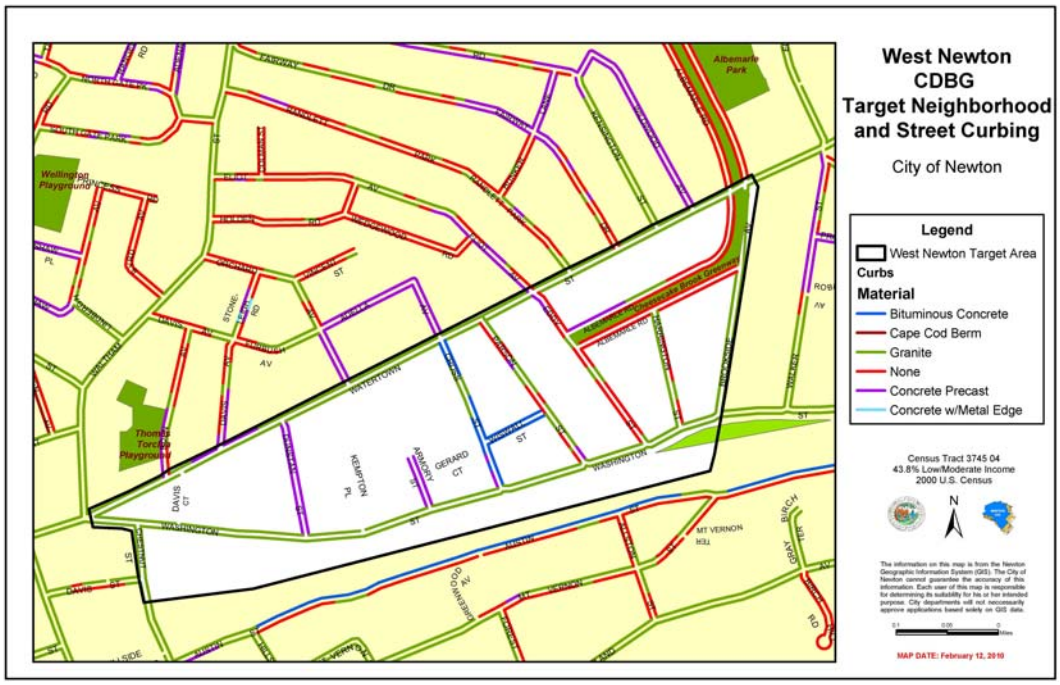


Sixty percent of the sidewalks in the target area are comprised of concrete sidewalks, the preferred material for sidewalks. Twenty percent of the sidewalk network is lacking firm accessible sidewalks (about 5,100 linear feet) and an additional 20 percent is asphalt sidewalks. See Map 19. The situation is similar with respect to street curbing. Nearly two-thirds of the curbing framework is granite, the preferred material for street curbs. Twenty percent of the streets are missing curbing (about 5,900 linear feet) and the remaining 15 percent is either asphalt of concrete curbing. See Map 20.

Map 19: West Newton CDBG Target Neighborhood and Sidewalks by Material



Map 20: West Newton CDBG Target Neighborhood and Curbing by Material



Over time and based on funding availability, the City intends to replace all street signs with new signs that feature a 50 percent larger letter size (6" vs. 4") and a much more reflective material for improved nighttime visibility.

Some residents would like to make Washington Street, a major Newton thoroughfare, more pedestrian friendly through installation of new sidewalks, especially on the south side of the street, planting of street trees, and creation of more crosswalks. These enhancements would greatly improve the physical appearance of the neighborhood as well as the quality of life for area residents.

Public Facilities Needs

There are no publicly owned buildings within the West Newton target neighborhood. The only two public properties are those mentioned above in the Parks/Open Space Improvements section: a portion of Cheesecake Brook and the open space along the south side of Washington Street across from Brookside Avenue.

Unmet Needs from FY06-10 Consolidated Plan

Many of the needs in the West Newton Target Neighborhood from the FY06-10 Consolidated Plan remain unmet. The WNAC utilized the entire FY06 CDBG allocation on one project - the Cheesecake Brook Greenway, for which phase one was completed in 2007-2008. The following list demonstrates the unmet needs.

- Installation of granite curbing to fill in missing sections along streets, which will help prevent parking on the sidewalks
- Installation of concrete sidewalks to fill in missing sections along streets
- Bring consistency to sidewalks (e.g. replace asphalt walks with concrete walks)
- Make Washington Street more pedestrian friendly, attractive and accessible
- Upgraded accessible pedestrian signal with countdown feature
- Upgraded traffic signal equipment where needed
- Traffic calming on side streets between Washington Street and Watertown Street from cut-through traffic
- Improve Washington Street greenspace that abuts the Turnpike
- Continue improvements along the Cheesecake Brook Greenway
- New and/or replacement street trees
- Issues with the Turnpike - noise, pollution, etc.

Prominent Neighborhood Needs

After reviewing the list of needs from City staff, the unmet needs from the previous five-year Consolidated Plan, as well as inserting new items, the WNAC members agreed on the following neighborhood needs, which are in no particular order.

PARKS & TREES	INFRASTRUCTURE	TRAFFIC	PUBLIC FACILITIES & OTHER
Continue improvements along the Cheesecake Brook Greenway according to the master plan	Installation of concrete sidewalks on lots with no sidewalks	Traffic calming on side streets between Washington Street and Watertown Street from cut-through traffic- consider a neck downs on Eddy Street and Parsons Street	No public facilities in the target area
New and replacement street trees on residential streets and on Washington Street	Bring consistency to sidewalks (e.g. replace asphalt walks with concrete walks)	Upgrade pedestrian signals with more accessible features including numerical countdown	Issues with the Turnpike- noise, pollution, etc.
Improve Washington Street greenspace that abuts the Turnpike	Installation of granite curbing to fill in missing sections along streets	Replace existing bus shelters with new shelters	
Big Belly solar-powered trash compactors in all parks and key locations in target area	Make Washington Street more pedestrian friendly, attractive and accessible	Install bike racks, especially by heavily used bus stops, like express routes	
Add recycling receptacles wherever trash receptacles are	Reconstruct Brookside Street, Amory Street and the public portion of Dunstan Street	Stripe bike lanes where possible *(consider bike lane on Watertown Street)*	
	New street signs with larger, more reflective print	Upgraded traffic signal equipment where needed	
		Create a crosswalk(s) across Washington Street with signage, lights, etc. to safely connect residents to the bus stops	

WEST NEWTON STRATEGIC PLAN

The Strategic Plan for the West Newton target neighborhood is broken down into the following subsections:

- **Objectives and Strategies** – This subsection lists the objectives and strategies developed to address the identified needs.
- **Funding Estimates** – This subsection lists the cost estimates for the strategies developed to address the identified needs.
- **Projects** – This subsection lists the projects that were selected by the advisory committee to be undertaken during the period of the FY11-15 Consolidated Plan.
- **Proposed Goals and Accomplishments** – This subsection details the proposed goals and accomplishments for the year that neighborhood improvements will be funded in West Newton.
- **Obstacles to Meeting Underserved Needs** – This subsection describes the challenges of addressing the objectives and strategies in the target area.
- **Target Neighborhood Map** – This map provides a graphic representation of the planned project locations.

Objectives and Strategies

Although efforts will be made to address all identified needs, the development of priorities allows Housing and Community Development staff to focus on what the residents view as the most pressing needs in their community. The development of objectives and strategies is the first part of the prioritization process.

Parks/Open Space Improvements

Objective: **To improve the accessibility and aesthetics of the Cheesecake Brook Greenway**

Strategy:
- *Implement Phase 2 of the Cheesecake Brook Master Plan*

Objective: **To expand recreational and open space opportunities in the target area**

Strategy:
- *Enhance the greenspace on Washington Street at Brookside Avenue (consider developing a plan that includes seating areas and landscaping)*

Traffic Improvements

Objective: **To improve public safety on residential streets**

Strategy:
- *Conduct traffic studies on select streets (e.g. Eddy Street, Cross Street, and Parsons Street) and implement traffic-calming measures such as neck downs*

Objective: **To encourage and facilitate public transportation and alternate forms of transportation**

Strategies:
- *Add new bus shelters where needed*
- *Install bike racks, especially nearby heavily used bus stops, like express routes*
- *Stripe bike lanes where possible*

Objective: **To improve pedestrian safety and connectivity**

Strategies:
- *Install audible accessible pedestrian signals with countdown features at intersections with traffic signals*
- *Create a crosswalk across Washington Street to connect residents to area bus stops*

Objective: **To improve traffic flow**

Strategy:
- *Upgrade with modern traffic signal equipment for better, more coordinated traffic flow*

Public Infrastructure Improvements

Objective: **To improve the safety, accessibility, and aesthetics of public streets and sidewalks**

Strategies:
- *Install sidewalks where there are none or where portions are missing.*
- *Bring consistency of materials to sidewalks (e.g. replace asphalt walks with concrete walks)*
- *Install granite curbing to fill in missing sections along street*
- *Reconstruct public streets in poor condition (Brookside Street, Amory Street, portion of Dunstan Street)*
- *New street signs with larger, more reflective print*
- *Make Washington Street more pedestrian-friendly, attractive and accessible*

Objective: **To beautify the neighborhood with new and replacement street trees**

Strategy:
- *New and replacement trees in residential areas and other city properties*

Public Facilities Improvements & Other

Objective: **To mitigate the noise and pollution problems from the Massachusetts Turnpike**

Strategy:
- *Work with MassDOT to have noise barriers installed to reduce noise and pollution problems.*

Objective: **To encourage energy-efficiency, conservation and recycling**

Strategies:
- *Install Big Belly solar-powered trash compactors on city parks and properties and at other key locations in the target area*

- *Add recycling receptacles wherever trash receptacles are located*

Funding Estimates

Below are the cost estimates for the strategies developed to address the identified needs in the West Newton target neighborhood. These cost estimates are a crucial component in the planning process as strategies may often require more funding than is allocated through the CDBG neighborhood improvements program. For better or worse, funding availability plays a paramount role in what CDBG projects can and should be pursued. If a cost estimate exceeds the CDBG funding and there are no other funding sources to be leveraged, developing a project to only partially carry out the strategy may not be a prudent use of CDBG funds.

Strategies	Cost Information	Estimate
Parks/Open Space Improvements		
Implement Phase 2 of the Cheesecake Brook Master Plan	Phase 2 of the master plan includes new fencing, observation decks, clearance of overgrown areas, habitat enhancements, and educational signage. The cost estimates which includes a 15% contingency and design fees comes to $393,673. Components of the plan could be funded separately such as the footbridge or new fencing.	$393,673
Enhance the greenspace on Washington Street at Brookside Avenue	Measuring one acre, this greenspace could be a key component in making Washington Street more welcoming and attractive as well as an ideal place for a crosswalk and bus shelter, etc. Since this strategy is conceptual with no specific suggestions, it is difficult to estimate the cost of improvements. Some ideas could include benches, a bus shelter, paths, sidewalks, bike rack, modest landscaping, flashing pedestrian signal, curb cuts, bump-outs, etc. Depending on the scope, it would be possible to spend $25,000-75,000.	$25,000-$75,000
Traffic Improvements		
Conduct traffic analyses to determine best location for traffic calming and implement traffic-calming measures such as neck downs	Engineering and Traffic staff should be able to perform traffic counts and/or speed studies to determine the best locations to calm traffic. There probably would be no charge for the analysis by the City. Neck downs plus new code compliant curb cuts could be $15,000-20,000 for one end of a street. Eddy, Parsons and Cross Streets have been mentioned most often for needing traffic calming. Other traffic calming measures could be considered.	$15,000-$160,000
Add new shelters where needed	There are no shelters in target area. The area could benefit from a couple new shelters. It is estimated that a new shelter could cost $10,000-15,000, installed. However the City may be interested in joining the MBTA shelter replacement program in which a private company installs new shelters and maintains them at no cost to the MBTA or the City. The program operates on the proceeds of advertisements inside the shelters.	$20,000-$30,000

Strategies	Cost Information	Estimate
Install bike racks, especially nearby heavily used bus stops	There are two main bus lines that run through the West Newton target area, along Washington Street: the 553 and the 554. There are six intersections where the buses stop with nine individual bus stops in the target area. A bike rack next to a bus stop could cost up to $2,000 for each rack including site prep and concrete pad.	$2,000-$18,000
Support bicycle transportation through bike lane striping, signage and roadway improvements where possible	Newton has no official bike routes. Bike Newton has a draft plan that identifies the best options for Designated Bike Routes and Preferred Bike Routes. No roads in the target neighborhood were recommended as Designated Bike Routes (with striped lanes) however Watertown Street and Washington Street have been identified as Preferred Bicycle Routes. For the most part, the only changes would be to install "Share the Road" signs along the route and bike parking near major destinations/village centers. These signs are estimated at $300 each.	$300-$1,500
Install accessible pedestrian signals with countdown features at existing intersections with traffic signals	There are two traffic signals in target area with non-accessible, non-countdown signals: 1) Washington Street @ Chestnut Street; and 2) Watertown Street @ Albemarle Road/Brookside Avenue. For a typical four-way intersection, an estimate of $8,000 is used.	$8,000-$16,000
Create a crosswalk across Washington Street to connect residents to area bus stops	A simple striped crosswalk in the middle of Washington Street is unlikely to be approved without additional safety measures such as a flashing pedestrian signal, etc. A flashing yellow beacon plus the crosswalk striping and curb cuts could cost $30,000-$40,000.	$30,000-$40,000
Create a crosswalk on Watertown Street in the middle between Albemarle Road and West Newton Square	A simple striped crosswalk in the middle of Watertown Street is unlikely to be approved without additional safety measures such as a flashing pedestrian signal, etc. A flashing yellow beacon plus the crosswalk striping and curb cuts could cost $30,000-$40,000.	$30,000-$40,000
Upgrade with modern traffic signal equipment for better, more coordinated traffic flow	There are two traffic signals in the target area. Both have outdated equipment; new equipment could run up to $30,000 per intersection. Another tool is to install a GPS signal at each intersection which perfectly synchronizes the clocks at each location. These GPS signals cost $1,000 per intersection, installed.	$1,000-$62,000

Strategies	Cost Information	Estimate
Public Infrastructure Improvements		
Install concrete sidewalks where they are missing	Accounting for missing and gravel sidewalks, nearly 20% of the sidewalk network lacks firm sidewalks. There is over 5,100 linear feet (over 2,800 square yards) of sidewalks missing on four streets (Albemarle Rd., Parsons St., Harrington St. and Washington St.). For a typical five foot wide concrete sidewalk, an estimate of $50 per square yard is used. In the West Newton target area, it would cost $141,839 to add sidewalks where there are none.	$141,839
Bring consistency of materials to sidewalks (e.g. replace asphalt walks with concrete walks)	Only 60% of the sidewalk network is concrete, the preferred material for sidewalks. 20% is missing and the remaining 20% is primarily asphalt (bituminous concrete). The estimated cost to convert asphalt sidewalks to concrete would be approximately $200,000. For street curbing, about two-thirds of the curbing network is granite, the preferred material for street curbs. 20% is missing and the remaining 15% of the curbing network is concrete or asphalt curbs. To replace 15% non-granite street curbs, the cost would be $182,100.	$182,100 - $382,100
Install granite curbing to fill in missing sections along street	Nearly 20% of the street curbing network is missing. This translates into 5,900 linear feet of missing curbing on nine streets. To fill in these missing sections, at a cost of $40 a linear foot, the work is estimated at $236,743.	$236,743
Reconstruct public streets in poor condition	Vanasse Hangen Brustlin, Inc. (VHB) conducted a pavement management study of all of Newton's infrastructure. Each street was issued a Pavement Condition Index (PCI) number. The PCI rating goes from 0-100, with 100 representing a perfect street. Streets receiving a value of 60 or less are in need of full-depth reconstruction. Three streets in the target area are in the bottom tier. For complete reconstruction, an estimate of $62.30 per square yard is used and addresses improvements to the street, sidewalk, and curbs as needed (Brookside Avenue, Armory Street, public portion of Dunstan Street). The cost to reconstruct these three streets would be nearly $300,000. CDBG funds could be used to pay for the improvements in whole or in part.	$300,000
Install new street signs with larger, more reflective print	The City is currently installing these new signs at major intersections but will eventually get around to replacing them citywide. If the committee wanted to accelerate this pace, new signs cost about $75 per installed sign.	$2,000
Make Washington Street more pedestrian-friendly, attractive and accessible	Some possible ideas could be tree plantings to serve as a buffer from the Turnpike, new sidewalks, benches, etc. This strategy is too conceptual to provide an estimate and may have been covered under previous strategies. However, the improvements along this long corridor would not cost less than $15,000.	$15,000

Strategies	Cost Information	Estimate
New and replacement trees in residential areas, parks and other city properties	There is no information on how many trees could be planted throughout the target area but a minimum of 20 trees is suggested in order to produce a visible impact. On average, new tree plantings cost $500 per tree.	$10,000-$20,000
Public Facilities Improvements & Other		
Work with the MassDOT to have noise barriers installed to reduce noise and pollution problems	Mitigation efforts can be quite costly and are likely more than CDBG funds would be able to cover. No CDBG funds recommended.	ZERO
Install Big Belly solar-powered trash compactors on city parks and properties and at other key locations in the target area. Add recycling receptacles wherever trash receptacles are located	Big Belly receptacles cost about $4,500, installed. 1-3 of these receptacles could be located within the target area. Big Belly makes matching recycling receptacles so that the trash and recycling containers look like one unit. It would cost $1,500 to add on a recycling unit.	$4,500-$18,000

At the January 14, 2010 meeting, the WNAC reviewed the funding estimates prepared by staff. Following the discussion of each of the items, members and interested citizens in attendance were asked to vote for their top priorities. Attendees were given five dot stickers and instructed to use their sticker votes in any combination they chose, e.g. all five stickers on one need, five stickers on five different needs, two on one need and three stickers on three different needs, etc. The voting produced a consensus of three priorities. Below are the results of the prioritization.

Strategies	Sticker Votes
Make Washington Street more pedestrian-friendly, attractive and accessible	10
Implement Phase 2 of the Cheesecake Brook Master Plan	8
Conduct traffic analyses to determine best location for traffic calming and implement traffic-calming measures such as neck downs	8
Install accessible pedestrian signals with countdown features at existing intersections with traffic signals	3
New and replacement trees in residential areas, parks and other city properties	3
Install granite curbing to fill in missing sections along street	2
Install concrete sidewalks where they are missing	1
Enhance the greenspace on Washington Street at Brookside Avenue	0
Replace existing bus shelters with new shelters or add new shelters where needed	0
Install bike racks, especially nearby heavily used bus stops	0
Support bicycle transportation through bike lane striping, signage and roadway improvements where possible	0
Create a crosswalk across Washington Street to connect residents to area bus stops	0
Create a crosswalk on Watertown Street in the middle between Albemarle Road and West Newton Square	0
Upgrade with modern traffic signal equipment for better, more coordinated traffic flow	0
Bring consistency of materials to sidewalks (e.g. replace asphalt walks with concrete walks)	0
Reconstruct public streets in poor condition	0
Install new street signs with larger, more reflective print	0
Work with the MassDOT to have noise barriers installed to reduce noise and pollution problems	0
Install Big Belly solar-powered trash compactors on city parks and properties and at other key locations in the target area	0
Add recycling receptacles wherever trash receptacles are located	0

WEST NEWTON PRIORITY OBJECTIVES
To improve the safety, accessibility, and aesthetics of public streets and sidewalks
To improve the accessibility and aesthetics of the Cheesecake Brook Greenway
To improve public safety on residential streets

Projects

Upon establishment of the highest priorities, committee members deliberated the best way to distribute the next allocation's funding. The West Newton Advisory Committee recommended the following projects for CDBG funding in FY12.

PROPOSED FY12 WEST NEWTON NEIGHBORHOOD IMPROVEMENT PROJECTS

	Proposed Budget
PARKS/OPEN SPACE IMPROVEMENTS	
• **Cheesecake Brook Area Improvements**	**$60,000**
TRAFFIC IMPROVEMENTS	
• **West Newton Traffic Improvements**	**$40,000**
PUBLIC INFRASTRUCTURE IMPROVEMENTS	
• **Washington Street Corridor Improvements**	**$60,000**
Estimated FY12 Allocation	**$160,000**

Proposed Goals and Accomplishments

The West Newton Advisory Committee recommended three projects for FY12. Here are the proposed goals and expected accomplishments for these projects:

PROJECT	GOALS	ACCOMPLISHMENTS (# PUBLIC FACILITIES IMPROVED)
Cheesecake Brook Area Improvements	Increase recreational and open space opportunities and improve the habitat around the greenway	1 park
West Newton Traffic Improvements	Improve pedestrian safety through traffic calming measures such as neck downs	2 streets
Washington Street Corridor Improvements	Beautify Washington Street and raise the quality of life for area residents by softening the visual impact of the Mass Turnpike	1 street
	Total Public Facilities Improved	4

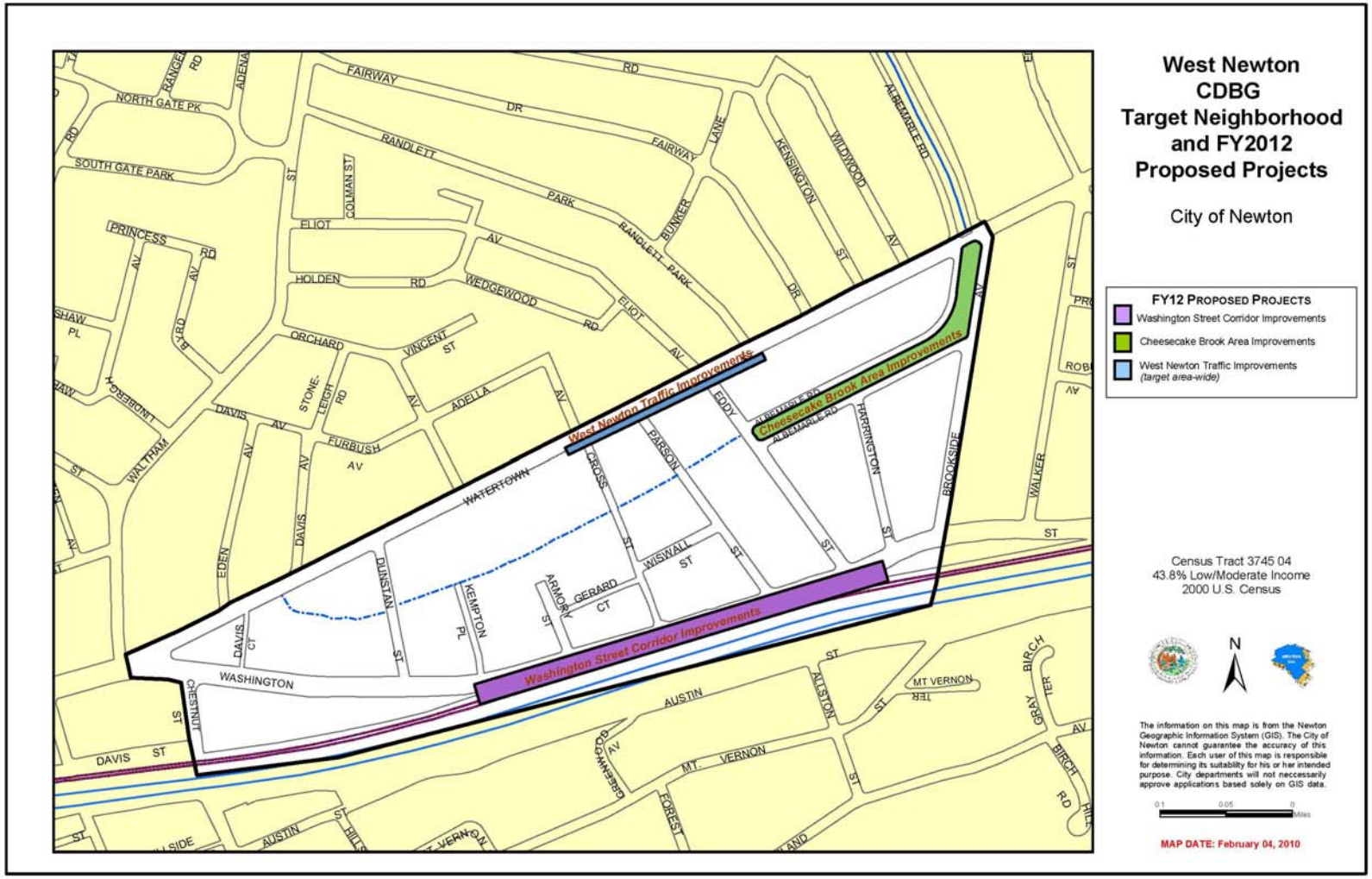
Obstacles to Meeting Underserved Needs

The primary obstacle to meeting underserved needs is the lack of sufficient funding. Nineteen strategies, at a minimum cost of $1.4 million, were identified in the West Newton target neighborhood by attendees at three public meetings held in Summer 2009 through January 2010. However, the projected CDBG funding for FY12 - $160,000 - will fund only the top three priorities. In fact, the CDBG funding alone will not be sufficient for completing Phase 2 of the Cheesecake Brook Greenway master plan; the WNAC may seek Community Preservation Act funds for full implementation.

An additional obstacle to meeting underserved needs is posed by the necessity of the involvement of state agencies in addressing some of the identified needs. For instance, solving the noise and pollution problems from the Massachusetts Turnpike requires the cooperation of and funding from the Massachusetts Department of Transportation.

Target Neighborhood Map

Map 21: West Newton Target Neighborhood and FY2012 Proposed Projects



PUBLIC SERVICES INTRODUCTION

The following segment of the FY11-15 Consolidated Plan contains the needs assessment and the strategic plan for public services in Newton. “Public services”—occasionally mentioned as “human services”—includes services such as child care subsidies, support services for residents of public and affordable housing developments, job development and employment programs for people with disabilities, outreach services to at-risk youth, substance abuse treatment, and support services for victims of domestic violence. These services are provided by the CDBG grantee directly or by subgrantees.

The Newton CDBG program allocates the maximum 15 percent of the total grant to public services, in accordance with CDBG regulations. Additionally, 15 percent of the grantee’s program income from the previous year is allocated to public services.

In addition to its CDBG funds, the City of Newton also receives Emergency Shelter Grant (ESG) funds. The City’s ESG program allocates 70 percent of the grant to direct services to homeless individuals and families. These funds are used to pay rent and utility costs for shelter facilities and pay for direct service staff in a shelter. The remaining 30 percent of the ESG funding is allocated to homelessness prevention programs. These programs assist with emergency rent and utilities payments for people who are housed but are at-risk of homelessness; fund the costs of mediation services to prevent evictions as an alternative to formal court proceedings between landlords and tenants; and they pay for the cost of intervening with families in crisis to prevent teens from becoming homeless.

Finally, the City of Newton, is the lead entity for the Brookline-Newton-Watertown-Waltham Homelessness Consortium. Newton coordinates the annual application for HUD Continuum of Care Supportive Housing Program funds. Currently, six agencies receive Continuum of Care funds for 12 programs, totaling $1,231,521. These funds are used to develop new units of transitional housing and permanent supportive housing and to provide essential services to residents of existing housing.

PUBLIC SERVICES NEEDS ASSESSMENT

Needs Assessment Process and Findings

Division staff chose to obtain the information to describe and assess current service needs of low and moderate-income Newton residents through the use of focus groups. Five focus groups were held during the months of April and May 2009. Each group was devoted to the specific needs of a particular group of residents, including children, youth, adults and families, elders, and people with disabilities. Participation in the groups was open to all interested residents. The topic, location, and time of each group was publicized in advance through public service announcements to local officials, service providers, community organizations and groups. Invitations to participate were directed to providers who would have an extensive knowledge of the service needs of the particular group being discussed. Some of the invited providers were current CDBG sub-grantees, but many of the invited providers were not recipients of CDBG funding historically.

Information about each focus group is contained in the following table and in the listing of priority service needs:

AREA OF FOCUS	DATE OF FOCUS GROUP	NUMBER OF PARTICIPANTS
Children	April 28	11
Youth	May 5	11
Adults and Families	May 12	14
Elders	May 19	17
People with Disabilities	May 26	9

Of the 62 focus group participants, 51 were service providers and 11 were non-provider Newton residents. Among the service providers, 65 percent represented sub-grantee agencies and 35 percent were not recipients of CDBG public service funds.

Each focus group was moderated by a Division staff member and a member of the Human Service Advisory Committee. The moderator introduced the purpose of the group and each participant received an outline listing the questions for discussion. The questions included “What are the most significant service needs of the population in question? (e.g. children, youth, etc.),” “What changes in needs have occurred over the past five years?” and “What do you anticipate as growing needs in the near future?” Each focus group lasted approximately 90 minutes.

The following list includes the critical needs that were emphasized during the focus groups.

Children's Service Needs

- Adequate funding for childcare or adequate subsidies for low-income parents
- Services to children with identified special needs, e.g. behavioral, social/emotional, and physical needs
- Social worker to provide services to children and their families
- Transportation for daily trips from school to after-school programs and field trips
- Nutritional and healthcare services for children

Youth Service Needs

- Provision of services to students who are isolated or disconnected
- Prevention and treatment of teen dating violence, substance abuse, and other risky behavior
- Programs and services to address developmental issues of middle school kids, e.g. sexuality, bullying, substance abuse
- Support and guidance for 18-21 year olds during transition to adulthood

Adult / Family Service Needs

- Crisis counseling with focus on connection to resources
- Financial counseling to help families cope with financial stress
- Services to victims of domestic violence
- Services to immigrant population
- Parent education and parent support
- Affordable permanent housing
- Job training
- Transportation services

Elder Service Needs

- Ability to age in place with available services (including medical care and handyman services)
- Assistance in obtaining entitlements and social service support
- Educational, cultural, and socialization services to active seniors
- Transportation for medical care, shopping, and activities of daily living
- Affordable housing with support services
- Services to immigrant population
- Affordable, available adult day health care

Service Needs of People with Disabilities

(Includes adults with developmental disabilities or chronic mental illness and adults with severe physical impairments)

- Opportunities for independent living in accessible facilities
- Affordable health care
- Employment and training opportunities
- Identification of and assistance to disabled elders
- Improved available, accessible transportation services
- Easily accessible information about community services and programs

Unmet Needs from the FY06-10 Consolidated Plan

Public service needs tend to persist from year to year. There is rarely enough funding and sufficient community effort to totally eradicate persistent problems. Moreover, some problems “revolve” from one generation to the next. That is, social and emotional problems may be ameliorated, but there tend to be recurrences of those same issues as the population changes.

The City targeted resources to address many of the needs identified in the FY06-FY10 Consolidated Plan. However, the needs are ongoing and require additional resources. For example the need for affordable childcare resulted in a major effort to provide childcare subsidies to low- and moderate-income families who needed childcare. But a new generation of parents with increasing financial problems make affordable childcare a priority in the current Consolidated Plan. Domestic violence, although addressed, remains a critical problem that needs future attention. The same can be said for substance abuse among youth and families, as well as the need for affordable housing among adults, elders, and people with disabilities. A growing population of immigrants from Russia and from Southeastern Asia means that services to immigrants must continually be addressed. Participants in needs assessment focus groups have confirmed that many other problems continue: nutritional problems of children in child care, family crises that require social intervention, the need for job development and employment supports for people with developmental disabilities are only a few such issues.

PUBLIC SERVICES STRATEGIC PLAN

Project Identification Process

The planning process for the City of Newton FY11-15 CDBG public services program began in April 2009. Division staff and the Newton Human Services Advisory Committee, a citizen group of Newton residents, called together local service providers and residents for a series of focus groups to determine the highest priority service needs of low- and moderate income residents in Newton. The focus groups were intended to seek areas of need for children, youth, adults and families, elders, people with disabilities, and people who are homeless or at-risk of homelessness. They were open to all interested Newton residents and service providers. The focus groups were concluded in June 2009. In July 2009, Division staff and the Human Service Advisory Committee met to analyze the results of the focus groups and develop a definitive list of priority service needs.

A request for grant applications was issued publicly in November 2009. Each application form included the list of priority service needs that had been gathered as a result of the focus groups. Prospective applicants were instructed that public service projects for FY11-15 would be selected on the basis of how well they addressed the service needs of local low- and moderate income residents. Service providers were given until January 4, 2010 to submit applications for CDBG public service projects and emergency shelter grant (ESG) projects.

A total of 33 applications for CDBG public service grants and seven applications for emergency shelter grants were received in January 2010. Division staff reviewed the eligibility of all applications before submitting them to the Human Service Advisory Committee for review. The Human Service Advisory Committee met on January 11, 2010 to evaluate the applications. The Committee agreed that all applications addressed current priority needs and there was no duplication of services. The Committee recommended that each applicant project be awarded a contract to provide services. All approved public service projects will be funded for five years. Projects receiving funds through ESG will receive one-year grants.

Consistent with City funding policies during the past two five-year plans, CDBG service providers are notified that funding levels during the five-year period of FY11-15 will be dependent on the amount of funding the City receives from HUD in each program year.

The Human Service Advisory Committee received seven emergency shelter grant (ESG) applications for FY11. Following the review and evaluation of the applicant projects with Division staff, the committee recommended funding all seven projects at a projected total of $100,000. Project requests were evaluated based on how completely they address the major objectives of the Emergency Shelter Grant program.

All Human Service Advisory Committee funding recommendations were then submitted to the Planning and Development Board and the Mayor for approval.

Projects

The programs selected, the amount of funding allocated, and proposed annual eligible service recipients in both the human service programs and the emergency shelter grant programs can be found in the tables on the following pages.

PUBLIC SERVICE PROGRAMS	REQUESTED FUNDS	PROPOSED FUNDING	PROJECTED # ELIGIBLE RESIDENTS SERVED/YR
Barry Price Center *Job Developer and Coach*	**$25,000**	**$19,000**	**15**
Barry Price Center *Person Centered Planning*	**4,800**	**$3,600**	**15**
Bowen After School Program *Tuition Assistance Program*	**12,000**	**$7,000**	**39**
Boys and Girls Club *Camp Scholarships*	**4,000**	**$2,770**	**35**
Boys and Girls Club *Kids Corps Scholarships*	**5,500**	**$5,500**	**25**
Boys and Girls Club *Teen Program Scholarships*	**5,500**	**$5,500**	**50**
Charles River Center *Children's Programs Scholarships*	**12,000**	**$5,400**	**6**
Charles River Center *Music Therapy*	**6,240**	**$3,720**	**16**
Jewish Community Housing for the Elderly *Caring Choices*	**15,000**	**$10,800**	**379**
MAB Community Services *Visually Impaired Elders*	**4,000**	**$3,250**	**20**
Newton Child Care Fund *Child Care Scholarship Fund*	**15,000**	**$14,000**	**15**
Newton Community Development Foundation *Resident Services Programs*	**30,000**	**$19,500**	**340**
Newton Community Service Center *Child Care Scholarships*	**19,001**	**$19,000**	**40**
Newton Community Service Center *Higher Ground Teen Program*	**5,300**	**$5,300**	**40**
Newton Community Service Center *Mentor Connection*	**5,000**	**$4,200**	**30**
Newton Community Service Center *Parent Child Home Program*	**5,000**	**$5,000**	**29**
Newton Community Service Center *Youth Centers*	**35,000**	**$31,000**	**400**
Newton Community Service Center *The Parents Program*	**28,001**	**$26,350**	**200**
Health & Human Services Department *Mental Health Intervention for the Elderly*	**35,800**	**35,800**	**38**

PUBLIC SERVICE PROGRAMS	REQUESTED FUNDS	PROPOSED FUNDING	PROJECTED # ELIGIBLE RESIDENTS SERVED/YR
Newton Housing Authority *Resident Services Coordinator*	**24,990**	**$21,500**	**450**
Senior Services Dept. *Senior Center Program Coordinator*	**21,500**	**$30,000**	**2,500**
Senior Services Dept. *Social Services Programs*	**48,941**	**$18,000**	**450**
Health & Human Services Dept. *Youth Outreach Program*	**32,000**	**$15,440**	**98**
Newton Parks & Recreation Dept. *Summer Camp Scholarships*	**5,000**	**$2,770**	**30**
NWW Committee *Clinical Services and Supports*	**6,500**	**$6,500**	**60**
NWW Committee *Community Access*	**6,000**	**$5,600**	**45**
NWW Committee *Wednesday Night Drop-In*	**10,100**	**$6,100**	**80**
Peirce Extended Day Program *EDP Scholarship Program*	**10,000**	**$6,100**	**40**
Plowshares Education Development Center *Tuition Assistance Program*	**15,000**	**$14,000**	**20**
REACH *Individual Support and Advocacy*	**7,000**	**$4,600**	**200**
Riverside Community Care *Family Crisis Stabilization*	**5,500**	**$5,200**	**45**
Riverside Community Care *Mental Health & Substance Abuse Recovery*	**21,500**	**$21,500**	**110**
The Second Step *Case Manager*	**33,000**	**$16,400**	**30**
TOTAL	**$519,173**	**$400,500**	**5,890**

APPLICANT PROJECTS FOR FY11-15 EMERGENCY SHELTER GRANT FUNDS		REQUESTED FUNDS	PROPOSED FUNDS
Middlesex Human Service Agency Bristol Lodge Men's and Women's Shelters	The Bristol Lodge Men's & Women's Shelters provide emergency shelter to homeless individuals. Shelter services are provided 365 days a year at two separate locations in Waltham. The men's shelter serves 45 adult males/the women's shelter serves 12 adult women. Both facilities operate at or above capacity.	$12,000	$11,900
Middlesex Human Service Agency Bristol Lodge Soup Kitchen	The Bristol Lodge Soup Kitchen serves hot, nutritious meals 365 days a year which are prepared and served by volunteers. We serve over 20,000 meals a year. The kitchen provides a safe, friendly place to have a meal and get social interaction.	$12,000	$11,900
The Second Step Transitional Residence	The Second Step operates two transitional residences for survivors of domestic violence and their children. The main program objectives include helping families connect with necessary resources, acquire skills to maximize income, secure affordable housing, and increase parenting capacity.	$30,800	$27,600
The Cousens Fund Emergency Assistance for Rent and Utilities	The Cousens Fund will pay delinquent rent or utility bills for Newton residents who are in financial trouble. This financial assistance helps the clients avoid an eviction notice and/or a utility shut-off. Applicant also receives counseling in organizing their financial responsibilities.	$20,000	$16,600
REACH Emergency Shelter	REACH operates a confidential emergency shelter for survivors of domestic abuse and their children. The shelter staff is trained and experienced in delivering trauma-informed services for survivors and children.	$20,000	$17,800
Riverside Community Care Adolescent Homelessness Program	The Adolescent Homelessness Prevention program of Riverside Alternative Youth Services is a mobile, crisis stabilization service for families with an adolescent at risk for out of home placement or homelessness. Staff provide in-home support, linkage with resources, advocacy for services and, when necessary, arrange for safe, stable out of home living situations.	$14,000	$10,400
Brookline Community Mental Health Center -- Metropolitan Mediation Service Housing Mediation	MMS will prevent homelessness by providing landlord/tenant eviction (Summary Process) mediation in the Newton Court and in working with the Newton Housing Authority and other major Newton landlords to help maintain tenants who are having disputes related to their current housing.	$5,844	$2,466
	Totals:	**$114,644**	**$98,666**

Obstacles to Meeting Underserved Needs

Based on information derived from grantees and other service providers within the City, it is clear that the single most common obstacle to meeting under-served needs is a lack of financial resources.

APPENDIX A: GLOSSARY

Affordable housing: Housing where the occupant pays no more than 30 percent of gross income for housing costs, including utility costs.

Community Development Block Grant Program: A federal program created under the Housing and Community Development Act of 1974.The CDBG program provides grants funds to local and state governments to be used to develop viable communities by providing decent housing with a suitable living environment and expanding economic opportunities to assist low- and moderate-income residents.

Community Housing Development Organization: A federally defined type of nonprofit housing provider that must receive a minimum of 15 percent of all federal HOME funds. The primary difference between a CHDO and other nonprofits is the level of low-income resident participation on the Board of Directors.

Consortium: Geographically contiguous units of general local government consolidated to be in a single unit of general local government for HOME Program purposes when certain requirements are met.

Continuum of Care: A collaborative funding approach that helps communities plan for and provide a full range of emergency, transitional and permanent housing and service resources to address the various needs of homeless persons.

Cost burden: The extent to which gross housing costs, including utility costs, exceed 30 percent of gross income, based on data available from the U.S. Census Bureau.

Elderly person: A person who is at least 62 years of age.

Emergency shelter: Any facility, for which the primary purpose is to provide temporary or transitional shelter for homeless people in general or for specific populations of homeless people.

Emergency Shelter Grant Program: A federal grant program designed to help improve the quality of existing emergency shelters for the homeless, to make available additional shelters, to meet the costs of operating shelters, to provide essential social services to homeless individuals, and to help prevent homelessness.

Extremely low-income: Household whose income is between 0 and 30 percent of the median income for the area, as determined by HUD with adjustments for smaller or larger families, except that HUD may establish income ceilings higher or lower than 30 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of the prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

Fair market rent: (FMR) The rent that would be required to be paid in the particular housing market area in order to obtain privately owned, decent, safe and sanitary rental housing of modest (non-luxury) nature with suitable amenities. Separate FMRs are established by HUD for dwelling units of varying sizes (number of bedrooms).

Family: Defined by HUD as a household composed of two or more related persons. The term family also includes one or more eligible persons living with another person or persons who are determined to be important to their care or well being.

HUD Adjusted Median Family Income (HAMFI): HAMFI is HUD calculation based on the median income for a metropolitan area.

HOME Investment Partnerships Program: A federal grant program designed to help jurisdictions expand the supply of decent and affordable rental and ownership housing for extremely low-, low- and moderate-income people.

Homeless person: A person sleeping in a place not meant for human habitation or in an emergency shelter; and a person in transitional housing for homeless persons who originally came from the street or an emergency shelter.

Homelessness prevention: Activities or programs designed to prevent the incidence of homelessness, including (but not limited to):

- Short-term subsidies to defray rent and utility arrearages for families that have received eviction or utility termination notices
- Security deposits or first month's rent to permit a homeless family to move into its own apartment
- Mediation programs for landlord-tenant disputes
- Legal services programs for the representation of indigent tenants in eviction proceedings
- Payments to prevent foreclosure on a home
- Other innovative programs and activities designed to prevent the incidence of homelessness

Household: All the persons who occupy a housing unit. The occupants may be a single family, two or more families living together, one person living alone, or any other group of related or unrelated persons who share living arrangements.

Housing problems: Households with housing problems include those that (1) occupy units having physical defects; (2) occupy units that meet the definition of overcrowded; or (3) meet the definition of cost burden greater than 30 percent.

Large family: Defined by HUD as a family of five or more persons.

Lead-based paint hazards: Any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated soil, lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects as established by the appropriate federal agency.

Low-income (very low-income in the HOME program): Household whose income does not exceed 50 percent of the median family income for the area, as determined by HUD with adjustments for smaller and larger families. HUD may establish income ceilings higher or lower than 50 percent of the median for the area on the basis of HUD's

findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

Middle-income: Household whose income is between 80 and 95 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families. HUD may establish income ceilings higher or lower than 95 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

Moderate-income (low income in the HOME program): Household whose income does not exceed 80 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families. HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

Overcrowding: As defined by the U.S. Census Bureau, a housing unit containing more than one person per room.

Person with a disability: A person who is determined to:

1) Have a physical, mental or emotional impairment that:
    i) Is expected to be of long-continued and indefinite duration;
    ii) Substantially impedes his or her ability to live independently; and
    iii) Is of such a nature that the ability could be improved by more suitable housing conditions; or
2) Have a developmental disability, as defined in section 102(7) of the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001-6007); or
3) Be the surviving member or members of any family that had been living in an assisted unit with the deceased member of the family who had a disability at the time of his or her death.

Poverty: The U.S. Census Bureau utilizes the federal Office of Management and Budget's Directive 14 to define poverty. The Bureau uses a set of income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or individual falls below the relevant poverty threshold, then the family or individual is classified as being below the poverty level. To compute poverty status, money income before taxes is computed. This does not include capital gains or non-cash benefits such as food stamps and housing subsidies. Poverty cannot be determined for people living in group quarters or for unrelated individuals under age 15 (such as foster children).

Program income: Gross income received by Newton directly generated by the repayment of CDBG or HOME loans or grants.

Severe cost burden: The extent to which gross housing costs, including utility costs, exceed 50 percent of gross income, based on data available from the U.S. Census Bureau.

Small family: Defined by HUD as a family of two to four persons.

Special Needs Population: Defined by HUD, this population includes elderly, frail elderly, victims of domestic violence, persons with severe mental illness, persons with physical disabilities, persons with alcohol and drug abuse, and persons with HIV/AIDS.

Subrecipient: A public agency or nonprofit organization selected by a participating jurisdiction to administer all or a portion of the participating jurisdiction's HOME Program or that receives CDBG and/or ESG funding from the grantee. A public agency or nonprofit organization that receives HOME funds solely as a developer or owner of housing is not a subrecipient.

Supportive services: Services provided to residents of supportive housing to facilitate residents' independence. Examples include case management, medical or psychological counseling and supervision, childcare, transportation, and job training.

Transitional housing: A project that has as its purpose facilitating the movement of homeless individuals and families to permanent housing within a reasonable amount of time (usually 24 months). Transitional housing includes housing primarily designed to serve deinstitutionalized homeless individuals and other homeless individuals with mental or physical disabilities and homeless families with children.

APPENDIX B: SUMMARY OF CITIZEN COMMENTS

This section of the FY11-15 Consolidated Plan contains a summary of written and verbal comments received by the City of Newton on the FY11 – FY15 Consolidated Plan.

There were no comments received on the FY11-FY15 Consolidated Plan.

APPENDIX C: ANTI-POVERTY STRATEGY

Poverty[1] is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of access to meeting basic human needs, including adequate food, clothing, housing, water and health services. According to data from the last decennial Census, in 1999, 2.6 percent of families and 4.3 percent of individuals in Newton were living below poverty level. These percentages represent 546 families and 3,382 individuals. The most recent American Community Survey estimate (2006-2008) indicates that these numbers are growing and the incomes of 3.3% of all families and 5.6% of individuals are below the poverty level. The 2009 federal poverty guidelines are listed in the table below.

Size of family unit	48 contiguous states and D.C.
1	$10,830
2	$14,570
3	$18,310
4	$22,050
5	$25,790
6	$29,530
7	$33,270
8	$37,010
For each additional person, add	$3,740

The City recognizes that the median income in Newton is higher than many other Massachusetts communities. The 2000 Census reported that the median family income in Newton was $105,289. Comparatively, Massachusetts's median family income was reported as $61,664 during the same time period. High median home prices in Newton correlate with this high median income. Low-income individuals and families face the challenge of obtaining and maintaining housing in a community where the median sales price of a single family home is currently more than $750,000. Newton's anti-poverty strategy plays an important role for these low income households. Among other

[1] The U.S. Census Bureau utilizes the federal Office of Management and Budget's Directive 14 to define poverty. The Bureau uses a set of income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or individual falls below the relevant poverty threshold, then the family or individual is classified as being below the poverty level. To compute poverty status, money income before taxes is computed. This does not include capital gains or non-cash benefits such as food stamps and housing subsidies. Poverty cannot be determined for people living in group quarters or for unrelated individuals under age 15 (such as foster children).

outcomes, the successful implementation of the City's anti-poverty strategy enables low-income residents to remain in the community and provides opportunities for a diversity of new residents to live in Newton.

In Newton, the Housing and Community Development Division (the Division) of the Planning and Development Department is primarily responsible for coordinating the City's efforts to reduce the number of people living in poverty and to move low-income people to self-sufficiency. Division staff administers the City's Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and Emergency Shelter Grant (ESG) programs. The funds from these federal programs are used locally for programs and projects that provide the maximum benefit to extremely low-, low- and moderate-income persons. Division staff works in partnership with citizens, other City departments and the public and private sectors to accomplish its goal of reducing poverty through:

- Preserving and developing affordable housing opportunities
- Fostering employment and economic opportunities for low- and moderate-income people
- Supporting the delivery of human services
- Improving the physical conditions of and strengthening the quality of life in Newton's neighborhoods

Division staff utilizes HOME, CDBG, and CPA funds to provide homeownership and rental opportunities through programs such as down payment assistance and the development of new rental and homeownership units. The City's CDBG program also helps income eligible homeowners maintain affordable, safe and accessible housing through rehabilitation assistance. Fifteen percent of CDBG funding and 100 percent of ESG funding helps to support the delivery of human services to residents. Some of the programs funded provide job and life skills training, child care assistance and other services necessary for an individual or family to move out of poverty. For more information on the types of public service activities funded, please refer to the public services section of the Plan. Additionally, the City has a Section 3 program in place which encourages contractors working on contracts over $200,000 to engage in training, hiring and subcontracting activities with low- and moderate-income residents and subcontractors in Newton.

Another key element of Newton's anti-poverty strategy is the activities carried out by the Brookline-Newton-Waltham-Watertown Homelessness Consortium, which is comprised of local nonprofit agencies, private foundations, formerly homeless individuals, private businesses, state agencies, the cities of Newton and Waltham as well as the towns of Brookline and Watertown. The Consortium meets regularly to coordinate a continuum of care system that helps people move from being homeless or at-risk of homelessness to permanent housing and self-sufficiency. As detailed in the human services portion of this Consolidated Plan, there are a variety of services available to assist both people who are homeless and those who are at-risk of homelessness.

The Division's administration of the Homeless Prevention and Rapid Re-Housing program (HPRP) is another component of Newton's anti-poverty strategy. HPRP funds were received by the City in 2009 through the U.S. Department of Housing and Urban Development as part of the country's economic stimulus program. These funds are used

to provide financial assistance, and housing relocation or stabilization services to income eligible individuals and families who are homeless or are in danger of becoming homeless. Although Newton residents receive a priority focus under the HPRP the grant's service area also includes Waltham and Watertown. The City executes the HPRP through a model that includes one central point of contact and multiple partners. Jewish Family and Children's Service, Inc. serves as the central point of referral for individuals and families under the HPRP. Partnerships with the following local and regional service organizations utilize the expertise of existing programs: Advocates, Inc., Boston College Legal Assistance Bureau, Community Dispute Settlement, Newton Community Service Center, Newton Senior Center, Mediation for Results, Metropolitan Boston Housing Partnership, Metropolitan Mediation Services, The Second Step, and Watertown Community Housing.

An additional element of Newton's anti-poverty strategy is, when possible, to direct funding to transitional housing programs that include support services. Transitional housing facilities run by organizations such as The Second Step, REACH and Advocates offer a variety of job-training and life skills management programs for their residents to help them achieve self-sufficiency.

Division staff also works closely with the Human Service Department's community social worker to address the needs of Newton residents living below the poverty line. The social worker provides services including information and referral, fuel assistance, case management and emergency financial assistance to residents in need. When appropriate, the community social worker refers clients to social service programs and affordable housing programs funded with CDBG and ESG dollars.

The Horace Cousens Industrial Fund is a charitable trust that provides one-time grants for Newton residents faced with a temporary but severe financial problem. Division staff collaborates with the Cousens Fund staff person to refer clients, when appropriate, and to gain a greater understanding of the needs of Newton residents that have requested financial assistance through the Cousens Fund.

The WestMetro HOME Consortium utilizes HOME funds to assist those living below the poverty level by preserving and developing affordable housing and by providing linkages to area service providers when possible. The HOME Consortium's regional model facilitates important inter-community housing connections whereby available affordable housing in one community can be marketed to residents of another community.

Although there are a number of local and state programs that seek to reduce the number of Newton individuals and families living in poverty, assisting people below the poverty level to become self-sufficient is extremely difficult, primarily as a result of the high cost of housing. While the activities undertaken by the Housing and Community Development Division and the WestMetro HOME Consortium communities provide housing and other services, the high unemployment rates in the region coupled with Newton's high cost housing market, create a situation where even working families require subsidized housing and other services. Staff, however, will continue to use CDBG, HOME and ESG funds to provide assistance to the most vulnerable residents, those living below the poverty line.

APPENDIX D: NEWTON CITIZEN PARTICIPATION PLAN

The City of Newton annually receives Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and Emergency Shelter Grant (ESG) funds from the U.S. Department of Housing and Community Development (HUD) which it administers through the Housing and Community Development Division of the Planning and Development Department. The primary purpose of these formula grant programs is to develop viable communities through the provision of decent housing, a suitable living environment and expanding economic opportunities for low- and moderate-income persons. As a recipient of these entitlement program funds, the City is required to produce the following documents:

- Consolidated Plan – a five-year plan that documents Newton's housing and community development needs, outlines strategies to address those needs, and identifies proposed program accomplishments
- Annual Action Plan – an annual plan that describes specific CDBG-, HOME- and ESG-funded projects that will be undertaken over the course of the upcoming fiscal year
- Consolidated Annual Performance and Evaluation Report (CAPER) – an annual report that evaluates the use of CDBG, HOME and ESG funds

This Citizen Participation Plan has been developed to provide citizens and other interested parties with opportunities to participate in an advisory role in the planning, implementation and evaluation of the CDBG, HOME and ESG programs which primarily benefit Newton's low- and moderate-income residents and to review and comment on each of the documents listed above.

Citizen participation in CDBG, HOME and ESG program activities ranges from conducting needs assessments and strategic planning to project selection, development, implementation and evaluation. The Citizen Participation Plan outlines the City's responsibility for providing opportunities for active citizen participation. The goals of the Citizen Participation Plan are to:

- Encourage citizen participation by all Newton residents, emphasizing the involvement of low- and moderate-income residents, people living in CDBG target neighborhoods, people with disabilities, minorities and residents of assisted housing;
- Inform citizens of the Newton Consolidated Plan and the Annual Action Plan, including funds available from CDBG, HOME, ESG and other Continuum of Care Homeless Programs and eligible activities under these programs;
- Give all citizens an opportunity to identify and respond to priority needs;
- Give all citizens an opportunity to identify and respond to priority proposed projects and the use of funds; and
- Give all citizens an opportunity to review and comment on program performance.

1. Process for Citizen Participation

Opportunities for citizen participation in the planning and development of the Newton Consolidated Plan, the subsequent Annual Action Plan and the CAPER will be provided through several levels of community involvement and outreach, including:

Individual Citizens
The participation of individual citizens is the foundation of the City of Newton's Housing and Community Development Program. Reasonable efforts will be made to make all citizens aware of the Program-related meetings and events in their neighborhoods, as well as public hearings and citywide events that are related to the development of the Consolidated Plan, the Annual Action Plan and the CAPER. It is the goal of the Program to create opportunities for ample participation for all interested citizens, including, but not limited to, low- and moderate-income residents, persons living in CDBG target neighborhoods, people with disabilities, minorities and residents of assisted housing.

Citizen Advisory Committees
In order to ensure citizen participation in all of the CDBG-, HOME- and ESG-funded program areas, a number of citizen advisory committees have been created, with membership appointed by the Mayor. These advisory committees make funding, programmatic and policy recommendations to the Planning and Development Board, which then makes recommendations to the Mayor.

- **Target Neighborhood Advisory Committees**

Open meetings are held at least biannually in Newton's four CDBG "target neighborhoods" (the neighborhoods which have the highest concentration of low- and moderate-income residents). Each Target Neighborhood Advisory Committee is comprised of up to 15 Newton volunteers. The Newton Corner Advisory Committee, the Newtonville Advisory Committee, the Nonantum Advisory Committee and the West Newton Advisory Committee are each chaired by a member elected by the Committee. Aldermen representing the target neighborhood are considered "de facto" members and as such, may vote when no conflict of interest is present. Members are appointed for a term concurrent with the five-year Consolidated Plan and must reside in the target neighborhood at the time of their appointment.

In addition to appointed members, the Housing and Community Development Division also maintains a list of "interested citizens", made up of individuals who have expressed an interest in the Program. The Committees' recommendations for the expenditure of CDBG funds are the result of efforts to inform neighborhood residents, to solicit their input and to reach decisions that will provide the greatest benefit to the neighborhood. The Committees also serve in an advisory capacity for the implementation of projects in their neighborhood.

- **Human Service Advisory Committee**

The Human Service Advisory Committee is an advisory body made up of 11 Newton volunteers. The Committee members participate in public focus groups to help identify human service needs of Newton residents to include in the five-year Consolidated Plan. The Committee meets annually to review all applications for CDBG human service and ESG projects using criteria that include project eligibility and a documented need for service. The Committee then recommends grant awards to applicant providers who best

meet these criteria. These recommendations are reviewed by the Planning and Development Board and approved by the Mayor before the grants are awarded. In addition to their work reviewing applications and making funding recommendations, the Committee meets at least quarterly to review program progress reports and expenditures. They also participate in the annual process of on-site monitoring of grantees.

- **Mayor's Committee for People with Disabilities**

The Mayor's Committee for People with Disabilities is a nine-member committee representing a wide array of disabilities. The Committee holds public meetings to gather data on existing access needs in the city and makes recommendations to the Planning and Development Board concerning proposed CDBG-funded access improvement projects and other CDBG-funded construction projects. This is only one of the Committee's responsibilities. They also work towards obtaining two broader goals: achieving equal access to civic life and activities for people with disabilities and increasing community awareness of the environmental barriers faced by people with disabilities.

- **Economic Development Advisory Committee**

After staff determines that a loan or grant request is eligible for CDBG funds, the Economic Development Advisory Committee (EDAC), a committee appointed by the Mayor and representing local lenders, business owners and nonprofit organizations, reviews the application based on underwriting criteria. The Committee also periodically evaluates CDBG-funded economic development programs to ensure that they are meeting the needs of the community. The Mayor has allowed the EDAC the authority to make loan and grant awards; however, recommendations for policy and programmatic changes must be made to the Planning and Development Board and approved by the Mayor.

- **Newton Housing Partnership**

While the Newton Housing Partnership plays a critical role in the review and evaluation of CDBG- and HOME-funded projects, they are also instrumental in shaping housing policy for the city as a whole. The Partnership's mission is to foster, support and initiate land use, planning and fiscal policies and actions that ensure the development and preservation of housing to serve a socially and economically diverse community. In order to fulfill its mission, the Partnership acts in an advisory capacity to the Mayor, the Board of Aldermen and its committees, the Planning and Development Board, the Zoning Board of Appeals, the Community Preservation Committee and the City staff. Consisting of approximately 20 members, the Newton Housing Partnership represents Newton residents, organizations, businesses and institutions which are based in Newton or which serve the housing needs of Newton residents. Generally, the Partnership meets on the second Wednesday of every month at Newton City Hall.

<u>Organizations, Agencies and the Newton Housing Authority</u>

In developing a plan for the best use of CDBG, HOME and ESG funds, the Newton Housing and Community Development Program relies heavily on the input of other agencies involved in the development and implementation of projects to assist low- and moderate-income citizens, including the Newton Housing Authority, many area nonprofit organizations and state housing and community development agencies. These agencies and organizations are encouraged to participate in the development of the Consolidated

Plan, Annual Action Plan and CAPER and are asked to review and comment on the proposed documents.

Planning and Development Board

The Planning and Development Board, acting as the Community Development Board, is the citizen body that considers the recommendations made by the citizen advisory committees, other Newton agencies and organizations and citizens related to the CDBG, HOME and ESG Programs. Following a public hearing to allow for open discussion, the Planning and Development Board forwards recommendations to the Mayor for final review and approval. When funding requests are made to the Planning and Development Board, acting as the Community Development Board, representatives of the party requesting project funding and also the citizen advisory committee recommending the funding present the proposal to the Board.

Public hearings on the proposed Consolidated Plan, Annual Action Plan and CAPER are conducted by the Board, as well as public hearings for proposed changes to the Consolidated Plan and/or Annual Action Plan. The Board is composed of residents of the City of Newton and is comprised of six full-members (one of which is appointed by the state Secretary of Housing and Community Development) and up to five alternate members. Unless their schedule is disrupted by a holiday or inclement weather, the Planning and Development Board meets on the first Monday of every month at Newton City Hall.

Board of Aldermen

The Board of Aldermen is the final citizen policy body that reviews and takes action on the Consolidated Plan and the Annual Action Plan. After receiving the plan from the Mayor, the Board of Aldermen considers and then votes on the approval of the submission of the proposed Plan and on acceptance of the CDBG, HOME and ESG grants from HUD. After the Aldermen approve it, the Plan is submitted to HUD.

2. Public Meetings and Public Hearings

Citizen advisory committees conduct public meetings to solicit public input on the Housing and Community Development Program. Even though each committee is made up of members appointed by the Mayor, all meetings are open to the public and participation is encouraged. Project recommendations made by the citizen advisory committees are considered by the Planning and Development Board at a public hearing.

Public hearings are required by law in order to obtain the public's views and to provide the public with the City's responses to public questions and proposals. As stated earlier, the entity responsible for conducting public hearings for the Newton Housing and Community Development Program is the Planning and Development Board. As required by law, the Planning and Development Board holds at least two public hearings each year to solicit input on housing and community needs, to review proposed uses of funds and to assess how funds were spent during the previous program year.

The two public hearings are:

- Proposed Annual Action Plan public hearing (generally held in March)
- Annual performance public hearing for the proposed CAPER (generally held in September)

During the development of the Consolidated Plan (once every five years), an additional three public hearings will be held. The three public hearings are:

- Proposed Citizen Participation Plan public hearing
- Needs assessment public hearing for the Consolidated Plan
- Proposed Consolidated Plan public hearing

In addition to the public hearings listed above, the Planning and Development Board will conduct a public hearing whenever a substantial change is proposed to the use of CDBG, HOME or ESG Program funds from that which was listed in the Consolidated Plan or Annual Action Plan.

A substantial change is defined, in accordance with 24 CFR 91.505(a), as:

- A substantial change in allocation priorities (any change greater than 25 percent in an individual project budget) or a substantial change in the method of distribution of funds;
- An activity (including those funded exclusively with program income) not previously covered by the Newton Consolidated Plan or Annual Action Plan; or a
- Substantial change in the purpose, scope, location or beneficiaries of an activity.

Public hearings are held at Newton City Hall in a location that meets ADA accessibility standards. Reasonable accommodations will be made for people with disabilities upon request. Language interpreters will be provided for non-English speaking participants upon advance request.

Citizens and other interested parties may present oral comments at the time of the hearing and/or submit written comments for 30 days after the public hearing for the proposed Consolidated Plan and any substantial changes and for 15 days after public hearings for the proposed Citizen Participation Plan, Annual Action Plan, CAPER. The City will consider the views of all citizens, organizations and agencies, and other interested groups in preparing the final Citizen Participation Plan, Consolidated Plan, Annual Action Plan and CAPER.

3. Notice of Meetings

All public meetings and public hearings are open to the public. Participation is encouraged. The following paragraphs describe the efforts that will be made to notify the public of public meetings and public hearings.

<u>Public Meetings of the Advisory Committees</u>

With the exception of the Mayor's Committee for People with Disabilities, meeting notices are mailed or e-mailed to both appointed members and interested citizens' mailing lists maintained by the Planning and Development Department. Meeting notices for the Mayor's Committee for People with Disabilities are e-mailed or mailed by the Human Services Department, the department with responsibility for providing the Committee with staff support. All meeting notices are posted on the Public Notice Board on the first floor of Newton City Hall, on the City's website in the City Calendar and are listed in the Planning and Development Department's weekly "Friday Report," which is e-mailed or mailed to more than 200 City officials, agency/organization representatives and residents.

Public Hearings of the Planning and Development Board

- Consolidated Plan, Annual Action Plan and CAPER
  Public notices for public hearings for the proposed Consolidated Plan, Annual Action Plan, and CAPER will be advertised in the *Newton TAB* at least ten days prior to each hearing. Meeting notices for the Consolidated Plan, Annual Action Plan, and CAPER will be e-mailed or mailed to Board members and posted on the Public Notice Board and broadcast on the television monitor, both on the first floor of City Hall. These meeting notices will also be e-mailed or mailed (as requested by recipients) to all advisory committee members as well as the list of interested citizens for each advisory committee. Notice will also be provided on the City's website in the City Calendar and listed in the Planning and Development Department's weekly "Friday Report" which is e-mailed or mailed to over 200 City officials, agency/organization representatives and residents.

- Amendments to the Proposed Use of Funds
  Notices for public hearings for amendments to the use of funds proposed in the Consolidated Plan and/or Annual Action Plan will be e-mailed or mailed to Board members and to members and interested citizens of the advisory committee(s) with oversight over the topic(s) at hand. Notice will also be posted on the Public Notice Board and broadcast on the television monitor on the first floor of City Hall. Notice will also be provided on the City's website in the City Calendar and listed in the Planning and Development Department's weekly "Friday Report" which is e-mailed or mailed to more than 200 City officials, agency/organization representatives and residents.

4. Availability of the proposed Citizen Participation Plan, Consolidated Plan, Annual Action Plan and CAPER

Notice of the availability of the proposed Citizen Participation Plan, Consolidated Plan, Annual Action Plan and CAPER will be published in the *Newton TAB* at least ten days prior to the public hearing. The notice will summarize the content and purpose of these proposed documents and will include a list of locations where copies of the documents may be examined. At a minimum, copies of the proposed Consolidated Plan, Annual Action Plan and CAPER will be available in the Newton Housing and Community Development Office and on the Housing and on the Community Development Division's section of the Planning and Development Department's web page, located at http://www.ci.newton.ma.us/planning/whatsnew.html.

5. Access to Information

In addition to opportunities to make oral comments at public meetings of the advisory committee and public hearings before the Planning and Development Board, any citizen, organization, agency or other interested party may submit written requests for information and submit written comments regarding the proposed Consolidated Plan, Annual Action Plan and CAPER, and amendments to each, including the proposed use of funds and the benefit to low- and moderate-income residents. Copies of documents will be made available in other languages and/or in other formats (i.e. larger print) upon request. Documents from prior years will also be available upon request for at least the preceding five years.

Additionally, plans to minimize displacement and assist those displaced as a result of the activities in the Consolidated Plan and the Annual Action Plan are attached to this document.

6. Comments

Citizens, organizations, agencies and other interested parties are encouraged to submit their comments on the proposed Consolidated Plan, Annual Action Plan and CAPER. All comment periods will begin the day of the public hearing held by the Planning and Development Board. Minimum comment periods are listed below:

Type of Public Hearing	Comment Period
Consolidated Plan	30 calendar days
Annual Action Plan	15 calendar days
CAPER	15 calendar days
Substantial Changes	30 calendar days

The City of Newton will consider all comments in preparing its final Citizen Participation Plan, Consolidated Plan, Annual Action Plan and CAPER for submission to HUD, and will include a summary of all comments received and the actions taken to address each comment.

Comments may be submitted via mail, e-mail or fax to:

Housing and Community Development Program
Newton Planning and Development Department
1000 Commonwealth Avenue
Newton, MA 02459
E-mail: nhcd@newtonma.gov, fax: 617-796-1142
Phone: 617.796.1125, TDD/TTY 617-796-1089

7. Timely Response

The City of Newton will respond in writing within 15 days to any written comments, questions or complaints received regarding the Consolidated Plan, Annual Action Plan, CAPER or the Newton Housing and Community Development Program in general.

8. Technical Assistance

Upon request, Newton Housing and Community Development Program staff will provide technical assistance to groups representing low- and moderate-income persons to develop funding requests for CDBG-, HOME- or ESG-eligible activities.

9. Use of the Citizen Participation Plan

The City of Newton will be required to adhere to this Citizen Participation Plan, once adopted, as the official mechanism for obtaining citizen input into the Consolidated Plan process and during the administration of the programs covered by this Plan.

10. Jurisdiction Responsibility

The requirements for citizen participation shall not restrict the responsibility or authority of the jurisdiction for the development and execution of its Consolidated Plan. The sole and final responsibility and authority to make determinations regarding the City's CDBG, HOME and ESG funding rests exclusively with the Mayor.

APPENDIX E: ANTI-DISPLACEMENT AND RELOCATION PLAN

Permanent Relocation

It is the policy of the City of Newton Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs and the WestMetro HOME Consortium to take all reasonable steps to minimize displacement as a result of CDBG- and HOME-assisted projects, including:

- Considering whether displacement will occur during feasibility determinations
- Identifying potential relocation workload and resources early
- Assuring, whenever possible, that residential occupants of buildings rehabilitated are offered an opportunity to return
- Planning rehabilitation projects to include “staging” where this would eliminate temporary displacement
- Following notification procedures carefully so that families do not leave because they are not informed about planned projects or their rights

When a project does require relocation, in order to ensure the timely issuance of information notices to displaced households, etc., staff of the City of Newton Housing and Community Development Division or of the WestMetro HOME Consortium member communities will ensure that all notices are sent in compliance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA).

Temporary Relocation

Temporary relocation often occurs as the result of lead abatement and other rehabilitation activities in renter- and owner-occupied units. Although the City of Newton Housing and Community Development Division is not required to, in most cases it pays for the temporary relocation of displaced renters and/or homeowners whose residences are being rehabilitated.

APPENDIX F: WESTMETRO HOME CONSORTIUM CITIZEN PARTICIPATION PLAN

The City of Newton, the lead entity for the WestMetro HOME Consortium, annually receives HOME Investment Partnerships Program (HOME) funds from U.S. Department of Housing and Community Development (HUD), which it administers of behalf of the WestMetro HOME Consortium member communities. The purpose of the HOME Program is to provide funds for a wide range of activities that create affordable housing opportunities for low- and moderate-income people. As a recipient of these formula grant funds, the HOME Consortium is required to produce the following documents:

- Consolidated Plan – a five-year plan that documents each community's housing needs, outlines strategies to address those needs, and identifies proposed program accomplishments
- Annual Action Plan – an annual plan that describes specific HOME-funded projects that will be undertaken over the course of the upcoming fiscal year
- Consolidated Annual Performance and Evaluation Report (CAPER) – an annual report that evaluates the use of HOME funds

This Citizen Participation Plan has been developed to provide citizens and other interested parties with opportunities to participate in an advisory role in the planning, implementation and evaluation of the HOME program and to review and comment on each of the documents listed above.

Citizen participation ranges from conducting needs assessments and strategic planning to project selection, development, implementation and evaluation. The Citizen Participation Plan outlines the City's responsibility for providing opportunities for active citizen participation. The goals of the Citizen Participation Plan are to:

- Encourage citizen participation by all residents of the Consortium-member communities, emphasizing the involvement of low- and moderate-income residents, people with disabilities, minorities and residents of assisted housing;
- Inform citizens of the Consolidated Plan and the Annual Action Plan, including funds available from the HOME program and eligible activities under the program;
- Give all citizens an opportunity to identify and respond to priority needs;
- Give all citizens an opportunity to identify and respond to priority proposed projects and the use of funds; and
- Give all citizens an opportunity to review and comment on program performance.

This is the overall Citizen Participation Plan for the WestMetro HOME Consortium. Member communities must meet the minimum requirements set forth herein. However, members are free to add opportunities for citizen participation beyond those required here.

Please note that the Consortium's Consolidated Plan and subsequent Annual Action Plans will cover *only* housing planning and HOME programming for the Consortium member communities. The plans will also include Newton's Community Development Block Grant (CDBG) and Emergency Shelter Grant (ESG) programs, as well as planning and programming for other programs. The other Consortium members will develop separate *non-housing plans,* as appropriate, and these will be submitted to HUD with the Consortium Plan, but will be separate documents.

1. Process for Citizen Participation

Participation by citizens, agencies and other interested parties in the process of developing the Consortium's Citizen Participation Plan, Consolidated Plan, Annual Action Plan and CAPER will be encouraged by both the Consortium and by individual member communities. All meetings and draft public documents will receive the broadest possible circulation and notice to encourage participation, especially by residents in the lowest income brackets, by minorities and non-English speaking persons, as well as persons with mobility, visual or hearing impairments. Each member will work with its local public housing authority to encourage the participation of public and assisted housing residents.

Reasonable accommodations will be made for people with disabilities upon request. Language interpreters will be provided for non-English speaking participants upon advance request.

2. Public Hearings

Public participation will be provided at the following public hearings to be held by the Consortium before the Newton Planning and Development Board at Newton City Hall in an accessible location. Hearings may be combined; however, no less than two public hearings will be conducted during the program year.

- Proposed Citizen Participation Plan Public Hearing
- Proposed Housing Needs Public Hearing
- Proposed Housing Strategies Public Hearing
- Proposed Consolidated Plan/Annual Action Plan Public Hearing
- Annual performance public hearing for the proposed CAPER

In addition to the public hearings listed above, member communities will also conduct public hearings in their own community whenever a substantial change is proposed to the use of HOME Program funds from that which was listed in the Consolidated Plan or Annual Action Plan. Member communities shall give notice of the proposed change to the City of Newton, which will submit the required notification to HUD once the hearing has been held and the change has been approved.

A substantial change is defined, in accordance with 24 CFR 91.505(a), as:

- A substantial change in allocation priorities (any change greater than 25 percent in an individual project budget) or a substantial change in the method of distribution of funds;

- An activity (including those funded exclusively with program income) not previously covered by the Consolidated Plan or Annual Action Plan; or a
- Substantial change in the purpose, scope, location or beneficiaries of an activity.

In addition to public hearings for a substantial change, additional hearings may be held by Consortium member communities to solicit input on proposed Plans.

Citizens and other interested parties may present oral comments at the time of the hearing and/or submit written comments for 30 days after the public hearing for the proposed Consolidated Plan and any substantial amendments, and for 15 days after public hearings for the proposed Citizen Participation Plan, Annual Action Plan, CAPER and any substantial changes. The Consortium will consider the views of all citizens, organizations and agencies, and other interested groups in preparing the final Citizen Participation Plan, Consolidated Plan, Annual Action Plan and CAPER.

3. Notice of Meetings

Public notices for public hearings for the proposed Citizen Participation Plan, Consolidated Plan, Annual Action Plan and CAPER will be advertised in the following newspapers at least ten days prior to each hearing.

Newspaper

- Newton TAB
- Bedford Minuteman
- Belmont Citizen Herald
- Brookline TAB
- Framingham TAB
- Lexington Minuteman
- Lincoln Journal
- Natick Bulletin
- Needham Times
- Sudbury Town Crier
- Waltham News Tribune
- Watertown TAB & Press

Notices for the proposed Consolidated Plan, Annual Action Plan and CAPER will include a notification of the availability of the document. Public notices for substantial changes will be advertised in the affected community's newspaper by the affected community at least ten days prior to the hearing.

Additionally, at a minimum, meeting notices for public hearings for the proposed Citizen Participation Plan, Consolidated Plan, Annual Action Plan and CAPER will be e-mailed or mailed to Planning and Development Board members and posted on the Public Notice Board and broadcast on the television monitor, both on the first floor of Newton City Hall. Notice will also be provided on the front page of the City of Newton's website in the City Calendar and listed in the Newton Planning and Development Department's weekly "Friday Report" which is e-mailed or mailed to more than 200 City officials, agency/organization representatives and residents. Notices will also be posted at the main library and branch libraries. Consortium member communities may supplement these outreach efforts.

4. Availability of the proposed Citizen Participation Plan, Consolidated Plan, Annual Action Plan and CAPER

Notice of the availability of the proposed Citizen Participation Plan, Consolidated Plan, Annual Action Plan and CAPER will be published in the newspapers listed above at least ten days prior to the public hearing. The notice will summarize the purpose of these proposed documents and will include a list of locations where copies of the documents may be examined. At a minimum, copies of the proposed Citizen Participation Plan, Consolidated Plan, Annual Action Plan and CAPER will be available in the Newton Housing and Community Development Office and on the Housing and on the Community Development Division's section of the Newton Planning and Development Department's web page, located at http://www.ci.newton.ma.us/planning/whatsnew.html.

5. Access to Information

In addition to opportunities to make oral comments at public hearings before the Newton Planning and Development Board, any citizen, organization, agency or other interested party may submit written requests for information and submit written comments regarding the proposed Citizen Participation Plan, Consolidated Plan, Annual Action Plan and CAPER, and amendments to each, including the proposed use of funds and the benefit to low- and moderate-income residents. Copies of documents will be made available in other languages and/or in other formats (i.e. larger print) upon request. Documents from prior years will also be available upon request for at least the preceding five years.

Additionally, plans to minimize displacement and assist those displaced as a result of the activities in the Consolidated Plan and the Annual Action Plan are attached to this document.

6. Comments

Citizens, organizations, agencies and other interested parties are encouraged to submit their comments on the proposed Citizen Participation Plan, Consolidated Plan, Annual Action Plan and CAPER. All comment periods will begin the day of the public hearing held by the Newton Planning and Development Board. Minimum comment periods are listed below:

TYPE OF PUBLIC HEARING	COMMENT PERIOD
Consolidated Plan	30 calendar days
Annual Action Plan	15 calendar days
CAPER	15 calendar days
Substantial Changes	30 calendar days

The City of Newton, on behalf of the Consortium and working with member communities, will consider all comments in preparing its final Citizen Participation Plan, Consolidated Plan, Annual Action Plan and CAPER for submission to HUD, and will include a summary of all comments received and the actions taken to address each comment.

Comments may be submitted via mail, e-mail or fax to:

Kathleen Cahill, Community Development Senior Planner
Newton Housing and Community Development Program
Planning and Development Department
1000 Commonwealth Avenue
Newton, MA 02459
E-mail: kcahill@newtonma.gov, fax: 617-796-1142

7. Timely Response

The City of Newton, on behalf of the Consortium and working with member communities, will respond in writing within 15 days to any written comments, questions or complaints received regarding the Consolidated Plan, Annual Action Plan, CAPER or the HOME Program in general.

8. Technical Assistance

Upon request, Consortium staff will provide technical assistance to groups representing low- and moderate-income persons to develop funding requests for HOME-eligible activities.

9. Use of the Citizen Participation Plan

The City of Newton and the HOME Consortium member communities will be required to adhere to this Citizen Participation Plan, once adopted, as the official mechanism for obtaining citizen input into the Consolidated Plan process and during the administration of the HOME Program covered by this Plan.

10. Jurisdiction Responsibility

The requirements for citizen participation shall not restrict the responsibility or authority of the City of Newton or the HOME Consortium member communities for the development and execution of the Consolidated Plan for the WestMetro HOME Consortium.

APPENDIX G: LIST OF ADVISORY COMMITTEES

Newton Fair Housing Committee
Sheila Mondshein, Chair
Nadine Cohen
Sandra Fromm
Phillip Herr
Henry Korman
Josephine McNeil
Susan Paley
Esther Schlorholtz
Girard Plante

Newton Housing Partnership
Philip Herr, Chair
Nancy Andersen
Andrew Franklin
Henry Korman
Bart Lloyd
Peter Macero
Josephine McNeil
David Stein
Jeanne Strickland
Lynne Sweet
Dan Violi
John Wilson

Human Service Advisory Committee
Philip Whitbeck, Chair
Charles A. Benedict
Lucie Chansky
Yee Cho
Muriel Ellman
Nancy Hunt
Joan Kunitz
Diane Cole Laine
Carol Rubin
Dr. Carolyn Thomas
Anna Whitten

Economic Development Advisory Committee
Jack Leader, Chair
Edward Casavant
Josephine McNeil
Russell Doherty

Mayor's Committee for People with Disabilities
Rob Caruso, Co-Chair
Girard Plante, Co-Chair
Jane Brown
Lucie Chansky
Jini Fairley
Jeff Hutter
Rosemary Larking
Barbara Lischinsky
Heather Platt
Jason Rosenburg

West Newton Advisory Committeee
Charles Wagner, Chair
Amanda Annis
Adriana Bauza
Alderman Ted Hess-Mahan
Alderman Anthony Salvucci
Lorraine Salvucci
Alderman Greer Tan Swiston
Jane Thompson

West Newton Interested Citizens
Alderman Susan Albright
Curtis Betts
Alan Brinkerhoff
Alison Conant
Sue Denison
Margaret Doris
Christine Dunleavy
John Dunleavy
Sarah Fernandez
Mr. & Mrs. Germain
Maureen Grannan
Leslie Hitch
Alex Icon
Jonathan Katz
Bart Kelso
Bob Kittredge
Ted Kuklinski
Sharry Langdale
Diana Lawrence
Alderman Stephen Linsky
Alizon Lissance
Barbara Litman-Pike
Shuqin Luo

West Newton Interested Citizens (con't)
Margaret McCarthy
Ellen Meyers
Jennifer Molinksy
Mike Morgan
Jan Morse
Jonathan Pike
Joanne Scarpato
Sal Scarpato
June Shoemaker
Jack Siegel
Lynn Siegel
Brian Smith
Tim Snyder
Sean Stetson
Tim Techler
Clark Turner
Pat & Peter Vello
Giovanni Widmer
Norah Wylie
Jeff Zabel

Newtonville Advisory Committee
Giles Taylor, Chairman
Alderman Susan Albright
Mark Chudy
Alderman Marcia Johnson
Michael Kaufman
Alderman Stephen Linksy
David Rosen
Carol Warner
John Wilson

Newtonville Interested Citizens
Richard Beard
Brenda Bemporad
Peter Cariani
Larry Cedrone
Marie Cedrone
John Cedrone
Alderman Allan Ciccone
Tom Concannon
Adel & Bonnie Foz
Marilyn Frost
Tom Frost
Elaine Gentile
Anne Gough
Peter Harrington
Pat Kaltenbach
Marie Klein
Arshad Kudrolli
Sharry Langdale
Patricia MacNeil
Justin Newmark
Emily Norton
Patrick Nuzzi
Anthony Pellegrini, Jr.
Alex Reid
Lisa Reindorf
Florence Salvucci
Harry Sanders
Betty Sierra
José Sierra
Michael Starr
Mary Castro Summers
Catherine Taylor
Timothy & Lil Tyler
Barrett Wayne
Jerome Weinstein

Newton Corner Advisory Committee
Richard Belkin, Chairman
Alderman Allan Ciccone Jr.
Michele Copelotti
Jennifer Greenberg
Judith Groleau
Alderman Scott Lennon
Alderman Carleton Merrill
Lawrence Schafer
Janet Sterman
Patty Walsh Greene

Newton Corner Interested Citizens
Maryan Amaral
Alderman Lisle Baker
Barbara Bix
Nancy Botari
Karnig Boyajian
Dan Brabander
Grace Breslin
Bob Carleo Sr.
Carole Carter
Steve Carter
John Caruso
Carl Chin
Sandra Clancy
Thomas Coan
Carol Connolly

Newton Corner Interested Citizens (con't)
Carlina de Assis
Kim Donlan
Craig Dudman
Sherri Floros
Barbara Freer
Andy Gluck
Laurie Gordon
Jerome Grafe
Terri Hackford
Andrew Hargens
Pam & Doug Hanslam
Phillip Herr
Arthur Hudson
Ellen Hume
Keith Jones
David Koses
Peter Kronberg
Nick Kyriakos
Lawrence Lewis
Eileen Madden
Tom Madden
Joel McCassie
Ryan McGlothlin
Peter Metz
Deborah Milburn
Michael Milburn
Guive Mirfendereski
Sheila Mondshein
Andrea Newman
Glenn O'Neil
Rhonda O'Neil
Margo Quinlan
Stacey Raczek
Pat Rand
Terry Robinson
Janet Rosen
Peter Smith
Gary Sparrow
Clifford Stoltze
Alderman Greer Swiston
Viv Swoboda
Muriel Taylor
Corrinne Van Alstine
Nancy Vela
Jay Walter
Laurie Wolfe
Lex Lim Wong
Yvonne Wong
Zhendi Yan
Amelia Zalcman
Mike Zitomer

Nonantum Advisory Committee
Kathy Zegarelli, Chairman
Linda Anderson
Anthony Antonellis
Loretta Busa
Alderman Allan Ciccone
Andrea Del Grosso
Tom DeSisto
Lou Fazio
Alderman Scott Lennon
Ellen Lipoma
Alderman Carleton Merrill
Valerie Paolietti

Nonantum Interested Citizens
LaVinia Abel
Kathi Ahern
Judy Antonellis
Paul Antonellis
Cathy Bastianelli
John Bastianelli
Mergara Bell
Jo Bennington
Paula Berardi
Bev Bibbo
Anne Blakely
Philip Boucher
Yolanda Boucher
Diane Bromberg
Arne Buck
Beth Busa
Frank Butera
Jacqueline Liriano Butera
Jim Callahan
Patricia Callan
Al Cecchivelli
Joe Colluci
Patricia Coveno
Fran Crognale
Don DeFilippis
Michael DeLuca
Jennie DeVito
Damien Doucette
Kenneth Doucette
Kathy Elias
Brian Flaherty
Marilyn Frost
Tom Frost

Nonantum Interested Citizens (con't)
Mike Goulet
Maria Greenberg
Andrew Hargens
Karen Honig
Donald Hutchings
Rejane Hutchings
Oscar LaRosee
Dennis Leigh
Maria Leo
Christina Leone
Cecilia Marello
A.J. Minichiello
Kimberly O'Brien
Sami O'Reilly
Paul Pasquarosa
Anthony Pellegrini, Jr.
Ron Polito
Chuck Proia
Sheila Quinlan
Randy Schiavone
Patti Schlichting
Jim Schpeiser
Deb Toyias
Donna Vincenzino
John Volante

APPENDIX H: CITY OF NEWTON MONITORING POLICY

Human Service and Emergency Shelter Grant Projects

Annually, during the third quarter of each program year, Division staff will monitor human service subrecipient agencies. All new projects will be monitored during the first year of operation. Existing agencies/projects to be monitored will be selected based on the results of a risk analysis. This analysis shall consider such criteria as past performance of the agency/project, experience level of staff administering the project, newness of the project, etc. At least ten percent of all human service projects will be monitored each year.

The monitoring process shall include the following documentation:

- Risk analysis results and monitoring schedule,
- Notification letter sent to subrecipient agency,
- On-site monitoring visit documentation, including completion of steps outlined in the attached monitoring agenda, and
- Letter to the agency that outlines the result of the monitoring visit, including any follow-up action required.

All monitoring documentation shall be filed in the “monitoring” folder within the project file.

Housing Development Projects

Division staff will conduct annual monitoring of housing development subrecipients. Agencies/projects to be monitored will be selected based on the results of a risk analysis. This analysis shall consider such criteria as past performance of the agency/project, experience level of staff administering the project, newness of the project, etc. At least ten percent of all housing development projects will be monitored each year.

The monitoring process shall include the following documentation based on the specific type of project:

- Risk analysis results and monitoring schedule,
- Monitoring schedule based on risk analysis results,
- General notification letter sent to subrecipient agency announcing that they will be monitored for CDBG/HOME compliance and compliance with subrecipient agreement,
- Confirmation letter sent confirming the date and time of monitoring visit, specific items be monitored listed – i.e. income limit documentation, lease agreements, unit inspections, performance goals, etc.
- Completion of an on-site monitoring visit, including completion of the following forms as applicable to the specific project: Lease Requirements Checklist, Housing Quality Standards inspection form, and CDBG or HOME Monitoring Form, and
- Completion of a letter to the agency that outlines the result of the monitoring visit, including any follow-up action required.

First Time Homebuyer Program

Division staff will monitor First Time Homebuyer Program projects annually to verify that the property is being used as the homeowner's principle residence. Staff will mail a form to the homebuyer that asks them to sign a statement verifying that the property purchased with First Time Homebuyer Program funds is their principle residence and to return it the Newton Housing Office in a postage-paid envelope. If the homeowner fails to return the statement or does not sign the statement, Division staff will attempt to contact the homeowner via phone or in person at their address.

APPENDIX I: SUPPLEMENTAL DATA

Table 72: Racial Composition, 2000

Geography	White	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander alone	Some other race	Multi-racial
Bedford	92.3%	1.7%	0.2%	5.5%	0.0%	0.3%	1.2%
Belmont	92.5%	1.1%	0.1%	5.8%	0.0%	0.4%	1.4%
Brookline	82.9%	2.8%	0.1%	13.1%	0.0%	1.0%	2.2%
Framingham	82.6%	5.3%	0.2%	5.5%	0.0%	6.5%	3.4%
Lexington	87.4%	1.1%	0.1%	11.1%	0.0%	0.3%	1.4%
Lincoln	89.0%	4.9%	0.4%	4.3%	0.0%	1.4%	2.1%
Natick	93.5%	1.7%	0.1%	3.9%	0.1%	0.8%	1.6%
Needham	95.5%	0.7%	0.0%	3.6%	0.0%	0.3%	0.7%
Newton	89.4%	2.0%	0.1%	7.8%	0.0%	0.7%	1.5%
Sudbury	95.1%	0.8%	0.0%	3.8%	0.0%	0.2%	1.0%
Waltham	84.6%	4.5%	0.2%	7.4%	0.1%	3.3%	1.9%
Watertown	93.2%	1.8%	0.2%	3.9%	0.0%	0.9%	1.9%
CONSORTIUM	88.2%	2.7%	0.1%	7.1%	0.0%	1.9%	1.9%
Massachusetts	86.5%	5.5%	0.2%	3.8%	0.0%	3.8%	2.3%

Source: Census 2000, Summary File 1 (SF1) Table P3

Table 73: Hispanic or Latino Population, 2000

Geography	# Households	% of Households
Bedford	227	1.8%
Belmont	440	1.8%
Brookline	2,018	3.5%
Framingham	7,265	10.9%
Lexington	428	1.4%
Lincoln	239	3.0%
Natick	635	2.0%
Needham	341	1.2%
Newton	2,111	2.5%
Sudbury	208	1.2%
Waltham	5,031	8.5%
Watertown	883	2.7%
CONSORTIUM	19,826	4.4%

Source: Census 2000, Summary File 1 (SF1) Table P4

Table 74: Household Tenure

Geography	Owners	Renters
Bedford	80.20%	19.80%
Belmont	60.70%	39.30%
Brookline	45.30%	54.70%
Framingham	55.50%	44.50%
Lexington	82.60%	17.40%
Lincoln	61.30%	38.70%
Natick	71.10%	28.90%
Needham	80.90%	19.10%
Newton	69.50%	30.50%
Sudbury	92.20%	7.80%
Waltham	46.00%	54.00%
Watertown	47.00%	53.00%

Source: Census 2000 Summary File 3 (SF3) Tables: H3, H4

Table 75: Owner-Occupied by Units in Structure by Percentage

Geography	1-detached	1-attached	2	3 or 4	5-9	10-19	20-49	50+
Bedford*	89.7%	4.9%	1.7%	0.3%	0.5%	0.0%	0.5%	0.0%
Belmont	74.6%	4.1%	17.8%	2.9%	0.3%	0.0%	0.3%	0.0%
Brookline	36.5%	5.1%	10.5%	14.6%	9.7%	4.2%	8.4%	10.8%
Framingham	82.0%	2.8%	4.9%	1.3%	1.1%	1.8%	2.4%	3.4%
Lexington	90.3%	4.2%	1.3%	0.4%	0.5%	1.3%	0.4%	1.3%
Lincoln*	78.2%	12.1%	0.5%	5.7%	1.1%	1.0%	1.4%	0.0%
Natick	78.4%	4.3%	3.7%	2.7%	4.1%	5.9%	0.5%	0.6%
Needham	91.4%	3.0%	1.5%	0.8%	0.0%	0.3%	0.5%	2.6%
Newton	73.5%	6.2%	10.1%	2.6%	1.4%	1.4%	1.6%	3.2%
Sudbury*	99.5%	0.1%	0.1%	0.0%	0.0%	0.0%	0.0%	0.2%
Waltham	73.0%	5.4%	10.7%	3.8%	1.9%	3.9%	1.2%	0.2%
Watertown	37.5%	13.9%	32.4%	4.6%	0.4%	3.1%	1.4%	6.7%

*Source: Census 2000 Summary File 3: Table H32
Source: American Community Survey 2005-2007, Table: B25032

Table 76: Median Sales Price, Single Family Homes and Condominium (2003-2008)

Community	Single Family Homes		Condominiums	
	Median Sales Price (2003)	Median Sales Price (2008)	Median Sales Price (2003)	Median Sales Price (2008)
Bedford	454,500	475,500	522,500	404,250
Belmont	650,000	682,000	340,500	370,000
Brookline	853,500	1,018,000	395,000	445,000
Framingham	328,500	325,000	160,000	110,000
Lexington	621,100	700,000	403,000	401,000
Lincoln	983,723	1,045,000	360,000	310,000
Natick	400,000	412,000	209,950	230,000
Needham	560,000	639,500	379,750	415,000
Newton	645,000	760,000	433,250	428,000
Sudbury	614,650	594,500	195,000	519,900
Waltham	371,000	390,000	325,000	308,105
Watertown	422,500	419,500	332,500	336,250

Source: The Warren Group

Table 77: Number of Sales, Single Family Homes and Condominium (2003-2008)

Community	Single Family Homes		Condominiums	
	Number of Sales (2003)	Number of Sales (2008)	Number of Sales (2003)	Number of Sales (2008)
Bedford	132	91	34	34
Belmont	170	148	46	75
Brookline	167	146	747	645
Framingham	642	493	295	171
Lexington	330	360	57	48
Lincoln	54	49	33	22
Natick	430	232	250	151
Needham	426	320	42	65
Newton	658	540	344	322
Sudbury	290	181	44	25
Waltham	395	290	219	306
Watertown	116	90	199	260

Source: The Warren Group

Table 78: Median Sales Price, Single Family Homes (2007-2008)

Geography	Single Family Homes	
	Median Sales Price (2007)	Median Sales Price (2008)
Bedford	495,725	475,500
Belmont	682,000	682,000
Brookline	1,070,000	1,018,000
Framingham	360,000	325,000
Lexington	691,500	700,000
Lincoln	1,117,500	1,045,000
Natick	430,000	412,000
Needham	617,125	639,500
Newton	761,000	760,000
Sudbury	655,500	594,500
Waltham	406,000	390,000
Watertown	457,000	419,500

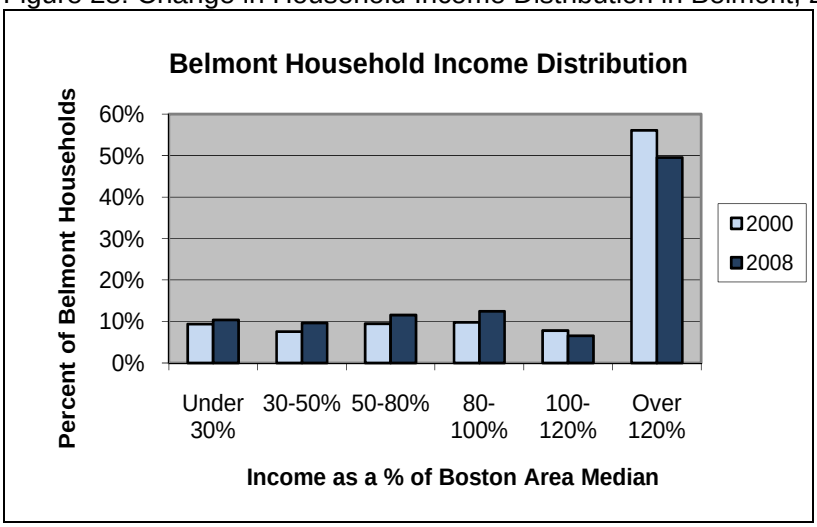
Source: The Warren Group

Table 79: Median Sales Price, Condominiums (2007-2008)

Geography	Condominiums	
	Median Sales Price (2007)	Median Sales Price (2008)
Bedford	355,000	404,250
Belmont	422,000	370,000
Brookline	446,625	445,000
Framingham	207,000	110,000
Lexington	436,500	401,000
Lincoln	435,000	310,000
Natick	230,000	230,000
Needham	428,000	415,000
Newton	450,000	428,000
Sudbury	818,100	519,900
Waltham	353,865	308,105
Watertown	320,000	336,250

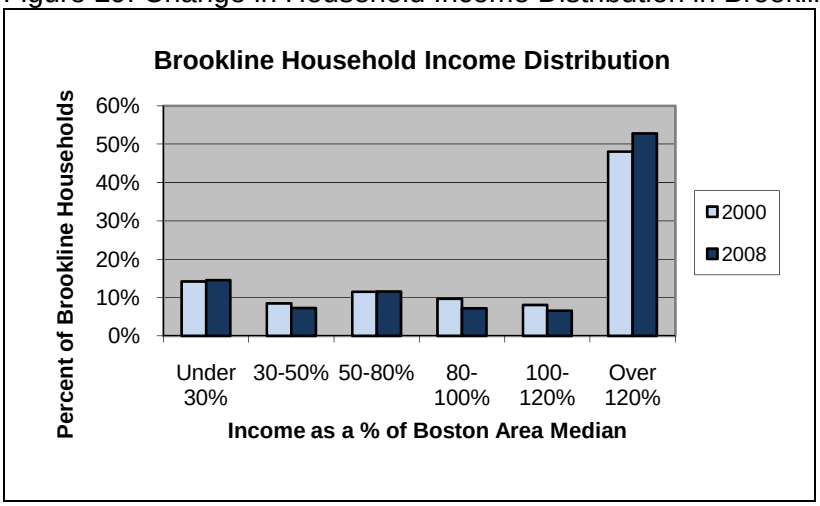
Source: The Warren Group

Figure 28: Change in Household Income Distribution in Belmont, 2000 – 2008



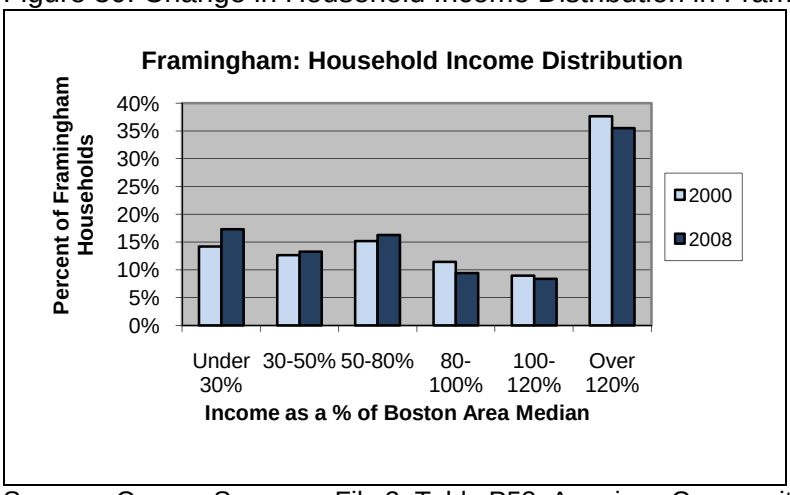
Sources: Census Summary File 3, Table P52; American Community Survey Table 2006-2008 B19001

Figure 29: Change in Household Income Distribution in Brookline, 2000 – 2008



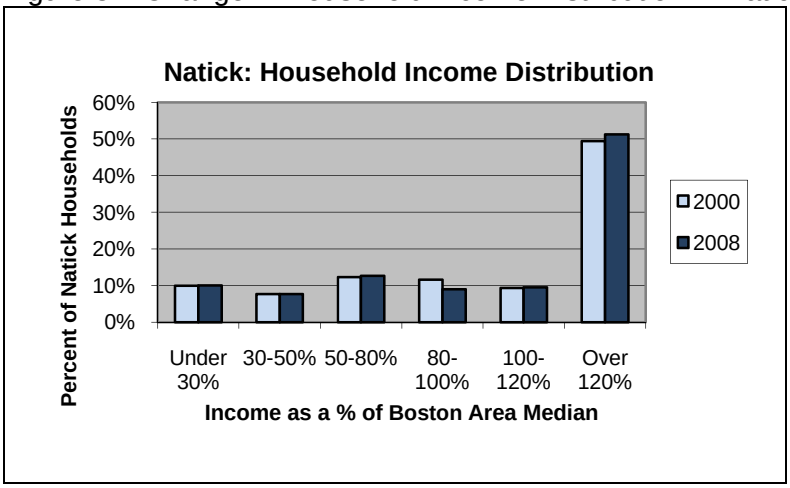
Sources: Census Summary File 3, Table P52; American Community Survey Table 2006-2008 B19001

Figure 30: Change in Household Income Distribution in Framingham, 2000 – 2008



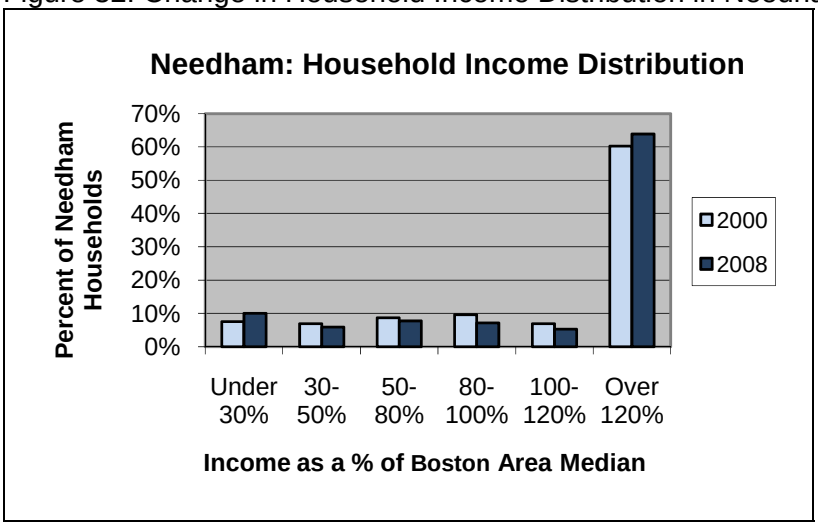
Sources: Census Summary File 3, Table P52; American Community Survey Table 2006-2008 B19001

Figure 31: Change in Household Income Distribution in Natick, 2000 – 2008



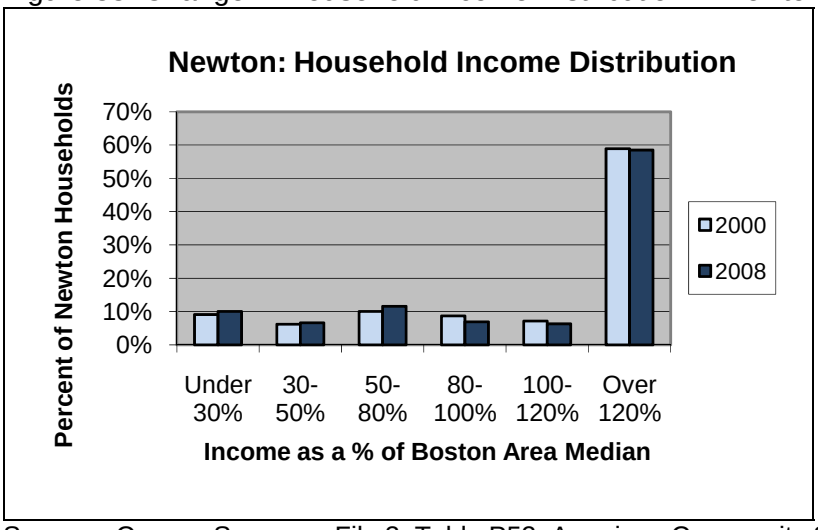
Sources: Census Summary File 3, Table P52; American Community Survey Table 2006-2008 B19001

Figure 32: Change in Household Income Distribution in Needham, 2000 – 2008



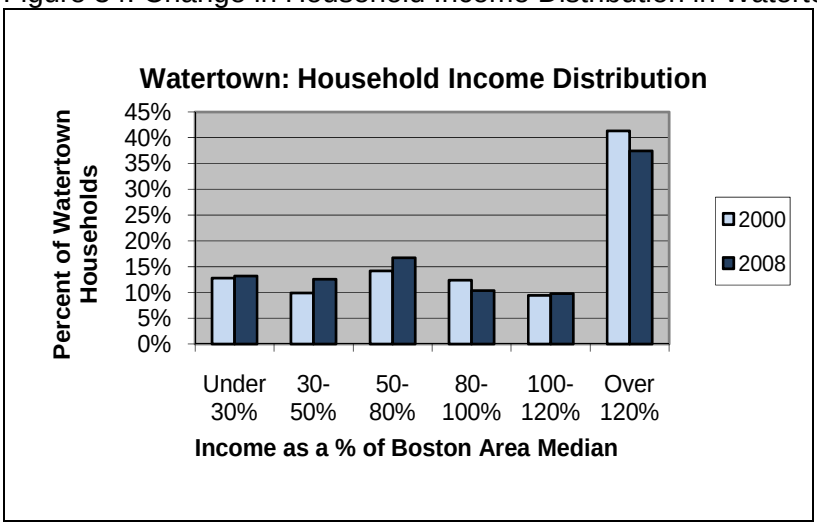
Sources: Census Summary File 3, Table P52; American Community Survey Table 2006-2008 B19001

Figure 33: Change in Household Income Distribution in Newton, 2000 – 2008



Sources: Census Summary File 3, Table P52; American Community Survey Table 2006-2008 B19001

Figure 34: Change in Household Income Distribution in Watertown, 2000 – 2008



Sources: Census Summary File 3, Table P52; American Community Survey Table 2006-2008 B19001

APPENDIX J: NEEDS ASSESSMENT CITIZEN PARTICIPATION

Bedford

The town of Bedford held a public meeting, sponsored by the Bedford Housing Partnership, to discuss housing needs in the community. Invitations were extended to members of the Bedford Housing Partnership, Selectmen, Housing Authority, Council on Aging, Youth and Family Services, Caritas, S-C Management, affordable housing property managers, and the general public. Representatives of the Bedford Housing Partnership, Selectmen, Planning Board, Housing Authority, Council on Aging and S-C Management attended. Both the Council on Aging and Bedford Youth and Family Services were also consulted as part of the needs assessment.

Belmont

A public meeting was held in Belmont to gather input from the community. Participants in the meeting included the following: State Representative Will Brownsberger, Board of Selectmen, Town Administrator, Town Planning staff, Belmont Housing Trust, Belmont Affordable Shelter Fund, Belmont Housing Authority staff, Director of the Belmont Food Pantry, Director of the Board of Health, Director of the Council on Aging, Chair of the Disability Access Commission, staff from the Assessor's Department, staff from the Municipal Light Department, and the Town Treasurer. Based on the committees that attended the meeting, all agreed that many various perspectives from throughout the community were represented.

Brookline

As part of this needs assessment, Brookline's Housing Division staff administered an on-line survey. Brookline's listserv, containing persons looking for affordable housing opportunities in the town, comprised the sample population. A total of 32 percent (413 households) of listserv members responded to the survey. Respondents included 153 households currently living in Brookline and 75 households that previously resided in the Town (185 households did not identify their place of residence).

In addition, two public meetings were held to solicit feedback on housing and service needs from the general public, town meeting members, human service providers, and other key town departments.

Framingham

Framingham conducted several focus sessions with community advisory groups and service provider networks throughout the late Winter and Spring of 2009.

Lexington

Lexington's Housing Partnership Board presided over a public meeting to discuss housing needs in the Town. In addition to Board members approximately twelve residents also contributed to the discussion.

Lincoln

Lincoln's Housing Commission presided over a public meeting to discuss housing needs in the Town.

Natick

Natick Community Development staff hosted a meeting for service providers, and interviewed individual staff from several agencies including: Massachusetts Department of Mental Health (DMH), Natick Housing Authority (NHA), Advocates, Inc (Advocates), Metrowest Interfaith Hospitality Network (MIHN), Southern Middlesex Opportunity Council (SMOC). In addition, a public hearing was held to solicit feedback on housing and service needs from the general public, Natick Affordable Housing Trust, and the Natick Community Development Advisory Committee.

Needham

Needham Planning staff consulted various community stakeholders, including the Needham Housing Authority, Needham Opportunities Inc. (affordable housing developer), the Council on Aging and the Commission on Disabilities. The results of the consultations were presented at a public meeting before the Planning Board. Planning Board members and the public had the opportunity to contribute to the housing needs discussion at this meeting.

Newton

As part of the citizen participation process, the City of Newton Division staff facilitated two two-hour focus groups. The two groups included representatives from the City's principal nonprofit affordable housing development organization, the Newton Housing Authority, nonprofit organizations that provide support services for residents living in affordable housing, members of several City advisory groups, interested City residents whose children have special needs and Department of Mental Health staff. Following the focus group meetings, housing staff distributed the draft housing needs assessment to focus group participants. Participants were asked to provide their feedback on the draft as well any additional insights they thought would be helpful in the development of the final housing needs assessment.

In addition, members of the City's Fair Housing Committee and Newton Housing Partnership were also provided with the draft housing needs analysis at their respective monthly meetings. At each meeting, the draft analysis provided a starting point from which each group discussed Newton's housing needs from the members' individual perspectives as advocates, civil rights and fair housing attorneys, planners, affordable housing developers, etc.

Finally, staff initiated an off-site meeting with the chairman of the Newton Housing Partnership and the Executive Director of Citizens for Affordable Housing in Newton Development Organization, Inc. (CAN-DO) an affordable housing developer and the City's only HOME-designated CHDO, to discuss housing needs in the community.

Sudbury

Sudbury's assessment of housing needs included consultations with affordable housing providers, human service providers, the Sudbury Housing Authority, the Sudbury Housing Trust as well as select town boards and committees. A public meeting before

the Board of Selectmen was held to obtain public comment and Board input. This meeting was advertised in the local paper.

Waltham

The City of Waltham held a public meeting to gain community input for the housing needs assessment. A Housing Needs Survey was also distributed and posted on the City's website. Survey participants included social service agency professionals, local housing advocates and primarily, Waltham residents.

Watertown

Watertown Community Housing (WCH) administered an electronic survey to assess housing needs in the Town. Graduates of WCH's first time homebuyer training comprised the sample for the survey, which yielded 95 respondents. A separate housing survey that was mailed to senior homeowners in Watertown yielded a 50 percent response rate. In addition, Watertown Planning staff conducted an interview with the Executive Director of Watertown Community Housing, Inc. concerning housing needs in the City. Finally, both the Watertown Housing Partnership and the Watertown Commission on Disabilities presided on two separate public meetings to discuss housing needs in Watertown.

Appendix K: Table 1A Homeless and Special Needs Populations

Continuum of Care: Housing Gap Analysis Chart

		Current Inventory	Under Development	Unmet Need/ Gap
			Individuals	
Beds	Emergency Shelter	57	0	0
	Transitional Housing	11	0	2
	Permanent Supportive Housing	125	5	5
	Total	193	5	7
			Persons in Families with Children	
Beds	Emergency Shelter	262	0	0
	Transitional Housing	96	0	9
	Permanent Supportive Housing	12	2	28
	Total	370	2	37

Continuum of Care: Homeless Population and Subpopulations Chart

Part 1: Homeless Population	**Sheltered**		**Unsheltered**	**Total**
	Emergency	**Transitional**		
Number of Families with Children (Family Households):	16	34	0	50
1. Number of Persons in Families with Children	46	87	0	133
2. Number of Single Individuals and Persons in Households without children	0	2	0	2
(Add Lines Numbered 1 & 2 Total Persons)	46	89	0	135

Part 2: Homeless Subpopulations	**Sheltered**	**Unsheltered**	**Total**
a. Chronically Homeless	0		
b. Seriously Mentally Ill	3		
c. Chronic Substance Abuse	7		
d. Veterans	1		
e. Persons with HIV/AIDS	0		
f. Victims of Domestic Violence	18		
g. Unaccompanied Youth (Under 18)	1		

APPENDIX L: TABLE 2A PRIORITY HOUSING NEEDS/INVESTMENT

PRIORITY HOUSING NEEDS (households)		Priority		Unmet Need	HOUSING UNITS - GOALS					
					FY 11	FY 12	FY 13	FY 14	FY 15	5 YR
Renter	Small Related	0-30%	YES-H	2, 061 households	20	20	20	20	20	100
		31-50%	YES-M	1,768 households	1	1	1	1	1	5
		51-80%	YES-H	1,772 households	3	3	3	3	3	15
	Large Related	0-30%	YES-L	296 households	0	2	0	0	0	2
		31-50%	YES-L	382 households	0	2	0	0	0	2
		51-80%	YES-H	387 households	8	8	8	8	8	40
	Elderly	0-30%	YES-H	2,812 households	10	10	10	10	10	50
		31-50%	YES-L	1,785 households	0	0	1	0	0	1
		51-80%	YES-L	1,079 households	0	1	1	1	0	3
	All Other	0-30%	YES-M	2,840 households	1	1	1	1	1	5
		31-50%	YES-L	2,173 households	0	0	1	1	0	2
		51-80%	YES-L	2,452 households	0	0	1	1	0	2
Owner	Small Related	0-30%	YES-L	734 households	0	1	0	0	0	1
		31-50%	NO	979 households	0	0	0	0	0	0
		51-80%	YES –H	1,566 households	5	5	5	5	5	25
	Large Related	0-30%	NO	94 households	0	0	0	0	0	0
		31-50%	NO	257 households	0	0	0	0	0	0
		51-80%	YES-M	506 households	0	5	0	0	0	5
	Elderly	0-30%	YES-H	2,541 households	2	2	2	2	2	10
		31-50%	YES-L	2,350 households	0	0	1	1	1	3
		51-80%	YES-M	1,166 households	1	1	2	2	2	8
	All Other	0-30%	NO	783 households	0	0	0	0	0	0
		31-50%	YES-L	407 households	0	1	1	1	0	3
		51-80%	YES-M	818 households	1	1	1	1	2	6
Non-Homeless Special Needs	Elderly	0-80%	YES- H	11,733 households	15	15	15	15	15	75
	Frail Elderly	0-80%	YES- H							
	Severe Mental Illness	0-80%	YES-M	241 individuals	3	3	3	3	3	15
	Physical Disability	0-80%	YES-H	5,748 households	5	5	5	5	5	25
	Developmental Disability	0-80%	YES-L	175 households	0	0	0	0	0	0
	Alcohol/Drug Abuse	0-80%	YES-L	100 individuals	0	0	0	0	0	0
	HIV/AIDS	0-80%	YES-L	702 individuals	0	0	0	0	0	0
	Victims of Domestic Violence	0-80%	YES-L	150 individuals	0	0	0	0	0	0

APPENDIX M: TABLE 2B COMMUNITY DEVELOPMENT NEEDS

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level	Unmet Priority Need	Dollars to Address Unmet Need	GOALS					
				FY11	FY12	FY13	FY14	FY15	5-YR
PUBLIC FACILITY NEEDS (projects)									
Senior Centers	H	1	$75,000	0	1	0	0	0	1
Handicapped Centers	N								
Homeless Facilities	H	7	$493,000	7	7	7	7	7	35
Youth Centers	N								
Child Care Centers	N								
Health Facilities	N								
Neighborhood Facilities	H	2	$50,000	1	0	0	0	0	1
Parks and/or Recreation Facilities	H	60	$417,500	1	2	4	1	2	10
Parking Facilities	N								
Non-Residential Historic Preservation	N								
Other Public Facility Needs	H	2	$44,050	1	0	0	1	0	2
INFRASTRUCTURE (projects)									
Water/Sewer Improvements	N								
Street Improvements	Y	35	$300,000	1	2	2	0	1	6
Sidewalks	H	3,000	$304,250	1	1	1	1	1	5
Solid Waste Disposal Improvements	N								
Flood Drain Improvements	N								
Other Infrastructure Needs	N								
PUBLIC SERVICE NEEDS (people)									
Senior Services	H	33,870	$240,000	3,387	3,387	3,387	3,387	3,387	16,935
Handicapped Services	H								

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level	Unmet Priority Need	Dollars to Address Unmet Need	GOALS					
				FY11	FY12	FY13	FY14	FY15	5-YR
Youth Services	H	7,570	$406,900	757	757	757	757	757	3,785
Child Care Services	H	3,040	$391,750	304	304	304	304	304	1,520
Transportation Services	M								
Substance Abuse Services	M	1,010	$107,500	110	110	110	110	110	550
Employment Training	M								
Health Services	M								
Lead Hazard Screening	M								
Crime Awareness	L								
Other Public Service Needs	M	13,320	$607,100	1,332	1,332	1,332	1,332	1,332	6,660
ECONOMIC DEVELOPMENT									
ED Assistance to For-Profits(businesses)	N								
ED Technical Assistance(businesses)	N								
Micro-Enterprise Assistance(businesses)	M	5	$127,500	1	1	1	1	1	5
Rehab; Publicly- or Privately-Owned Commercial/Industrial (projects)	N								
C/I* Infrastructure Development (projects)	N								
Other C/I* Improvements(projects)	N								
PLANNING									
Planning	Y		25,000						

APPENDIX N: CDBG BUDGET FY11-FY15

Newton Community Development Block Grant Program - Five-Year Proposed Budget

Project	FY2011 Proposed	FY2012 Proposed	FY2013 Proposed	FY2014 Proposed	FY2015 Proposed
FUNDING EXPECTED TO BE AVAILABLE					
o New Federal Grant Funds	**$2,458,367**	**$2,458,367**	**$2,458,367**	**$2,458,367**	**$2,458,367**
o New Program Income (Projected)	**$277,000**	**$277,000**	**$277,000**	**$277,000**	**$277,000**
TOTAL FUNDS EXPECTED TO BE AVAILABLE	**$2,735,367**	**$2,735,367**	**$2,735,367**	**$2,735,367**	**$2,735,367**
PROPOSED PROJECTS					
HOUSING PROGRAM					
o Housing Administration	$419,291	$427,677	$436,230	$444,955	$453,854
o Housing Rehabiliation and Development Program Fund	$869,263	$851,450	$833,281	$789,962	$781,063
o Housing Program Rehab Revolving Loan Fund (estimated rehab loan repayments)	$217,450	$217,450	$217,450	$217,450	$217,450
TOTAL HOUSING PROGRAM	$1,506,004	$1,496,577	$1,486,961	$1,452,367	$1,452,367
ACCESS					
- Newton Community Service Center - Auditorium Ramp and Lifts	$5,000				
- Historic Newton/The Jackson Homestead - Archives Preservation and Access	$40,000				
- Public Works - ADA Compliant Ramps (citywide)	$78,000				
- Project(s) to be Determined	$8,000				
- Senior Services - Senior Center Vestibule		$75,000			
- Parks and Recreation - Crystal Lake Access Pathway Phase II		$5,000			
- Public Works - ADA Compliant Ramps (citywide)		$43,000			
- Project(s) to be Determined		$8,000			
- Parks and Recreation - Newton Centre Playground Pathway Phase IV			$40,000		
- Newton Community Service Center - Bibbo Center Elevators			$27,100		
- Public Works - ADA Compliant Ramps (citywide)			$55,900		
- Project(s) to be Determined			$8,000		
- Education Center - Accessible Building Directory Sign				$4,050	
- Parks and Recreation - Newton Centre Playground Pathway Phase V				$45,000	
- Public Works - ADA Compliant Ramps (citywide)				$61,650	
- Project(s) to be Determined				$20,300	
- Parks and Recreation - Newton Centre Playground Pathway Phase VI					$45,000
- Public Works - ADA Compliant Ramps (citywide)					$65,700
- Project(s) to be Determined					$20,300
TOTAL ACCESS	**$131,000**	**$131,000**	**$131,000**	**$131,000**	**$131,000**
PUBLIC SERVICES					
- Barry Price Center/Job Developer and Coach	$19,000	$19,000	$19,000	$19,000	$19,000
- Barry Price Center/Person Centered Planning	$3,600	$3,600	$3,600	$3,600	$3,600
- Bowen After School Program/Tuition Assistance Program	$7,000	$7,000	$7,000	$7,000	$7,000
- Boys and Girls Club/Camp Scholarships	$2,770	$2,770	$2,770	$2,770	$2,770
- Boys and Girls Club/Kids Corps Scholarships	$5,500	$5,500	$5,500	$5,500	$5,500
- Boys and Girls Club/Teen Programming	$5,500	$5,500	$5,500	$5,500	$5,500
- Charles River ARC/Children's Programs Scholarships	$5,400	$5,400	$5,400	$5,400	$5,400
- Charles River ARC/Music Therapy	$3,720	$3,720	$3,720	$3,720	$3,720
- Jewish Community Housing for the Elderly/Caring Choices	$10,800	$10,800	$10,800	$10,800	$10,800
- Mass. Association for the Blind/Visually Impaired Elders Program	$3,250	$3,250	$3,250	$3,250	$3,250
- Newton Child Care Fund/Child Care Scholarship Fund	$14,000	$14,000	$14,000	$14,000	$14,000
- Newton Community Development Foundation/Resident Services Program	$19,500	$19,500	$19,500	$19,500	$19,500
- Newton Community Service Center/Child Care Scholarships	$19,000	$19,000	$19,000	$19,000	$19,000
- Newton Community Service Center/Higher Ground Teen Program	$5,300	$5,300	$5,300	$5,300	$5,300
- Newton Community Service Center/Mentor Connection	$4,200	$4,200	$4,200	$4,200	$4,200
- Newton Community Service Center/Parent Child Home Program	$5,000	$5,000	$5,000	$5,000	$5,000
- Newton Community Service Center/Youth Centers	$31,000	$31,000	$31,000	$31,000	$31,000
- Newton Community Service Center/The Parents Program	$26,350	$26,350	$26,350	$26,350	$26,350
- Newton HHS Department/Mental Health Intervention for the Elderly	$35,800	$35,800	$35,800	$35,800	$35,800
- Newton HHS Department/Youth Outreach Program	$15,440	$15,440	$15,440	$15,440	$15,440
- Newton Housing Authority/Resident Services Coordinator	$21,500	$21,500	$21,500	$21,500	$21,500
- Newton Senior Services Department/Senior Center Program Coordinator	$30,000	$30,000	$30,000	$30,000	$30,000
- Newton Senior Services Department/Social Services Programs	$18,000	$18,000	$18,000	$18,000	$18,000
- Newton Parks and Recreation Department/Summer Camp Scholarships	$2,770	$2,770	$2,770	$2,770	$2,770
- NWW Committee/Clinical Services and Supports	$6,500	$6,500	$6,500	$6,500	$6,500
- NWW Committee/Community Access	$5,600	$5,600	$5,600	$5,600	$5,600
- NWW Committee/Wednesday Night Drop-In	$6,100	$6,100	$6,100	$6,100	$6,100
- Peirce Extended Day Program/EDP Scholarship Program	$6,100	$6,100	$6,100	$6,100	$6,100
- Plowshares Education Development Center/Tuition Assistance Program	$14,000	$14,000	$14,000	$14,000	$14,000
- REACH/Individual Support and Advocacy	$4,700	$4,700	$4,700	$4,700	$4,700
- Riverside Community Care/Family Crisis Stabilization	$5,200	$5,200	$5,200	$5,200	$5,200
- Riverside Community Care/Mental Health and Substance Abuse Recovery	$21,500	$21,500	$21,500	$21,500	$21,500
- The Second Step/Case Manager	$16,400	$16,400	$16,400	$16,400	$16,400
TOTAL PUBLIC SERVICES	**$400,500**	**$400,500**	**$400,500**	**$400,500**	**$400,500**
(Cannot Exceed 15%)	15%	15%	15%	15%	15%
ECONOMIC DEVELOPMENT	**$25,500**	**$25,500**	**$25,500**	**$25,500**	**$25,500**
o Family Day Care Grant Program	$7,500	$7,500	$7,500	$7,500	$7,500
o Economic Development Revolving Loan Funds	$18,000	$18,000	$18,000	$18,000	$18,000
TOTAL ECONOMIC DEVELOPMENT	**$25,500**	**$25,500**	**$25,500**	**$25,500**	**$25,500**

	Proposed	Proposed	Proposed	Proposed	Proposed
Neighborhood Improvements					
o Nonantum					
- Nonantum Parks Improvements	$50,000				
- Adams-Watertown Intersection Improvements	$60,000				
- Nonantum Branch Library Improvements	$50,000				
- Project(s) to be Determined	$11,000				
o West Newton					
- Cheesecake Brook Area Improvements *(Phase 2)*		$60,000			
- Washington Street Corridor Improvements		$60,000			
- West Newton Traffic Improvements		$40,000			
- Project(s) to be Determined		$11,000			
o Newton Corner					
- Charlesbank Park Improvements *(Phase 2)*			$50,000		
- Carleton Park Improvements			$25,000		
- Farlow Park & Chaffin Park Improvements			$5,000		
- Church Street Traffic Calming *(Phase 2)*			$40,000		
- Park-Vernon Traffic Calming			$40,000		
- Project(s) to be Determined			$11,000		
o Nonantum					
- Projects to be identified				$171,000	
o Newtonville					
- Lowell Park Improvements *(Phase 2)*					$92,500
- Newtonville Infrastructure Improvements					$60,000
- Newtonville Tree Plantings					$7,500
- Project(s) to be Determined					$11,000
DPW - Engineering Design & Construction Support	$15,000	$15,000	$15,000	$15,000	$15,000
TOTAL NEIGHBORHOOD IMPROVEMENTS	**$186,000**	**$186,000**	**$186,000**	**$186,000**	**$186,000**
PROGRAM ADMINISTRATION					
o Program Administration	$471,363	$480,790	$490,406	$525,000	$525,000
o Citizen Participation	$5,000	$5,000	$5,000	$5,000	$5,000
TOTAL ADMINISTRATION	**$476,363**	**$485,790**	**$495,406**	**$530,000**	**$530,000**
(Cannot exceed 20%)	**17.41%**	**17.76%**	**18.11%**	**19.38%**	**19.38%**
CONTINGENCIES	**$10,000**	**$10,000**	**$10,000**	**$10,000**	**$10,000**
GRAND TOTAL ALL PROGRAM AREAS	**$2,735,367**	**$2,735,367**	**$2,735,367**	**$2,735,367**	**$2,735,367**

Newton HOME Program - Five-Year Proposed Budget					
	FY2011	**FY2012**	**FY2013**	**FY2014**	**FY2015**
- Affordable Housing Development Pool	$224,959	$224,959	$224,959	$224,959	$224,959
- CHDO Operating Expenses @ 5%	$13,233	$13,233	$13,233	$13,233	$13,233
- Newton HOME Administration	$18,526	$18,526	$18,526	$18,526	$18,526
- HOME Consortium Administration (3% from member communities)	$67,911	$67,911	$67,911	$67,911	$67,911
TOTAL	**$324,629**	**$324,629**	**$324,629**	**$324,629**	**$324,629**

Newton Emergency Shelter Grant Program - One-Year Proposed Budget	
	FY2011
- Middlesex Human Service Agency-Operating Assistance at Men's and Family Shelters	$11,900
- Middlesex Human Service Agency-Operating Assistance for Soup Kitchen	$11,900
- The Second Step-Operating Assistance for Transitional Residence	$27,600
- The Cousens Fund-Emergency Assistance for Rent and Utilities	$16,600
- REACH Emergency Shelter-Operating Assistance for Shelter Serving DV Survivors	$17,800
- Riverside Community Care-Adolescent Homelessness Prevention Program	$10,400
- Brookline Community Mental Health Center --Metropolitan Mediation Service	$2,466
TOTAL	**$98,666**

APPENDIX O: HOME BUDGET FY11-FY15

HOME Partnerships Program Budget						
PROJECT	**DESCRIPTION**	**FY11**	**FY12**	**FY13**	**FY14**	**FY15**
BEDFORD						
Affordable Housing Development Pool	Funding pool for the creation of affordable housing	$19,352	$19,352	$19,352	$19,352	$19,352
HOME Administration	Administration of Bedford's HOME Program	$1,506	$1,506	$1,506	$1,506	$1,506
	TOTAL	$20,858	$20,858	$20,858	$20,858	$20,858
BELMONT						
Waverley Woods Apartments	Creation of 40 affordable housing units	$105,698	$0	$0	$0	$0
HOME Administration	Administration of Belmont's HOME Program	$8,221	$8,221	$8,221	$8,221	$8,221
Affordable Housing Development Pool	Funding pool for the creation of affordable housing	$0	$105,698	$105,698	$105,698	$105,698
	TOTAL	$113,919	$113,919	$113,919	$113,919	$113,919
BROOKLINE						
Affordable Housing Development Pool	Funding pool for the creation of affordable housing	$0	$0	$200,298	$200,298	$200,298
Olmstead Hill Redevelopment Project	Funds to support mixed-income affordable housing development	$460,496	$200,298	$0	$0	$0
Homebuyer Assistance Program	Funds to assist first-time homebuyers	$0	$248,280	$248,280	$248,280	$248,280
HOME Administration	Administration of Brookline's HOME Program	$36,821	$36,821	$36,821	$36,821	$36,821
CHDO Operations @ 5%	Operating Income for Brookline's CHODO	$12,911	$24,828	$24,828	$24,828	$24,828
	TOTAL	$510,227	$510,227	$510,227	$510,227	$510,227
FRAMINGHAM						
Homebuyer Assistance Program	Funds to assist first-time homebuyers	$178,562	$178,562	$178,562	$178,562	$178,562
Housing Rehabilitation Assistance	Funds for rehabilitation of owner-occupied housing	$119,042	$119,042	$119,042	$119,042	$119,042
CHDO Operating Expenses @ 5%	Operating expenses for Framingham's CHDO	$21,258	$21,258	$21,258	$21,258	$21,258
CHDO Set-Aside @ 15%	CHDO acquisition projects	$63,772	$63,772	$63,772	$63,772	$63,772
HOME Administration	Administration of Framingham's HOME Program	$29,761	$29,761	$29,761	$29,761	$29,761
	TOTAL	$412,395	$412,395	$412,395	$412,395	$412,395
LEXINGTON						
Affordable Housing Development Pool	Funding pool for the creation of affordable housing	$58,413	$58,413	$58,413	$58,413	$58,413
HOME Administration	Administration of Lexington's HOME Program	$4,544	$4,544	$4,544	$4,544	$4,544
	TOTAL	$62,957	$62,957	$62,957	$62,957	$62,957
LINCOLN						
Affordable Housing Development Pool	Funding pool for the creation of affordable housing (reflects $24,013 from Sudbury as loan repayment)	$19,924	$8,932	$8,932	$8,932	$8,932
HOME Administration	Administration of Lincoln's HOME Program	$695	$695	$695	$695	$695
	TOTAL	$20,619	$9,627	$9,627	$9,627	$9,627
NATICK						
HOME Administration	Administration of Natick's HOME Program	$6,508	$6,508	$6,508	$6,508	$6,508
6 Plain Street	Funds for the rehabilitation of a 2-Unit affordable development	$39,725	$0	$0	$0	$0
Down Payment Assistance Program	Funds to assist Low to Moderate Income mortgage applicants in Natick	$43,678	$83,403	$83,672	$83,672	$83,672
Loan Repayment	Funds received from the lending of FY07 funding to Watertown.	$39,191	$39,191	$0	$0	$0
	TOTAL	$129,102	$129,102	$90,180	$90,180	$90,180
NEEDHAM						
Foreclosure Purchase & Redevelopment	Development of affordable units on foreclosed property	$59,052	$59,052	$59,052	$59,052	$59,052
CHDO Operating Expenses @ 5%	Needham CHDO's operating expenses	$3,474	$3,474	$3,474	$3,474	$3,474
HOME Administration	Administration of Needham's HOME Program	$4,863	$4,863	$4,863	$4,863	$4,863
	TOTAL	$67,389	$67,389	$67,389	$67,389	$67,389
NEWTON						
Affordable Housing Development Pool	Funding pool for the creation of affordable housing	$224,959	$224,959	$224,959	$224,959	$224,959
CHDO Operating Expenses @ 5%	CAN-DO operating expenses	$13,233	$13,233	$13,233	$13,233	$13,233
Newton HOME Administration	Administration of Newton's HOME Program	$18,526	$18,526	$18,526	$18,526	$18,526
	TOTAL	$256,718	$256,718	$256,718	$256,718	$256,718
SUDBURY						
Affordable Housing Development Pool	Funding pool for the creation of affordable housing	$12,780	$23,848	$23,848	$23,848	$23,848
Repay Lincoln	Total $35,081 to repay	$11,068	$0	$0	$0	$0
HOME Administration	Administration of Sudbury's HOME Program	$1,855	$1,855	$1,855	$1,855	$1,855
	TOTAL	$25,703	$25,703	$25,703	$25,703	$25,703
WALTHAM						
Downpayment Assistance Program	No-interest/deferred loans for 1-4 family acquisition	$288,311	$288,311	$288,311	$288,311	$288,311
CHDO Set-Aside @ 15%	CHDO acquisition projects	$61,781	$61,781	$61,781	$61,781	$61,781
HOME Administration	Administration of Waltham's HOME Program	$28,831	$28,831	$28,831	$28,831	$28,831
CHDO Operations @ 5%	Operating Income for Waltham's CHDO	$20,593	$20,593	$20,593	$20,593	$20,593
	TOTAL	$399,517	$399,517	$399,517	$399,517	$399,517
WATERTOWN						
CHDO Operating Expenses @ 5%	Watertown Community Housing's operating expenses	$11,661	$11,661	$11,661	$11,661	$11,661
HOME Administration	Administration of Watertown's HOME Program	$16,326	$16,326	$16,326	$16,326	$16,326
First Time Homebuyer Assistance	Funds to assist first time homebuyers with downpayments, clos	$60,067	$60,067	$99,123	$99,123	$99,123
Housing Rehab	Funds for moderate rehabilitation and energy efficiency improv	$98,988	$98,988	$99,122	$99,122	$99,122
Loan Repayment to Natick	Loan repayment from the borrowing of FY07 funding from Natic	$39,191	$39,191	$0	$0	$0
	TOTAL	$226,233	$226,233	$226,233	$226,233	$226,233
	TOTAL FOR HOME CONSORTIUM	$2,263,634	$2,263,634	$2,263,634	$2,263,634	$2,263,634
	HOME Consortium Administration (3% from member communities)	$67,911	$67,911	$67,911	$67,911	$67,911
	TOTAL ADMINISTRATIVE COSTS (as a percentage of total grant)	10%	10%	10%	10%	10%
	TOTAL CHDO SET-ASIDE (as a percentage of total grant)	3%	3%	3%	3%	3%