

Executive Summary

The FY22 (FFY21) Consolidated Annual Performance and Evaluation Report (CAPER) provides an analysis of the second year of the FY21-FY25 (FFY21-FFY25) Consolidated Plan—July 1, 2021 through June 30, 2022—for the City of Newton Community Development Block Grant program (CDBG), Emergency Solutions Grant (ESG) program, and the WestMetro HOME Consortium HOME Investment Partnerships program (HOME). These programs provided the City of Newton and 12 other communities in the WestMetro HOME Consortium with a total of **\$3,122,230.09 in FY22 (FFY21) resources** from The U.S. Department of Housing and Urban Development (HUD).

The CAPER is an assessment of how successful Newton and the Consortium communities were at meeting their goals as identified in the FY22 (FFY21) Annual Action Plan and the FY21-25 Consolidated Plan. In June of 2021 the City submitted the FY22 (FFY21) Action Plan to HUD, which provided details to citizens, public and private agencies, and other interested parties on the program activities that were planned in response to the priority needs identified in the FY21-25 Consolidated Plan. The FY21-25 Consolidated Plan was developed to describe the use of CDBG, HOME, and ESG program funds for housing and community development activities in Newton and housing activities in the 12 other HOME Consortium communities (the towns of Bedford, Belmont, Brookline, Concord, Lexington, Natick, Needham, Sudbury, Watertown, Wayland, and the cities of Framingham and Waltham).

CDBG, ESG and HOME funds

The following table summarizes the amount of FY22 (FFY21) funds that were received and the amount of funds expended in FY22, including funds from prior years:

Source of Funds	Funds Received	Funds Expended
CDBG	\$2,027,565.46*	\$1,430,155.76
HOME Consortium	\$1,704,689.57**	\$1,497,375.19
Emergency Solutions Grant	\$164,708.00	\$194,699.14
Total	\$3,896,963.03	\$3,122,230.09

*Includes \$63,993.46 in CDBG program income received during FY22 (FFY21)

**Includes \$212,824.57 in HOME program income received during FY22 (FFY21)

The following table is a snapshot of FY22 (FFY21) HOME funds received by Newton from the total WestMetro HOME Consortium funds listed above, and the amount of HOME funds the City expended in FY22, including funds from prior years:

Program	Funds Received	Funds Expended
Newton HOME Funds*	\$175,817.00	\$711,986.15

In FY22 (FFY21), the City of Newton received \$2,027,565.46 in CDBG funds and expended \$1,430,155.76 in FY22 (FFY21) and prior year funds. The WestMetro HOME Consortium, which includes 13 communities, received \$1,704,689.57 in HOME funds and expended \$1,497,375.19 in FY22 (FFY21) and prior year funds. From the WestMetro HOME Consortium funds, the City received \$175,817 in HOME funds and expended \$711,986.15 in FY22 (FFY21) and prior year funds. A total of \$164,708.00 in ESG funds was received by the City in FY22 and \$194,699.14 was expended in FY22 (FFY21) and prior year funds.

The Newton Housing and Community Development Division of the Planning Department (the Division) utilized these funds to meet the goals of the FY21-25 (FFY20-FFY24) Consolidated Plan and the FY22 (FFY21) Annual Action Plan. These goals include:

- Production of new affordable units
- Support of affordable homeownership
- Rehabilitation of existing units
- Preservation of affordable units
- Provision of supportive services to the homeless and at-risk of homeless
- Increase awareness of fair housing policies and practices
- Provision of human services
- Implementation of architectural accessibility improvements for persons with disabilities

Goal: Production of affordable housing and

Goal: Rehabilitation of housing

In FY22 (FFY21), CDBG and HOME funding allocated to the City of Newton continued to be used for a variety of programs and activities to preserve and expand affordable opportunities across the city. In alignment with the FY21-FY25 Consolidated Plan, the Division sought to fund affordable housing projects near amenities, village centers, and public transportation options to promote housing equality and economic and demographic diversity. The Division also looked to support projects that provide Newton seniors the opportunity to remain in the community as they age. Additionally, the Division sought to identify projects that would expand the stock of accessible and visitable housing.

There are currently two projects under construction that have received prior years' CDBG and HOME funds. The first is the Newton Housing Authority's (NHA) Haywood House project. Haywood House received FY20 and FY21 CDBG funds to create 55 new affordable rental units for seniors. The income eligibility will range from 30% AMI and up to 99% AMI. Three of the units will be fully accessible and four units will be designated for households that have been homeless or are at risk of homelessness. The project will also include two elevators and community space for supportive services. The NHA received a Comprehensive Permit in July 2018 and in February 2020 was awarded Low Income Housing Tax Credits from the Massachusetts Department of Housing & Community Development (DHCD). Project construction began in Spring of 2021 and is anticipated to be complete in Spring of 2023.

The second project is the expansion of the Golda Meir House that is owned, developed, and managed by 2Life Communities. In FY21, the project was awarded FY18, FY20, and FY21 HOME funds to support the new construction of 68 affordable rental units for seniors with incomes ranging from 30% AMI and up to 99% AMI, including 9 units for chronically homeless adults with disabilities. 2Life Communities is a nonprofit, nonsectarian provider of senior supportive housing in the Greater Boston area. The project closed on its Low Income Tax Credit Award in late FY21 and construction began in Spring of 2021. Construction is anticipated to be complete by late Summer of 2023.

In FY22, the City of Newton made significant strides in its pursuit of redeveloping the West Newton Armory as 100% affordable housing, coupled with supportive services. After the City voted to acquire the Armory for its redevelopment into affordable housing in FY21, it released a Request for Proposals in early FY22 to identify an appropriate affordable housing developer to develop and manage the site. Over the course of FY22, the City selected a developer and committed CDBG and HOME funds to the project. The developer, Metro West Collaborative Development/Civico Development, anticipates beginning construction in the Spring of 2024 with project completion in the Summer of 2025.

Lastly, Newton also maintains its existing affordable housing stock and increases the number of lead safe properties through the CDBG Housing Rehabilitation Program. The Program addresses code violations and eligible repairs. In FY22, the City made progress on commencing the rehabilitation of the former CAN-DO portfolio (16 rental units for low-income households across 7 properties). Rehabilitation work on the CAN-DO Portfolio will begin in FY23. Also in FY23, the City will begin rehabilitation work on a group home for adults with cognitive and developmental disabilities. The scope of work includes a driveway redesign to establish greater accessibility for residents and to create additional parking spaces for the home's handicapped van and 24-hour staff.

Goal: Preservation of Affordable Units

In FY20 (FFY19), the Newton Housing Authority received funding approval from the City's Planning and Development Board and Community Preservation Committee to acquire and preserve the CAN-DO affordable housing portfolio of 33 units across 12 scattered sites in Newton. In 2018, CAN-DO disaffiliated from its management partner, Metro West Collaborative Development, placing the future of the portfolio in jeopardy. The City's Planning and Development Board voted to approve \$1,200,000 of CDBG funds (a combination of FY19, FY20 and FY21 funds) to support the acquisition and rehabilitation of the portfolio. Of the total \$1,200,000 in CDBG funds, \$648,648 has been used to reduce the portfolio's existing debt and the remaining \$551,352 will be used to fund capital needs improvements across the 12 sites. In FY21 (FFY20), the Newton Housing Authority officially closed on the acquisition of the portfolio. During the closing process, CAN-DO added an additional property, 236 Auburn Street, to the sites to be acquired by the NHA. This increased the acquisition to 36 units across 13 scattered sites, 33 units of which were financed by CDBG funds. The rehabilitation of the portfolio will begin in FY23. The preservation of this critical portfolio aligns with the priorities of the City's Consolidated Plan, as it serves some of Newton's most vulnerable households - extremely low- and low-income individuals who require a variety of supportive services.

In addition to the preservation of the CAN-DO portfolio, the City is also supporting the preservation of affordable senior housing at 2Life Communities' Coleman House with FY21 CDBG funds (\$411,898) and FY22 HOME funds (\$119,155). The WestMetro HOME Consortium also awarded the project a total of \$418,519 of combined FY19, FY20, and FY21 Consolidated Pool funds. The funds are being used to conduct a comprehensive rehabilitation to building mechanical systems and infrastructure, as well as accessibility design upgrades to each of the 146 units. The improvements will make the project more efficient and environmentally sustainable for the next several decades, as well as improving the quality of life for senior residents. Project construction began towards the end of FY21 and will continue through FY23.

Finally, following a substantial amendment, the City approved and committed \$100,000 in FY22 CDBG funds to the rehabilitation of Nonantum Village Place (NVP). NVP was built in 2003 with funding through HUD's 202 Supportive Housing for the Elderly program, the City of Newton, Newton Housing Authority, and additional state and private funds. NVP is an architecturally detailed wood-frame building with 34 one-bedroom units and an on-site resident manager unit. Some building amenities include seven fully accessible units, a twelve-car parking lot, a community kitchen, dining room, and large sitting room, laundry room, and staff offices. All units were built with universal design features allowing for aging in place. NVP is home to older adult households earning less than 50% of the Area Median Income (AMI), with the majority of residents earning less than 30% AMI. The rehabilitation includes replacement of all three levels of roofing with additional

insulation, siding and trim, upgraded air conditioning systems, as well as painting of the entire building. Project work began in FY22.

Goal: Support Affordable Homeownership

In FY22, the Program assisted seven first-time homebuyer households. The City's Downpayment/Closing Cost Assistance program uses CDBG funds to support and expand sustainable homeownership among low- and moderate-income households in Newton through a \$10,000 grant. The program targets first-time homebuyers of new and existing deed restricted homeownership units.

Goal: Provision of supportive services to the homeless and at-risk of homeless

In FY22 (FFY21), three subrecipients were awarded Emergency Solutions Grant (ESG) funds to provide homelessness prevention, rapid rehousing, and shelter services to individuals and families that were experiencing homelessness or at-risk of homelessness. These subrecipients include Brookline Community Mental Health Center, Community Day Center of Waltham, and REACH Beyond Domestic Violence. Although using FY21 funds, The Second Step provided additional homelessness prevention assistance within the FY22 program year. During the FY22 program year, these subrecipients collectively assisted approximately 252 individuals.

Goal: Increase awareness of fair housing policies and practices

Affirmatively furthering fair housing is underscored in all the Housing and Community Development Division's programs. Staff works with the WestMetro HOME Consortium and Newton Fair Housing Committee to host educational events and disseminate information on fair housing. In FY21, the Planning Department, through the assistance of Barrett Planning Group and JM Goldson LLC Consulting, completed the FY21-FY25 iteration of the Analysis of Impediments to Fair Housing Choice (AI) on behalf of Newton and the WestMetro HOME Consortium. The AI is an assessment of state and local government's bylaws, ordinances, statutes, and administrative policies and local conditions that affect the location, availability, and accessibility of housing. It provides a listing of recommendations and strategies for the Consortium to pursue in order to provide greater housing access to all constituencies. The final version of the AI was shared with the public and submitted to HUD in the last quarter of FY21. Newton continues to work with the Consortium to implement the goals of this plan.

In FY21, the Consortium voted to award HOME Consolidated Pool funds to support one of the recommendations from the AI: the hiring of a fair housing consultant to conduct fair housing testing throughout the Consortium over the course of a two-year period. The Consortium will release the RFP this Fall (FY23). It was first released this past winter, but yielded no responses.

Also in FY22, the WestMetro Consortium launched a residential parking study of the communities in the Consortium in partnership with the Metropolitan Area Planning Council (MAPC). The goal of the study is to determine whether the parking requirements imposed by communities on new residential projects are a barrier to affordable housing development. Results of this study are expected to be finalized in the first half of FY23.

During Fair Housing Month, the City and WestMetro HOME Consortium hired the Suffolk School of Law Housing Discrimination Testing Program to present to the 13 communities and key stakeholders. Suffolk School of Law Housing Discrimination Testing Program examined the history of the real estate industry and government's roles in racial discrimination, current trends in housing discrimination, and ways to mitigate implicit biases to ensure that everyone has fair and equal access to housing.

Goal: Provision of human services and Goal 8: Provision of human services specific to aging in place

In FY22, thirteen subrecipients were awarded Community Development Block Grant (CDBG) funds to support their human service projects. These projects were focused on supporting and enhancing the lives of vulnerable low- and moderate-income individuals across the lifespan. The FY22 Human Services program focused on three key priority areas: Enrichment and Care for Vulnerable Youth, aged 0-18 Years; Stability and Self-Sufficiency for Vulnerable Adults, aged 19-61 Years; and Promoting Economic Security and Vitality for Older Adults, Aged 62+. The FY22 human service projects served individuals and families, youth and elderly, persons with disabilities, and survivors of domestic violence. Services included financial assistance for summer camp, child-care, emergency payments for rent and utilities, residential services, mental health services, and wellness programming. The City's CDBG Human Services Program assisted a total of 1,704 individuals during the FY22 program year. Of the 1,704 individuals served, 37% were seniors aged 62 years and older who received assistance to age in place, 45% were adults aged 19 to 61 years old who received assistance regarding mental health, housing, emergency payments, and 7% were children aged 18 and under who received childcare assistance. Approximately 7.2% of those served had severe mental illness and 4% were survivors of domestic violence.

Goal: Implementation of architectural accessibility improvements for persons with disabilities

During the FY22 program year, the City completed and closed out the construction of seven ADA compliant curb cuts on Watertown Street at the intersection of Edinboro Street and West Street. Additionally, project construction on Phase I of the Marty Sender Trail Installation began in FY22 and is scheduled to be complete in early summer of FY23. Finally, the Department of Parks, Recreation, & Culture finalized a contract with CDM Smith Inc. to be the designer architect for the construction of a fully accessible pathway around the perimeter of McGrath Park on Washington Street. Although still in the design phase, the Parks Department aims to request the full construction funds for the upgrades within McGrath Park, during the summer of FY23.

WestMetro HOME Consortium Goals

In FY22 (FFY21), the WestMetro HOME Consortium received \$1,704,689.57 in HOME funds and expended \$1,497,375.19 in FY22 (FFY21) and prior year funds. Consortium communities shared three goals in FY22 (FFY21):

1. Tenant based rental assistance,
2. Rehabilitation of existing units, and
3. Production of affordable units

There were seven HOME-assisted rental units completed through rehabilitation in FY22 (FFY21). During this program year, 13 security deposit and Tenant Based Rental Assistance cases were closed out; however, in FY22, a total of 81 households received either security deposit or full TBRA assistance across the Consortium communities. The cases that were closed out in FY22 included one family in Framingham and Bedford, 7 families in Waltham, and four families in Wayland. The programs in Bedford, Wayland and Waltham provide security deposit assistance and first or last month’s rent for income eligible households. Waltham and Framingham also offer full Tenant Based Rental Assistance programs that provide subsidies as vouchers to landlords to supplement the affordable rent paid by income-eligible households.

Consortium member communities laid the groundwork for many pending HOME-assisted affordable housing development projects, each in various phases of development that will be completed in subsequent fiscal years.

CARES Act Funds and Programs

In FY20 (FFY19) the City of Newton received an allocation of funds through the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) **to prevent, prepare for, and respond to COVID-19**. A total of \$1,743,641.00 in CDBG Program Supplemental (CDBG-CV) funds and \$1,483,400.00 in ESG Program Supplemental (ESG-CV) funds were received by the City. The following table details the City’s receipt and expenditure of CARES Act funds.

CARES Act Funds

Program	Funds Received to Date	Funds Received in FY22	Funds Expended in FY22	Funds Expended to Date
CDBG-CV	\$1,743,641.00	\$0	\$212,891.52	\$1,731,971.20
ESG-CV	\$1,483,400.00	\$0	\$387,683.83	\$1,342,635.66
TOTAL	\$3,227,041.00	\$0	\$600,575.35	\$3,074,606.86

Small Business Recovery Grant Program (SBR)

The Small Business Recovery Grant Program (SBR) was designed to support the stabilization of existing small brick and mortar businesses within the City that experienced significant business disruption due to COVID-19. The City launched two rounds of the program, both funded with \$300,000 in CDBG-CV. Round 1 launched in May 2020 and awards were announced in July 2020, while Round 2 was launched in January 2021 and awards were announced in March 2021. Both rounds of the program sought to assist small businesses in paying for commercial rent or mortgage, wages, loss of inventory, and other demonstrated costs. Grant awards in each round were divided into two groups: microbusiness grants of \$10,000 (businesses with 5 or fewer employees, including the business owner) or small business grants of \$15,000 (businesses with 5 - 20 employees). A total of 54 Newton businesses were supported by the SBR Program. In Round 1, 27 applicants were funded from the 107 applications submitted to the City. There were 76 applicants in Round 2, from which 27 businesses received grant awards. Thirty-four of these SBR grant activities closed-out in FY22.

Emergency Housing Relief Program

The City of Newton COVID-19 Emergency Housing Relief Program was developed in April 2020, as the economic impacts of the coronavirus were beginning to greatly affect many of the City's most vulnerable residents. Funded through \$3,200,000 of Community Preservation Act (CPA) funds and \$500,000 of Community Development Block Grant CARES Act (CDBG-CV) funds, the program was designed to provide temporary rental and mortgage assistance to Newton households at or below 80% AMI who experienced a reduced income as a direct result of COVID-19. The funding assistance, which was capped at \$2,500 per household per month, covered 70% of an eligible household's monthly rent or mortgage for up to three months, with possible three-month extensions for qualifying households (extensions funded through CPA funds). CDBG-CV funds were used to support households at the launch of the program in June 2020 through September 2020. At the close of the program in early FY22, the COVID-19 Emergency Housing Relief Program, administered by Metro West Development Collaborative, served a total of 250 households (551 individuals). Of these households, 6 received mortgage assistance with the remainder receiving emergency rental assistance. The average monthly housing payment provided to the households assisted was approximately \$1,100.

Over 80% of total households served by the program had an annual income at or below 50% AMI (at the time of application to the program). Of the total households assisted by the program, approximately 55% had an annual income at or below 30% of the area median income (AMI), with an additional 27% between 31% and 50% AMI. Approximately 10% of the

households had an annual income between 51% and 65% AMI, and the remaining 9% of program households had an annual income between 66% and 80% AMI.

Human Service Program

The Human Service CV program also had two rounds of funding, which awarded a total of \$546,716 of CDBG-CV funds. Initially, a Request for Proposals (RFP) was released in July 2020 and 11 applications were submitted to the City by the August 2020 deadline. In November 2020, the second RFP was released, which yielded 7 applications by the December 2020 deadline. Subsequent mini-RFPs were released only to the previously awarded CDBG-CV Human Service subrecipients to reimburse additional costs associated with their program in August 2021 and April 2022. Priority was given to proposals that addressed the community’s most urgent needs, including food security, affordable childcare, mental health services, and other basic needs. The following table summarizes the ten subrecipients that were selected across both rounds of CDBG-CV funding. Three of the human service CV programs, those administered by NCDF, the Price Center, and the Newton Housing Authority, were completed in FY21. These activities served a total of 1,228 people. The remaining seven projects that closed out in FY22 served 761 individuals.

Human Service CV Subrecipients

Subrecipient	Program	Description	Funding
2Life Communities'	<i>Emergency COVID-19 Food Relief</i>	Provision of prepared food and grocery delivery services to residents of 2Life Communities' Coleman House.	\$40,000
Barry Price Rehabilitation Center	<i>Ensuring Safe and Enriching Services for Individuals with Intellectual and Developmental Disabilities during the COVID-19 Pandemic</i>	Continuation of case management and other services for the Price Center's clients using Personal Protective Equipment (PPE).	\$17,500
Family ACCESS of Newton	<i>Building Affordable Childcare Capacity for the Returning Workforce</i>	Provision of childcare scholarships for families affected by the COVID-19 pandemic to rebuild the workforce and provide a safe place for children to go while guardian's work.	\$155,000
Horace Cousens Industrial Fund	<i>Emergency Assistance for Utilities</i>	Provision of emergency subsistence payments for individuals and families for their utility bills.	\$75,720.04
Newton Community Development Foundation	<i>Resident Services Touchtown</i>	Provision of virtual programming for residents within their own homes. This project kept residents engaged, informed, and socially distanced throughout the pandemic.	\$24,606
Newton Housing Authority	<i>Resident Services Program</i>	Provision of food delivery, transportation, and remote clinical services to residents to reduce the risk of contracting and/or spreading COVID-19 within their homes.	\$16,460
Newton Department of Senior Service	<i>Food and Essential Item Shopping Program</i>	Provision of grocery shopping and financial assistance services to Newton residents most at-risk of contracting COVID-19.	\$60,150
Pathway to Possible	<i>P2P COVID-19 Support</i>	Provision of critical care and support for P2P's residents with cognitive and developmental disabilities living in their five homes during the COVID-19 pandemic through the use of PPE, enhanced cleaning supplies, and tools for remotely connecting with families and staff.	\$43,905
John M. Barry Boys and Girls Club	<i>Out of School Time Program</i>	This project provided financial aid for children to complete their remote learning schoolwork while schools were closed as a result of the pandemic.	\$33,500
West Suburban YMCA	<i>Childcare Financial Aid Program</i>	Provision of financial aid for remote learning and afterschool care while schools were closed as a result of the pandemic.	\$98,500

ESG-CV programs

As authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), the City received two rounds of Emergency Solutions Grant Program Supplemental (ESG-CV) funds from HUD. In total, \$1,458,150 of ESG-CV funds was made available. Two separate RFPs were issued in April 2020 and August 2020. Priority was given to proposals that addressed the community’s most urgent needs given the impact of COVID-19. Eligible program components included: Emergency Shelter (essential services, shelter operations, renovation), Homelessness Prevention (rental assistance and housing relocation and stabilization services), and Rapid Rehousing (rental assistance and housing relocation and stabilization services). The following table summarizes the five subrecipients that were selected across both rounds of ESG-CV funding. At the end of FY22, five of the eight total ESG-CV projects were completed. The Community Day Center’s Shelter Rehabilitation as well as the Brookline Community Mental Health Center’s Homelessness Prevention and Rapid Rehousing projects are expected to close out by September 2023.

ESG-CV Subrecipients

Subrecipient and Program	Funding
Middlesex Human Service Agency for their Waltham Shelter programs affected by the COVID-19 Pandemic project and the City of Waltham’s Temporary COVID-19 Emergency Tent Shelter project.	\$278,755
Community Day Center of Waltham’s Post- Pandemic Re-Structuring Project and the Winter Night Program and Rehabilitation project.	\$481,155
REACH Beyond Domestic Violence’s Safe Housing for Emergency Shelter Guests during the COVID-19 Pandemic project.	\$356,520
Brookline Community Mental Health Center’s Homelessness Prevention COVID-19 Response and Rapid Rehousing COVID-19 Response Programs.	\$284,720
The Second Step’s Homelessness Prevention for Survivors Impacted by COVID-19 project.	\$60,000

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

The City of Newton receives Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Solutions Grant (ESG) funds from the U.S. Department of Housing and Urban Development (HUD). These funds are utilized to address housing and community development needs in the City of Newton and housing needs in the WestMetro HOME Consortium communities. The FY22 (FFY21) Annual Action Plan identified nine goals for the City of Newton. These goals include: administration, production of new affordable units, preservation of affordable units, support of affordable homeownership, rehabilitation of affordable housing, provision of supportive services to the homeless and at-risk of homeless, increase awareness of fair housing policies and practices, provision of human services, and implementation of architectural accessibility improvements for persons with disabilities.

The City of Newton also received a supplemental allocation of funds in FY20 (FFY19) and FY21 (FFY20) that was authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) to prevent, prepare for, and respond to COVID-19. These funds are tied to the FY20 (FFY19) Annual Action Plan and FY20-25 Consolidated Plan through a substantial amendment, but the progress made on CARES Act projects is reported in the narrative of the FY22 (FFY21) CAPER.

The HOME Consortium communities share six goals: administration, tenant based rental assistance, rehabilitation of existing units, production of affordable units, CHDO-set aside, and CHDO operations. The progress that the City and the HOME Consortium has made in advancing these goals is addressed in Table 1- Accomplishments – Program Year and Strategic Plan to Date, and the accompanying narrative.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Please see data and assessment below.

CR-05: Goals and Outcomes for City of Newton & WestMetro HOME Consortium for FY22

Name of Goal	Category of Goal	Funds Expended in FY22	Start Fiscal Year	End Fiscal Year	Goal Outcome Indicator (GOI)	GOI Unit of Measure	Outcome Expected FY22	Actual Outcome FY22	Percent Complete	Expected Outcome FY21-25	Actual Outcome FY21-25	Percent Complete
NEWTON												
Administration	Affordable housing; Non-homeless special needs; Non-housing community development	CDBG: \$456,577.50 HOME: \$1,650	2021	2025	23- Other (Organization)	23- Other (Organization)	1	1	100%	1	1	100%
Production of New Affordable Units	Affordable housing	CDBG: \$243,504.42 HOME: \$100,0075	2021	2025	7-Rental units constructed	7-Household housing unit	0	0	0%	20	8	40%
					9-Homeowner housing added	9-Household housing unit	0	0	0%	1	0	0%
Support Affordable Homeownership	Affordable housing	CDBG: \$60,000	2021	2025	11-Direct financial assistance to homebuyers	11-Households assisted	3	7	233%	8	10	125%
Rehabilitation of Existing Units	Affordable housing	CDBG: \$207,551.60 HOME: \$577,526	2021	2025	8-Rental units rehabilitated	8-Household housing unit	21	0	0%	29	0	0%
					10-Homeowner housing rehabilitated	10-Household housing unit	3	0	0%	12	5	42%
Preservation of Affordable Units	Affordable housing	CDBG: \$87,317.24	2021	2025	23-Other - please specify	23-Other - please specify	33	0	0%	33	0	0%
Fair Housing	Affordable housing	\$0	2021	2025	23-Other - please specify	23-Other - please specify	1	1	100%	4	2	50%
Supportive Services for Homeless and At-Risk of Homelessness	Homeless	ESG: \$194,699.14	2021	2025	23-Other - please specify	23-Other - please specify	824	206	53%	560	722	129%
Human Services	Non-homeless special needs	CDBG: \$295,205.00	2021	2025	3-Public service activities other	3-Persons assisted	2,187	1,704	78%	2,500	5,183	207%
Architectural Access	Non-housing community development	CDBG: \$80,020.00	2021	2025	1-Public Facility or Infrastructure Activities other than	1-Persons Assisted	1,360	1,274	94%	15,000	2,659	18%

Name of Goal	Category of Goal	Funds Expended in FY22	Start Fiscal Year	End Fiscal Year	Goal Outcome Indicator (GOI)	GOI Unit of Measure	Outcome Expected FY22	Actual Outcome FY22	Percent Complete	Expected Outcome FY21-25	Actual Outcome FY21-25	Percent Complete
HOME CONSORTIUM												
Administration	Affordable housing	HOME: \$114,481.74	2021	2025	23- Other (Organization)	23-Other (Organizations)	9	9	100%	9	9	100%
Tenant Based Assistance for Rental Housing	Affordable housing	HOME: \$629,196.02	2021	2025	12-Tenant-based rental assistance / rapid rehousing	12-Households Assisted	49	13	27%	150	73	49%
Rehabilitation of Existing Units	Affordable housing	HOME: \$24,446.00	2021	2025	8-Rental units rehabilitated	8-Household housing unit	3	7	233%	83	10	12%
					10-Homeowner housing rehabilitated	8-Household housing unit	0	0	0%	3	0	0%
Production of Affordable Units	Affordable housing	HOME: \$50,000	2021	2025	7-Rental units constructed	12-Households Assisted	12	0	0%	86	13	15%
			2021	2025	9-Homeowner housing added	12-Households Assisted	0	0	0%	0	0	0%
CHDO-Set Aside	Affordable housing	\$0	2021	2025	8-Rental units rehabilitated	8-Household housing unit	0	0	0%	3	0	0%
			2021	2025	7-Rental units constructed	8-Household housing unit	0	0	0%	7	0	0%
CHDO Operations	Affordable housing	\$0	2021	2025	23 - Other (Organization)	23 - Other (Organization)	1	1	100%	1	1	100%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

In FY22 (FFY21), Newton and the HOME Consortium utilized CDBG, HOME and ESG funds to address the priorities identified in the FY21-FY25 Consolidated Plan and FY22 Annual Action Plan.

Relative to the production of new affordable housing, there are two projects receiving prior years CDBG and HOME funds from the City that remain under construction. The first is the Newton Housing Authority's (NHA) Haywood House project, which will create 55 new affordable units for seniors. Construction began in the Spring of 2021 and is anticipated to be complete in Spring 2023. The second project is the expansion of the Golda Meir House that is owned, developed, and managed by 2Life Communities. In FY21, the project was awarded FY18, FY20, and FY21 HOME funds to support the new construction of 68 affordable rental units for seniors with incomes ranging from 30% AMI and up to 99% AMI, including 9 units for chronically homeless adults with disabilities. Construction on the Golda Meir House expansion is anticipated to be complete by the late Summer of 2023.

Newton's First Time Homebuyer Assistance Program served seven households in FY22.

Following the Newton Housing Authority's CDBG funding award to acquire and preserve the CAN-DO affordable housing portfolio of 33 units across 12 scattered sites in Newton, the Newton Housing Authority officially closed on the acquisition of the portfolio in FY21. The NHA worked with the City to prepare scopes of work to rehabilitate this portfolio and anticipates beginning rehabilitation of these units in FY23 (FFY22). In addition to the preservation of the CAN-DO portfolio, the City also committed FY21 CDBG funds and FY22 HOME funds to preserve affordable senior housing at 2Life Communities' Coleman House. The WestMetro HOME Consortium awarded the project a total of \$418,519 of combined FY19, FY20, and FY21 Consolidated Pool funds. The funds will be used to conduct a comprehensive rehabilitation to the building's mechanical systems and infrastructure, as well as accessibility design upgrades to each of the 146 units. Construction began at the end of FY21 and will continue through FY23.

Finally, following a substantial amendment, the City approved and committed \$100,000 in FY22 CDBG funds to the rehabilitation of the Newton Housing Authority's Nonantum Village Place (NVP). The proposed rehabilitation will include replacement of all three levels of roofing with additional insulation, siding and trim, and air condition, as well as painting of entire building. Work on NVP will begin and end in FY23.

Homeless prevention, rapid re-housing, street outreach, and shelter services were provided to 252 persons that were currently homeless or at-risk of homelessness through the ESG program.

Newton also maintains its existing affordable housing stock and increases the number of lead safe properties through the CDBG Housing Rehabilitation Program. The Program addresses code violations and eligible repairs. In FY22, the City made progress on commencing the rehabilitation of the former CAN-DO portfolio (16 rental units for low-income households across 7 properties). Rehabilitation work on the CAN-DO Portfolio will begin in FY23. Also in FY23, the City will begin rehabilitation work on a group home for adults with cognitive and developmental disabilities. The scope of work includes a driveway redesign to establish greater accessibility for residents and to create additional parking spaces for the home's handicapped van and 24-hour staff.

Affirmatively furthering fair housing is underscored in all of the Housing and Community Development Division's programs. Staff works with the Newton Fair Housing Committee to host educational events and disseminate information on fair housing. In FY21, the Planning Department, through the assistance of Barrett Planning Group and JM Goldson LLC Consulting, completed the FY21 – 25 iteration of the Analysis of Impediments to Fair Housing Choice (AI) on behalf of the WestMetro Consortium. Near the end of FY21, the Consortium voted to award HOME Consolidated Pool funds to support one of the AI's recommendation: the hiring of a fair housing consultant to conduct fair housing testing throughout the Consortium over the course of a two-year period. This RFP will be re-released in FY23 in anticipation of identifying a qualified consultant.

Human service projects assisted 1,769 persons in FY22. These projects provided support to families, children, youth, elderly individuals and persons with disabilities.

During the FY22 program year, the City completed the construction of seven ADA Accessible curb cuts on Watertown Street at the intersection of Edinboro Street and West Street. Additionally, project construction on Phase I of the Marty Sender Trail Installation began in FY22 and is scheduled to be complete in the early summer of FY23. Finally, the Department of Parks, Recreation, & Culture finalized a contract with CDM Smith Inc., to be the designer architect for the construction of a fully accessible pathway around the perimeter of McGrath Park on Washington Street.

In FY22, the City also administered CDBG-CV and ESG-CV funds through the CARES Act to prevent, prepare for, and respond to COVID-19. CDBG-CV funds were allocated to three programs: COVID-19 Emergency Housing Relief, Small Business Recovery (SBR) Grant Program,

and Human Services. The Emergency Housing Relief program assisted 250 households (551 individuals) with mortgage and rental support. A total of 94 businesses were awarded grants through the SBR program; 15 of these were closed-out in FY21 and 34 were completed in FY22. Three of the human service CV programs, those administered by NCDF, the Barry Price Center, and the Newton Housing Authority, were completed in FY21. These activities served a total of 1,228 people. The remaining seven projects that closed out in FY22 served 761 individuals.

There were seven HOME-assisted rental units completed in FY22 throughout the WestMetro HOME Consortium, these include:

- Bedford: Bedford Housing Authority's Ashby Place; 4 HOME-assisted units
- Brookline: Brookline Housing Authority's 90 Longwood Avenue; 3 HOME-assisted units

Security deposits and Tenant Based Rental Assistance was provided to 13 families through the Tenant Based Rental Assistance (TBRA) programs in individual communities. These included one family in Framingham and Bedford, 7 families in Waltham, and four families in Wayland. The programs in Bedford, Wayland and Waltham provide security deposit assistance and first or last month's rent for income eligible households. Waltham and Framingham also offer full Tenant Based Rental Assistance programs that provide subsidies as vouchers to landlords to supplement the affordable rent paid by income-eligible households.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOME	ESG
White	2,177	15	135
Black or African American	274	2	47
Asian	327	2	0
American Indian or American Native	9	0	1
Native Hawaiian or Other Pacific Islander	0	0	0
Total	2,787	19	206
Other	198	1	12
Hispanic	241	0	25
Not Hispanic	2,744	20	181

Table 2- Table of assistance to racial and ethnic population by source of funds

Narrative

In FY22, The City's CDBG program assisted a total of 2,985 persons through the provision of public services, an architectural access project, and down payment assistance cases. The human service program served 1,704 persons; of these persons 1,173 identified themselves as White, 217 identified themselves as Black or African American, 198 identified as Asian, nine identified themselves as American Indian or American Native, and 107 persons identified themselves as multi-racial. A total of 170 of these persons were identified as Hispanic and 1,534 persons identified themselves as Non-Hispanic. Architectural access improvements helped 1,274 people with disabilities city-wide; 1,001 of these persons identified themselves as White, 57 identified themselves as Black, 126 identified as Asian, and 90 identified themselves as multi-racial. A total of 71 of these persons identified themselves as Hispanic and 1,203 persons identified themselves as Non-Hispanic.

Seven CDBG-CV human service projects closed-out in FY22: 2LifeCommunities' Emergency COVID Food Relief, Family Access' Building Affordable Childcare Capacity, the Cousens Fund's Emergency Assistance for Utilities, the Food and Essential Item Shopping Program run by the Newton Department of Senior Services, Pathway to Possible's COVID-19 Support program, the Out of School Time Program run by the John M. Barry Boys & Girls' Club, and West Suburban YMCA's Childcare Financial Aid Program. These seven activities served 761 individuals; of these 536 identified themselves as White, 57 identified themselves as Black; 66 identified themselves as Asian; and 102 identified themselves as multi-racial. A total of 128 persons identified themselves as Hispanic and 633 identified themselves as Non-Hispanic.

The COVID 19 Emergency Housing Relief Program administered by Metro West Collaborative Development was completed in FY22. This program served 551 individuals; of these 378 identified themselves as White, 80 identified themselves as Black, 61 identified themselves as Asian, and 32 identified themselves as multi-racial. A total of 190 of these households identified themselves as Hispanic and 361 identified themselves as Non-Hispanic.

The CDBG-CV data narrated above is not included in Table 2.

The HOME program assisted a total of 20 households in FY22. Three extremely-low and one moderate income renter households were assisted by Bedford Housing Authority's Ashby Place. Two of these households identified themselves as Non-Hispanic White and two households identified themselves as Non-Hispanic Asian. The Brookline Housing Authority's 90 Longwood Avenue project assisted one extremely-low and two moderate-income renter households. All three of these households identified themselves as Non-Hispanic White. Tenant Based Rental Assistance programs across the Consortium served seven extremely-low and six moderate-income renter households. Ten of these households identified themselves as White, two identified as Asian and one as multi-racial. All thirteen of the households identified themselves as Non-Hispanic.

The ESG program assisted 252 persons. A total of 91 of these individuals identified as White, 47 individuals identified themselves as Black or African American, 11 identified themselves as Asian, one identified as American Indian or American Native, one identified as Native Hawaiian or other Pacific Islander, and 14 identified themselves as multi-racial. A total of 26 individuals identified themselves as Hispanic and 139 individuals identified themselves as Non-Hispanic. Data was not collected for 87 individuals.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	Public - federal	\$2,027,565.46	\$1,430,155.76
CDBG-CV	Public - federal	\$1,743,641.00	\$212,891.52
HOME	Public - federal	\$1,704,689.57	1,497,375.19
ESG	Public - federal	\$164,708	\$194,699.14
ESG-CV	Public - federal	\$1,483,400.00	\$387,683.83

Table 2 - Resources Made Available

Narrative

The resources made available for CDBG, HOME and ESG include the FY22 (FFY21) annual allocation, program income, and prior year resources. Adjustments were made in IDIS to the Resources Made Available Table to reflect the receipt of CDBG and HOME program income, the accurate amount of ESG prior year resources, as well as the correct expenditure of CDBG, HOME and ESG funds in FY22 (FFY21). The supplemental funds the City received through the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) were also added to this table.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
N/A	0.00%	0.00%	See below

Table 3 – Identify the geographic distribution and location of investments

Narrative

As the Community Development Block Grant (CDBG) is intended to predominantly serve low- to moderate-income residents, CDBG funding is allocated to projects that have a city-wide scope or directly impact low-to-moderate income beneficiaries.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City uses CDBG, ESG, and HOME funds to leverage additional resources as a way to expand the impact and increase the number of beneficiaries for each program.

In FY22, the public service (human service) projects leveraged approximately \$3,241,780 from private foundations and entities, organizational fundraising, state agencies, the City, and program fees. Private foundations and entities included: Perpetual Benevolent Fund, Horace Cousens Industrial Fund Endowment, The Foundation for Racial, Ethnic and Religious Harmony, The Family Foundation, Rebecca Pomroy Foundation, Lawrence J. and Anne Rubenstein Charitable Foundation, Rotary Club of Newton, Eastern Bank, and United Way. The Massachusetts Department of Children and Families, Department of Developmental Services, Department of Early Education and Care, Department of Public Health/Office of Victim Assistance, and Department of Justice/Office on Violence Against Women also contributed leveraged funds to several public service projects.

During FY22 program year, the ESG program leveraged \$655,087. Most of the leveraged funds came from the state government while others came from organizations' private funds and resources.

There was no match requirement for the HOME program in FY22. However, the HOME Communities provided a match contribution in the form of cash, foregone taxes, fees or charges. The Consortium's FY22 total match amount is \$58,468,901. This amount will be carried over to FY23. Additional detail on the matching funds for the HOME program can be found in Table 4 and Table 5.

In terms of publicly owned land, the City of Newton continues to work on the creation of nine units of permanent supportive housing for chronically homeless adults with disabilities. 2Life Communities, formerly Jewish Community Housing for the Elderly (JCHE) and owner of the Golda Meir House at 160 Stanton Avenue, was selected as the developer of the site and entered into a Ground Lease with the City for the property. This new community will create 68 new units for low-income seniors through the construction of two additions to the existing Golda Meir House (which currently includes 197 units of affordable senior housing). The Golda Meir House Expansion Project will include 57 one-bedroom apartments and 11 two-bedroom apartments. Of the 68 new units, 20 will be set at 30% AMI and 25 will be set at 50% AMI. All 45 of these units will have project-based vouchers, which allow 2Life to dedicate these units to extremely low and very low-income seniors. The Section 8 vouchers associated with the 30%

AMI units will serve nine non-age restricted, one-bedroom units for chronically homeless individuals with disabilities.

The provision of special, supportive services for these nine individuals will be offered in partnership with HEARTH, Inc., a nonprofit organization dedicated to the elimination of homelessness among the elderly. The project closed on its Low Income Tax Credit Award in late FY21 and construction began in Spring of 2021. Construction is anticipated to be complete by the late Summer of 2023.

The City is also in the process of executing a land lease with selected developer of the West Newton Armory. In FY20, the Massachusetts Division of Capital Asset Management and Maintenance (DCAMM) offered ownership of the Armory to the City for \$1 if the City agreed to use the Armory for 100% affordable housing. Following a feasibility review by a City-created citizen committee and housing consultant, the City agreed to DCAMM's terms and assumed ownership of the site. The proposal put forth by the selected developer, will provide 43 affordable intergenerational units on the site, to households with incomes between 30% and 60% AMI.

HOME Program Income Report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
\$343,285.15	\$212,824.57	\$332,737.93	\$175,361.83	\$223,371.79

Table 6 – Program Income

HOME MBE/WBE report

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	\$3,333,940.68	0	0	0	\$36,000	\$ 3,297,940.68
Number	4	0	0	0	1	3
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	\$0	\$	\$ -	\$0	\$0	\$0
	Total	Women Business Enterprises		Male		
Contracts						
Dollar Amount	\$3,333,940.68	\$2,070,507.09		\$1,263,433.59		
Number	4	1		3		
Sub-Contracts						
Number	0	0		0		
Dollar Amount	\$0			\$0		

Table 7 – Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	\$0	\$0	\$0	\$0	\$0	\$0

Table 8 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0	\$0			
Businesses Displaced		0	\$0			
Nonprofit Organizations Displaced		0	\$0			
Households Temporarily Relocated, not Displaced		99	\$610,434.00			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 9 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	14	0
Number of Non-Homeless households to be provided affordable housing units	77	16
Number of Special-Needs households to be provided affordable housing units	0	11
Total	91	27

Table 10 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	49	13
Number of households supported through The Production of New Units	12	0
Number of households supported through Rehab of Existing Units	27	7
Number of households supported through Acquisition of Existing Units	3	7
Total	91	27

Table 11 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Newton and Consortium staff cite the following reasons for the differences between the goals identified in the FY22 Annual Action Plan for the number and type of households to be provided housing assistance and the actual outcomes that were achieved in FY22.

As expected, the City did not close out any projects in FY22. However, the City does expect to closeout at least one project, Nonantum Village Place, in FY23. The Golda Meir House Expansion, Coleman House Renovation, and Haywood House will likely be closed out in FY24. Much of FY22 was spent developing specifications and conducting the public bidding process for the rehabilitation work on the 33-unit CAN-DO Portfolio. Additional delays were related to collecting necessary legal documents and consents from other funders. Rehabilitation work on

the portfolio is scheduled to begin in FY23. There was a welcomed increase in the number of affordable homeownership units supported in FY22. Instead of the estimated three households, the City assisted seven first-time homebuyer households with down payment assistance. This was the result of new construction projects, which were permitted a few years back, finally receiving certificates of occupancy. In addition, a number of existing affordable ownership units came up for resale during FY22.

The Bedford TBRA Security Deposit Assistance program completed assistance for eleven households to date. The Town continued to market its TBRA Security Deposit Assistance program in FY22, and will offer the program in FY23. Bedford completed the rehabilitation of the Ashby Place project owned by the Bedford Housing Authority. This project began in FY20, reached substantial completion in FY21, and was closed in FY22 with four HOME-assisted units.

Belmont Housing Authority and Belmont Housing Trust continue discussions on redevelopment opportunities for Housing Authority's properties to increase the number of dwelling units and to target a broader range of household incomes. The program is more complicated than initially contemplated. The Housing Trust began working on the goals included in the recently completed Housing Production Plan. The Trust also secured \$250,000 in Community Preservation Act funds, which will be used for pre-development due diligence work including: site surveys, Phase I environmental work, and title searches for the development of new affordable units.

Brookline's 370 Harvard Street project, developed by 2 Life Communities was completed earlier than anticipated and consequently was reported in the FY21 CAPER. The Town's Kent Street Parking Lot project is being discussed at an upcoming Town meeting. The project is struggling to advance due to costs incurred by the developer to meet municipal parking requirements. The Town and the selected developer are exploring an option to accommodate the public parking within the proposed housing development project. The rehabilitation of the three rental housing units at the Brookline Housing Authority's Morse apartments was successfully accomplished in June, 2022.

The Town of Concord has changed strategies for the planned two-bedroom, single-family house project owned by the Concord Housing Authority. Due to increased construction costs, the Concord Housing Authority is now partnering with Habitat for Humanity to build a homeownership unit to assist low income households become homeowners. Since the project will no longer be using HOME funds, the Town has transferred those earmarked funds to the Christopher Heights development, which will provide 83 units of permanently affordable

assisted living, 11 of which are expected to be HOME-assisted.

Framingham's HOME funds were allocated to two Tenant-Based Rental Assistance programs. The first program provides security deposits and first or last month's rent for income eligible households. Tenants pay a portion of their income for rent in the second program, referred to as full rental assistance.

TBRA rental assistance programs assist in transitioning homeless or households at-risk of homelessness into stable housing. Waltham initiated full TBRA rental assistance for four new households during FY22. Two households of the 22 full rental assistance households renewed for a fifth year, two renewed for a fourth year, three for a third year, and two for a second year. In addition, six households have transitioned into public housing and three households have transitioned out of the program. All full rental assistance households in Waltham are required to apply for public housing. In the event that the wait list for public housing is longer than three years, TBRA clients may have their HOME TBRA subsidies extended subject to the availability of HOME funds. The goal of Waltham's TBRA program is to provide a bridge to transition the HOME-assisted households into public housing.

Watertown has very limited HOME funds, even including program income, to create HOME-assisted or any affordable units. In recognition of this, Watertown has sought ways other than the use of HOME funds to increase the supply and types of affordable units, including Community Preservation Act funding.

Wayland began a TBRA Security Deposit Assistance program in FY20 and has completed assistance for four households to date. The Town will offer the program in FY23.

Discuss how these outcomes will impact future annual action plans.

The HOME Consortium has identified the following additional actions and strategies to effectively implement the goals of the FY21-25 Consolidated Plan.

As the region, nation, and world emerge from the Pandemic, it is the City of Newton's hope that the numeric goals of the Consolidated Plan will be achieved. The long and complicated development approval process in the City will continue to play a factor in limiting the opportunities for development in the City.

Bedford and Wayland will continue Tenant Based Rental Assistance Programs. Concord will continue to work towards committing HOME funds for Christopher Heights, a new construction project slated to include 83 units of tiered affordable housing for seniors 62+ years old.

Lexington is working towards committing its FY21 and FY22 funds to the Lexington Housing Authority Vynebrook project.

The Town of Belmont will continue to work with its housing authorities on development projects. In Belmont this will likely be a redevelopment project on housing authority property.

The Town of Brookline will continue to process applications for comprehensive permits (40B) despite reaching the safe harbor status, and implement its Inclusionary Zoning Bylaw, which will result in a significant number of new affordable housing units serving households below 50%, 80%, and 100% of AMI, over the next several years. Additional funding streams such as the Community Preservation funds and a real estate transfer tax may increase funding availability for new affordable housing development projects.

Due to the popularity of the Tenant Based Rental Assistance programs and its ability to house Framingham residents, the City of Framingham is looking at committing all of its HOME funds to TBRA programs. Framingham will continue collaborating with nonprofit developers in order to create more affordable units in the community. In FY23, the City will commit HOME funds to assist with the rehabilitation of 60 Public Housing Authority units and seven new ADA units.

Natick will continue to focus HOME funds on Tenant Based Rental Assistance (TBRA). The Natick Service Council has revised its TBRA program and executed revised sub-recipient agreements with the WestMetro HOME Consortium and has a new executive leadership team in place so that it can serve more of its existing clientele and formerly homeless clients of Family Promise seeking permanent housing.

As noted in previous Annual Action Plans, it is anticipated that HOME funding will be helpful in financing some of the modernization or redevelopment work for Needham Housing Authority projects.

With the potential of combining CPA funding with HOME and other funding sources, Watertown may be able to create new affordable units in future fiscal years without relying exclusively on Inclusionary Zoning units. In addition to this new funding source, the City will finalize creation of a municipal Affordable Housing Trust during the summer of 2022. Such a Trust was authorized by the City Council in November 2021 and the initial trustees were approved in June 2022.

Waltham transitioned six TBRA assisted households into public housing. Public Housing Authorities' (HAs) recent integration into the States CHAMP system for state assisted public housing has increased the wait period for public housing in Waltham to four or five years. This

has severely impacted the number of full TBRA households moving into state assisted housing. Full TBRA households are now required to apply for both federal and state assisted Waltham public housing as well as maintain their status on the waitlist. Waltham has been fortunate in receiving program income from deferred down payment assistance loans, increasing the City's budget to extend the current TBRA assistance.

Provide a summary of the efforts to address “worst case needs”, and progress in meeting the needs of persons with disabilities? *Worst-case housing needs are defined as low-income renter households who pay more than half of their income for rent, live in seriously substandard housing, which includes homeless people, or have been involuntarily displaced. The needs of persons with disabilities do not include beds in nursing homes or other service-centered facilities.*

In FY22 the City of Newton made progress on rehabilitating, constructing, and preserving several affordable housing projects that will provide units and support for households in worst case housing situations and persons with disabilities.

CDBG funds are being used in the development of the Newton Housing Authority’s Haywood House which will consist of 55 one-bedroom rental apartments. Three of the units will be fully accessible for people with disabilities and four units will be designated for households that have been homeless or are at risk of homelessness. The project will also include two elevators and community space for supportive services. Construction began in Spring 2021 and is anticipated to be complete in Spring 2023. The City continues to support 2LifeCommunities’ expansion of the Golda Meir House. This new community will add 68 one- and two bedroom units for seniors earning 30-99% of the AMI, including 9 units for chronically homeless adults with disabilities. Construction on this project is anticipated to be complete by the late Summer of 2023.

Through CDBG funds, the City is supporting the preservation of CAN-DO’s portfolio of 33 units across 12 scattered sites in Newton. The Newton Housing Authority officially closed on the acquisition of the portfolio in FY21 and spent the second half of the year working with the City to prepare scopes of work to rehabilitate these units. Due to lingering effects of the Covid-19 Pandemic, such as supply chain issues, the rehabilitation work on the 33 unit CAN-DO Portfolio will begin in FY23. These units serve some of Newton’s most vulnerable households - extremely low- and low-income individuals who require a variety of supportive services.

Finally, following a substantial amendment, the City approved and committed \$100,000 in FY22 CDBG funds to the rehabilitation of the Newton Housing Authority’s Nonantum Village Place(NVP). NVP is home to older adult households earning less than 50% of the Area Median Income (AMI), with the majority of residents earning less than 30% AMI. The proposed rehabilitation will include replacement of all three levels of roofing with additional insulation, siding and trim, and air condition, as well as painting of entire building. The work on this project will begin and end in FY23.

Across the Consortium, Tenant-Based Rental assistance target homeless and other households that find themselves in a state of “worst case housing need.” In FY22, a total of 13 families were provided with security deposit assistance through Bedford, Framingham’s, Waltham’s and Wayland’s Tenant-Based Rental Assistance (TBRA) programs. Natick also operates a TBRA program.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	0	11
Low-income	0	9
Moderate-income	7	0
Total	7	20

Table 12 – Number of Persons Served

Narrative

Newton’s CDBG funded Downpayment Assistance program served seven moderate-income households.

There were 20 households assisted through the HOME program in FY22. These owner and renter households assisted met the Section 215 definition of affordable housing as applicable to HOME grantees). The four HOME-assisted units that were constructed as part of Bedford Housing Authority’s Ashby Place, were rented to three extremely-low income households and one low-income tenant. The three HOME-units rehabilitated as part of the Brookline Housing Authority’s Morse Apartment project were rented to one extremely low-income and two low-income households. Framingham’s Security Deposit Assistance program helped one low-income household. Waltham assisted four extremely-low income and three low-income households with rental assistance. Bedford’s Security Deposit Program assisted one low-income households. Wayland Security Deposit Program assisted three extremely low-income households and one low-income household.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

- **Utilize, Evaluate and Adapt the Continuum of Care's Coordinated Entry System**

Following the merger of the Brookline-Newton-Waltham-Watertown (BNWW) Continuum of Care (CoC) with the Balance of State (BoS) CoC in FY17 (FFY16), efforts were quickly undertaken to ensure integration into the BoS CoC Coordinated Entry System. Comprised of over 80 communities, the BoS CoC provided the BNWW CoC with access to the many agencies already established within the CoC. The merger effectively maximized and expanded existing regional resources to better connect at-risk individuals and families with information, referrals, and assistance. Subsequently, BNWW CoC agencies integrated within the BoS CoC Coordinated Entry System by April 1, 2017. On March 16, 2017, training was facilitated at Newton City Hall with CoC agencies and local providers to discuss the BoS CoC Coordinated Entry process, Vulnerability Assessment tool, and referral requirements. Throughout FY22, BNWW CoC agencies attended the monthly BoS CoC planning group meetings to stay abreast on new changes made to the Coordinated Entry process.

The BoS CoC Coordinated Entry System provides a mechanism for housing the most vulnerable persons first, effectively focusing resources on those with the greatest need. Each provider within the CoC is able to conduct a comprehensive assessment of an individual, make the appropriate referral(s) to efficiently connect them with safe housing and/or the appropriate services, design individualized strategies accordingly, and better understand homelessness in the Continuum and across the Commonwealth.

Addressing the emergency shelter and transitional housing needs of homeless persons

- **Carefully evaluate Shelter Services Allocation from the Emergency Solutions Grant**

In FY22, the City utilized ESG funds for emergency shelter services within the BNWW region to shelter people experiencing homelessness. Funds were expended to support case management services for individuals and families experiencing homelessness as well as shelter operations to keep the emergency shelter facilities up and running throughout the pandemic. Over the course of the FY22 program year, July 1, 2021 – June 30, 2022, \$24,121.25 of FY21, \$237,322.36 of ESG-CV, and \$92,150.00 in FY22 funds were expended for emergency shelter services. The need

for emergency assistance remains present in the CoC. The BoS CoC, completed the 2022 Point-in-Time (PIT) Count on January 27, 2022. In addition, the BoS CoC created an electronic self-survey based on HUD's Interview tool. The self-survey was sent to libraries and drop-in centers throughout BoS CoC, with the hope to capture additional information on homeless individuals who may be utilizing those facilities. In 2022, a total of 3,235 homeless persons were counted throughout the entire BoS CoC service area. Of those, 2,652 persons were in emergency shelters; 281 homeless persons were in transitional housing programs; and 302 persons were unsheltered.

Of the total PIT Count, 297 homeless persons were counted in the Brookline-Newton-Waltham-Watertown region. Of those, 219 persons were in emergency shelters; 43 homeless persons were in transitional housing programs; and 35 persons were unsheltered.

While considering the current demand for emergency shelter services, the City continues to evaluate the appropriation of ESG funds against the homeless prevention and rapid rehousing components of the ESG program, which are more in-line with the CoC's Ten-Year Plan and HUD goals and objectives. Although there is a clear need and benefit for providing shelter services, the BoS CoC and City of Newton continue to support programs that strive towards permanent housing stabilization.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Creating and preserving permanent affordable housing that integrates supportive services often helps individuals and families with the greatest need. During FY18 (FFY17), the City undertook actions defined in its Housing Strategy to achieve Massachusetts' Chapter 40B "Safe Harbor" status, in which 10% of its housing stock are affordable for low- and moderate-income households, by 2021. Newton continues to advance its Housing Strategy completed in 2016, which addresses current and projected housing needs within the City. The report identified critical policy, regulatory and financial approaches to help the City become more efficient and effective in addressing these needs. An update to the City's Inclusionary Zoning Ordinance was one of ten priority actions listed in the Strategy, in addition to the reuse and disposition of municipally owned land at 160R Stanton Avenue (the Water Tower site) for the development of affordable housing for seniors and residents seeking supportive services.

After releasing a Request for Proposals (RFP) in FY18, the City selected 2Life Communities, formerly known as Jewish Community Housing for the Elderly, to expand their existing Golda Meir House which directly abuts the Water Tower site and includes 199 units of affordable senior housing with extensive programming and services. 2Life Communities proposed the addition of 68 affordable senior housing units, including nine units for chronically homeless individuals. The project received its comprehensive permit in December 2018 and was awarded 4% LIHTC in the mini round in the first half of FY20. The project was also awarded \$255,143 in FY21 Newton HOME funds to fill its funding gap. The project closed on its Low Income Tax Credit Award in late FY21 and construction began in Spring of 2021. Construction is anticipated to be complete by the late Summer of 2023.

In late FY22, the City selected a consultant to develop the WestMetro Consortium HOME ARP Allocation Plan to access the allocated HOME ARP funds. While this work will continue into FY23, it will assist the City in helping and serving households experiencing homelessness, at-risk of homelessness, and those fleeing domestic violence.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

- ***Development of a Housing Strategy to identify sites for permanent supportive housing***

Following the directive of the United States Interagency Council on Homelessness (USICH) and the CoC's Ten-Year Plan to End Homelessness, the City focused efforts on developing permanent affordable housing integrated with supportive services. The Housing Strategy, completed in 2016, identified potential sites and strategies for the development of permanently affordable housing.

As part of this process, the City selected a 0.39-acre parcel (16,900 square feet) of municipally owned land, located at 160R Stanton Avenue, to reuse and create permanent supportive housing for chronically homeless adults with disabilities. In FY18, the City issued a Request for Proposals for the development of this underutilized site into permanent supportive housing for chronically homeless adults with disabilities. 2Life Communities, formerly Jewish Community Housing for the Elderly (JCHE) and owner of the Golda Meir House at 160 Stanton Avenue, was selected as the developer of the site and entered into a ground lease with the City for the

property. This new community will create 68 new units for low-income seniors through the construction of two additions to the existing Golda Meir House (which currently includes 199 units of affordable senior housing). 2Life Communities proposed the addition of 68 affordable senior housing units, including nine units for chronically homeless individuals. The project closed on its Low Income Tax Credit Award in late FY21 and construction began in Spring of 2021. Construction is anticipated to be complete by the late Summer of 2023.

- ***Prioritization of existing beds for chronically homeless individuals***

CoC recipients of federal McKinney-Vento Act competition funds continue to prioritize existing permanent supportive housing beds for chronically homeless individuals upon turnover whenever possible. Participating organizations include: Pine Street Inn, Advocates, and Vinfen. Twelve of these beds are located within Newton.

Utilize Emergency Solutions Grants for Homeless Prevention and Rapid Rehousing

In FY22, the City utilized ESG funds for homeless prevention and rapid rehousing services within the BNWW region to reduce the number of individuals and families who are evicted from housing and ensure that those displaced find new housing quickly. These funds not only provided the financial resources to keep at-risk households housed but were also central in providing supportive services to help stabilize the household and ensure successful tenancies in the long term. During FY22 program year, July 1, 2021 - June 30, 2022, \$27,214.74 of FY21, \$102,547.47 of ESG-CV, and \$19,278.80 funds were expended for homelessness prevention assistance. An additional \$7,170.90 of FY21, \$46,825.84 of ESG-CV, and \$15,050.46 of FY22 funds were expended for rapid re-housing assistance.

Utilize existing resources and build relationship with mainstream housing providers

Throughout FY22, the City partnered with nonprofit and for-profit developers to identify new opportunities for housing development and collaboration.

As noted throughout the Consolidated Annual Performance and Evaluation Report, the City is coordinating with affordable housing developer 2Life Communities on the development of 160R Stanton Avenue in Newton. 2Life Communities provides housing for nearly 1,500 older people throughout the greater Boston area, the majority of whom are extremely low-income. They are currently advancing efforts to redevelop the underutilized parcel with sixty-eight units, including the creation of nine units of permanent supportive housing for chronically homeless individuals with disabilities. 2Life Communities is also partnering with HEARTH, Inc., a nonprofit organization dedicated to the elimination of homelessness among the elderly, to provide

supportive services for the tenants of these nine permanent supportive housing units. Considering the significant need in Newton for affordable housing, such partnerships present a unique opportunity to contribute meaningfully to the City's affordable housing stock.

The City of Newton also made significant strides during FY22 in its pursuit of redeveloping the West Newton Armory as 100% affordable housing, coupled with supportive services. After the City voted to acquire the Armory for its redevelopment into affordable housing in FY21, it released a Request for Proposals in early FY22 to identify an appropriate affordable housing developer to develop and manage the site. Over the course of FY22, the City selected a developer and committed CDBG and HOME funds to the project. The developer, Metro West Collaborative Development/Civico Development, anticipates beginning construction in the Spring of 2024 with project completion in the Summer of 2025.

Looking to FY23 and beyond, the City will continue to build upon these efforts and widen its network of housing providers to leverage existing resources.

- ***Create resources and referrals for at risk individuals and families.***

Following the merger of the BNWW CoC with the BoS CoC, efforts were quickly undertaken to ensure integration into the BoS CoC Coordinated Entry System. Comprised of over 80 communities, the BoS CoC provided the BNWW CoC with access to the many agencies already established within the BoS. The merger effectively maximized and expanded existing regional resources to better connect at-risk individuals and families with information, referrals, and assistance.

In FY21, the Massachusetts Department of Housing and Community Development (DHCD), the lead agency for the BoS CoC, conducted a region-wide needs assessment to obtain feedback from providers, direct care workers, and constituents regarding housing needs within the Brookline, Newton, Waltham, Watertown area. The assessment will culminate in a report that will inform future strategies and the allocation of resources for at-risk individuals and families. The BoS CoC hosted the first needs assessment meeting among BNWW CoC providers at the Community Day Center of Waltham on July 31, 2019. The City supported BoS CoC's outreach efforts and hosted the second needs assessment meeting at Newton City Hall on September 11, 2019.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

In accordance with its goal to develop additional affordable housing in the City of Newton, the Newton Housing Authority (NHA) is in the process of developing 55 one-bedroom units for elders with funding from the Low Income Housing Tax Credit (LIHTC) program, Newton Community Preservation Act funds and CDBG funds, and HOME funds from DHCD.

The City works with the NHA through the CDBG Housing Rehabilitation program to address accessibility improvements and emergency repairs. The NHA strives to provide accessibility to as many affordable units as possible.

The NHA acquired 36 units of affordable housing in 2021 and is working with the City of Newton to complete capital improvements using CDBG Housing Rehabilitation funding.

Many HAs continue to look for creative ways to increase the supply of affordable housing and preserve existing public housing in their communities. Three strategies employed in Consortium communities are described below:

- Reuse of underutilized property.

The Belmont Housing Authority and Belmont Housing Trust continue discussions on opportunities to redevelop the Housing Authority's properties to increase the number of dwelling units and to offer the units to a broader range of household incomes. This project is more complicated than originally anticipated.

Bedford's Ashby Place project included renovation of a community building and roof replacement for two residential buildings that house 80 Bedford Housing Authority tenants. This project was closed out in FY22.

- Leverage HOME funds with other resources.

Framingham works to increase the supply of affordable housing and preserve existing public housing in the community by leveraging HOME funds against other resources, utilizing CDBG funds and reusing underutilized property. The City also has a 10% inclusionary zoning provision that requires any project over 10 units to create a minimum of 10% affordable units. There is no buyout, and therefore developers must comply. The Tribune Apartments and Hollis projects, both completed in recent years, are evidence of the City's successful and strong partnership with the Framingham Housing Authority (FHA). These projects range from ADA compliance upgrades to property acquisition and comprehensive rehabilitation of neighborhood properties.

The City and the Housing Authority have made significant progress on their mutual goal of renovating new and older properties within the FHA portfolio to eliminate neighborhood blight.

In June, the City of Framingham approved a substantial amendment to commit \$400,000 in HOME program income for the Carlson Crossing project, a rehabilitation of the FHA's 125 unit federal development, which will start construction in the Fall of 2022.

- Utilize CDBG Funds to support public housing.

In FY22, Brookline committed \$312,063 in CDBG funds to assist the Brookline Housing Authority with capital improvements at the High Street Veteran's property.

The Town of Needham approved \$150,000 in CPA funding to hire a consultant to help the Needham Housing Authority (NHA) identify and obtain the necessary financing for major modernization and redevelopment projects to upgrade its property inventory, referred to as its Preservation and Modernization Initiative (PRI). The Town also supported this effort by providing technical input into a Request for Proposals (RFP) through its Community Housing Specialist. The RFP was issued on April 28, 2021 to select the development consultant, and the Town's Community Housing Specialist served on the Selection Committee. The NHA Board of Commissioners approved the recommendation to hire the Cambridge Housing Authority as the consultant on June 24, 2021 which has made progress in moving PRI forward, providing financing options, further evaluating NHA properties, and estimating project costs for example.

At its May 2022 Annual Town Meeting, the Town approved about another \$1.4 million in CPA funding including \$1,386,000 to cover NHA predevelopment costs for its Linden-Chambers redevelopment and \$81,978 for a property survey at NHA's High Rack Estates site. It has further reserved another several million in CPA funding to support this work and additional CPA funding is anticipated. HOME Program funding is expected to be helpful in project financing as well.

The City of Waltham has historically allocated CDBG funds to go towards Public Housing Authority properties. Specifically, the recently completed Waltham Housing Authority (WHA) Chesterbrook Roadway Repaving project utilized \$385,000 in CDBG funds for the reconstruction of the roadways and sidewalks at Chesterbrook Family Housing, as part of a larger DHCD project. The WHA receives an annual CDBG allocation for computer learning centers sited at three family public housing locations. Waltham continues to support computer learning centers at Waltham Housing Authority properties with \$15,000 in CDBG FY22 funding.

Bolstering facility infrastructure at WHA properties, the City and the WHA are currently planning an accessibility upgrade project at the Grove Street/Beaverbrook Senior Apartments utilizing

multiple funding sources. The Beaverbrook Senior Apartments site is a 60-unit public housing development serving elderly and disabled residents at or below 50% of the AMI. The site, built in 1958 consists of 15 buildings with connecting walkways and a shared roofing system. The project will utilize \$400,000 in CDBG funds and \$400,000 in HOME funds.

The Watertown Housing Authority (WHA) continued making progress on modernization projects within the portfolio. Work on the asphalt walkway, parking lot, and site improvements for 55 Waverley's 164 units is underway. The new Learning Center at the Lexington Gardens development is nearing completion with the goal of promoting economic mobility and financial literacy for residents. The WHA received a small grant from the Watertown Community Foundation to assist with programming and event coordinating at the learning center. In the last year, the WHA embarked on a major energy efficiency initiative, via the Mass LEAN program, by replacing outdated boilers across its large property portfolio. This project is still underway, but once completed, the Authority will have upgraded the heating system at over 500 state public housing units for an overall savings in excess of \$4 million.

The phased project to upgrade the site accessibility, community room, laundry room, and kitchens of the 40 units at McSherry Gardens received zoning board approval in December 2021. The WHA is now trying to combine the allocated funds with additional monies so the project can proceed.

In June 2022, the WHA received a highly competitive American Rescue Plan Act (ARPA) award to address the 72 federal pacific panels and zoned fire alarm system at Munger Apartments. The project is initially estimated to cost over \$675,000. The Authority also received \$704,000 in ARPA funds for state modernization, which the WHA intends to leverage for state emergency funds to address the wet basements and mold issues at the Lexington Gardens development.

Finally, the Watertown Housing Authority (WHA) completed its Section 18 disposition in March 2022 and the WHA's 50 federal units have been converted into Section 8 voucher units.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

Currently the Newton Housing Authority (NHA) does not have any homeownership programs. The NHA Board of Commissioners is comprised of five individuals, one of which is a tenant of the Authority. The NHA also has a Resident Advisory Board for federal housing programs.

The Belmont Housing Authority (BHA) holds monthly meetings rotating between their four developments to facilitate residents' participation. Residents are encouraged to provide input in various projects undertaken by the BHA.

The Bedford Housing Authority will continue its social service program to connect families to the resources necessary to stabilize their living situation and improve their quality of life. The program will provide financial literacy education, skill training, career coaching, and other support services to a maximum of 15 low-income households currently residing in Bedford Housing Authority units.

All of the homeownership resale marketing opportunities were targeted to Brookline Housing Authority's (BHA) residents to expand opportunity and increase participation in homeownership opportunities in Brookline. In a lottery conducted in June 2021, one family from the Brookline Housing Authority was selected via lottery as prospective homebuyers for an affordable unit in Juniper Gardens. BHA staff work with residents to increase and maintain self-sufficiency through the acquisition of permanent affordable housing, health care, food assistance, mainstream resources, or any combination of these which offer an impactful way to reduce the number of recipients living at or below the poverty level.

Framingham's Community Development Department (CD) sponsors programs that offer financial, computer and written literacy; job search/training; GED preparation; English as a Second Language classes and other opportunities that support self-sufficiency. All of these programs are open to all community residents, including individuals living on housing authority properties. The Framingham Housing Authority also has a self-sufficiency program, which enables residents to save funds for a deposit on a home.

The Needham Housing Authority (NHA) works in strong partnership with its tenant organization at the Linden and Chambers elderly development. An NHA representative participates in meetings to address issues and concerns and to encourage residents to stay active and engaged in their community. The NHA has also established a Policy Review Committee to provide the executive staff with resident recommendations as the board seeks to update policies. The Authority is encouraging the establishment of additional tenant organizations, and recently updated its resident handbook to provide useful information to all tenants. New grievance procedures were developed by the NHA that offer opportunities for tenants to share their concerns and obtain appropriate responses from the staff and Board. A resident was involved in the selection committee that reviewed responses to an RFP seeking a development consultant to help the NHA modernize and redevelop its properties. The engagement of residents is an important component of the consultant's work.

In Waltham, public housing residents may participate in the management and operations of the

Waltham Housing Authority by attending Board of Commissioners meetings. These Commissioner meetings cover important matters concerning WHA management including policy decisions, budgets, and planning actions. The Board of Commissioners meetings provide opportunities for residents to address the Board and ask questions and provide input. The WHA is required to have one of its residents sit on the Commission and the resident Commissioner has one of five votes to determine policy and procedures for the WHA and represents residents' interests in the decision-making process. Additionally, the WHA maintains a Resident Advisory Board, comprised of federal Public Housing residents and Section 8 participants. This Board meets twice a year to discuss proposed capital improvement projects and the application of federal funds. At these meetings, the residents have an opportunity to make proposals regarding the use of funds for the needs of the residents.

Two local Watertown Housing Authority tenant organizations were formed in the last year to empower residents and to receive greater input on the management of public housing. The Munger Apartments Tenants Association convened for the first time in the Spring of 2022 and the Lexington Gardens Tenants Association formed in January, 2022. Both associations will have quarterly meetings and discuss the shared goals of the Authority and its residents. One public housing resident left to buy their own home in the last year, and one Section 8 participant gave up their voucher to transfer into a homeownership program.

The Wayland Housing Authority participates in the federal Family Self-Sufficiency (FSS) program. The FSS program encourages communities to develop local strategies to help Section 8 and public housing residents. Equally important, the FSS program provides support services and information to Section 8 voucher families to help them obtain employment that will lead to economic independence and self-sufficiency.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Describe actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

In FY22, Newton continued its Zoning Redesign project. Zoning Redesign is the City of Newton's project to rewrite and redesign its Zoning Ordinance to create an easily understood, context-based ordinance that reflects current best practices, is forward thinking, but still preserves what is best about Newton.

The Zoning Ordinance is the major determinant of the locations, types and amount of housing that is permitted in the City. The Zoning Redesign process explored how this regulatory tool could better support the creation and preservation of affordable housing and the provision of Fair Housing throughout the City.

Beginning in FY20 and continuing in FY21, the City Council's Zoning and Planning (ZAP) Committee agreed to break down the Zoning Redesign work Article-by-Article (chapter-by-chapter). The Committee began with Article 3 - Residence Districts because the majority of work prior to 2020 focused on Newton's residential neighborhoods.

At the end of the first half of FY21, ZAP acknowledged the significant work still remained and stated that there would not be a vote on the proposed ordinance in calendar year 2021. Near the end of FY21, the City's Zoning Redesign process focused on the City's village centers. The City is currently in the process of a public engagement effort to solicit feedback from citizens on their aspirations for the future of the City's village centers.

In FY22, Bedford, Concord, Lexington and Sudbury continued work on developing zoning and other local development incentives to promote the inclusion of affordable units in new developments. Under existing local zoning incentives, several multi-unit developments, including new affordable units, made progress this year.

Belmont adopted a Housing Production Plan in April 2018 that identifies goals and strategies for producing affordable housing units in town. The Town works to increase production of affordable housing through approval of both special permit and comprehensive permit projects. A vote at a Special Town Meeting in the Fall of 2020 passed a zoning amendment to rezone McLean District Zone 3 to provide six affordable homeownership units and 28 affordable rental units. An applicant is currently seeking approval from the Planning Board under the newly approved Zoning Bylaw amendment.

Brookline supported the Brookline Housing Authority in FY22, who owns and manages the largest affordable housing portfolio in the Town. There is a long recognized priority for the Town to assist the BHA with its preservation efforts, including addressing capital needs and partnering on development opportunities, when the BHA can increase the Town's supply of affordable housing units. In FY22, the Town of Brookline continued working with the Brookline Housing Authority on Phase 1 and Phase 2 of a multi-year Strategic Preservation Initiative. This project took advantage of HUD's Rental Assistance Demonstration Program as well as federal and state tax credits and state and local subsidies to rehabilitate and preserve nearly 500 units of affordable public housing in six different properties.

Less than 10% of Brookline's residential building stock is designated as affordable, as defined by the requirements of MA Department of Housing and Community Development's Subsidized Housing Inventory (SHI). For this reason, Brookline has experienced a continued influx of development proposals that utilize the comprehensive permitting process established by Massachusetts General Law, Chapter 40B. Town departments provided organized input and administration when these proposals occurred, with the intent to produce affordable housing that effectively meets the needs of all Town residents and remains permanently affordable. Overall, Brookline continued to require, through its zoning bylaw, the provision of affordable housing from all new developments of four or more units.

Framingham's Inclusionary Zoning bylaw addresses impediments to affordable housing by ensuring a long-term supply of affordable housing, promoting a mix and distribution of affordable housing throughout the community, and helping the community maintain 10% affordability as set forth in M.G.L. Chapter 40B. The City requires that 10% of the units in housing developments with 10 or more units be affordable to households at or below 80% of the median income.

Natick's primary tools for the local production of affordable housing include the State's 40B/Comprehensive Permit Process and 40R zoning district, and the local HOOP zoning district. The Town promotes housing development in these districts and in October 2018 incorporated Inclusionary Zoning for Affordable Housing provisions to its zoning by-law. Currently a developer is seeking an Inclusionary Housing Special Permit to enlarge an approved subdivision by paying nearly \$1,000,000 to the Natick Affordable Housing Trust for affordable housing preservation and production. Natick is exploring further zoning amendments to encourage the creation of smaller and barrier-free homes.

Most recently, the Needham Planning Board appointed a working group of representatives of local boards and committees as well as three citizens at-large to prepare a housing plan. Since the Town's current housing plan was approved in 2007, it has made considerable progress in producing affordable housing by adding 894 new units to its Subsidized Housing Inventory (SHI) and surpassing the state affordability goal of 10%. Despite reaching this threshold, the Town recognizes that significant unmet housing needs remain in the community, particularly in the context of unprecedented housing prices and the pandemic. A significant component of the planning process is the identification and remediation of barriers to creating affordable housing. To that end, the Plan will include recommendations for changing zoning and investment in new housing production in the short and longer term among other approaches.

The largest barrier to affordable housing Waltham residents experience is the constant increase in housing costs. The City of Waltham, much like all of eastern Massachusetts has experienced sustained surges in median home prices. Median home listing prices in Waltham increased by 12 percent between January, 2021 (\$615,000) and January, 2022 (\$699,450) (realtor.com). This unaffordability of homes is felt by potential first-time homebuyers, low-moderate income individuals/families, and disadvantaged groups.

While there are public policies to create affordable housing and public policies to incentivize affordable housing, a majority of Waltham residents are unable to afford their current housing situation. Funding constraints hinder the City's ability to keep up with subsidizing housing to help families remain in their homes and avoid homelessness. Waltham works to increase production of affordable housing through approval of both special permit and comprehensive permit projects. Public comments received through general meetings and forums also indicate a lack of ability to grow. Many lots have been built-out throughout Waltham and congestion has increased. The Waltham ad-hoc Housing Committee recommended the following actions to address housing barriers:

- Allocate 5% of annual building permit fees to the Municipal Housing Trust Fund. Based on the last ten years, this would dedicate roughly \$340,000 annually to the MHTF.
- Adopt the Community Impact Fee (3%) on short term rentals (not hotels). By state law, 35% of this fee must be spent on affordable housing and/or public infrastructure. The Council should take a step further, as permissible by law, to require 100% of the Community Impact Fees to apply to affordable housing.
- Adopt Accessory zoning ordinances to remove apartment restrictions (i.e.: in-law apartment limitations) to legalize currently illegal apartments within residences and bring them up to building and safety code requirements. This would give amnesty to current residential apartment owners who bring their properties up to code and expand the number of affordable apartments or rooms available to the general public.

- Require developers of large properties to analyze the impact of their projects on fair housing (whether a new housing development alleviates or adds to efforts to build racially and economically integrated neighborhoods) and require large scale developers to create plans which advance housing accessibility.

Watertown adopted a Housing Plan for 2021-2025 in March 2021. The Plan includes multiple strategies to be evaluated and/or implemented during this period. With respect to barriers to affordable housing, the following are addressed: creation of a municipal affordable housing trust to facilitate the combination of funding sources; consideration of a “nexus” fee paid by commercial developers to fund creation of new affordable housing required by job creation; discussion of potential amendment to the zoning ordinance to allow accessory dwelling units in at least some circumstances; and a short-term rental assistance program. As noted earlier, the city is finalizing creation of an Affordable Housing Trust. Following a “nexus” study issued in May 2022, the City Council approved a home rule petition to the state legislature for authorization to impose a linkage fee on new commercial development with the proceeds to be dedicated to affordable housing. Finally, the Housing Partnership developed a working draft of a new accessory dwelling unit ordinance in Fall 2021/Winter 2022. The City continues to have a tax abatement, deferral, and exemptions program.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City already surpassed expected five-year outcomes in its support of affordable homeownership, provision of human services goals, and assistance for homeless and at-risk of homeless. Additionally, the City designed and administered a Small Business Recovery Grant program, partnered with a regional CHDO to provide temporary housing assistance to lower-income households, and contracted with human and homeless service providers to quickly respond to the COVID crisis with effective programming funded by the CARES Act. Actions and strategies to position the City and the WestMetro HOME Consortium to continue to address these goals as well as the other goals in the FY21-25 Consolidated Plan are identified in CR-20: Affordable Housing and CR-45: CDBG.

During FY22, funding was allocated to various projects designed to provide direct services, remove architectural barriers, and improve accessibility for low-and-moderate income individuals, families and traditionally underserved populations. Efforts included the completion of the construction of a seven ADA accessible curb cuts on Watertown Street. Project construction on Phase I of the Marty Sender Trail Installation began in FY22 and is scheduled to be complete in the early summer of FY23.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Newton's Housing Rehabilitation program uses CDBG funding to provide grants to income-eligible homeowners to remove lead-based paint, asbestos and other health hazards. The program also offers these homeowners zero-interest loans to fix building and safety code violations. The rehabilitation program was expanded in FY16 to offer assistance to income-eligible homeowners to bring pre-existing accessory apartments up to appropriate health and safety standards and again in FY18 to assist organizations and landlords that own lodging homes in Newton. Housing funds can be used to aid income-eligible tenants to create more affordable housing and to bring pre-existing lodging housing up to appropriate health and safety standards.

The WestMetro HOME Consortium ensures that all HOME-assisted projects comply with applicable requirements of the Lead-Based Paint Poisoning Prevention Act, 42 U.S.C. 4821, et. seq.; Residential Lead-Based Paint Hazard Reduction Act of 1992 and all future revisions and amendments, as well as, comply with such Lead-Based Paint regulations as may be adopted pursuant to HOME Program regulations and with the requirements of the Massachusetts Lead Paint Statute, M.G.L. c.111, ss190-199A.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Funds from the City's Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Shelter Grant (ESG) programs are administered locally for programs and projects that target and provide the maximum benefit to extremely low- and moderate-income persons. These resources provide rental assistance, housing stabilization and relocation services, access to emergency shelter, and support for the creation and preservation of affordable housing.

The City worked closely with human service agencies whose projects provide a direct benefit to low-to-moderate income residents and move these vulnerable individuals and families out of poverty. The City selected proposals that focused on stabilizing low-to-moderate income individuals and families across the lifespan.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

During FY22, the Division continued to strengthen its relationships with city departments, stakeholder groups, community organizations and City partners. Housing and Community Development Division (the Division) staff worked with the Fair Housing Committee to ensure fair and adequate housing options through community education and input on proposed affordable housing developments. Division staff also met with the Commission on Disability to

identify accessibility needs and projects for funding, as well as report on ongoing accessibility improvements. The Planning and Development Board regularly reviews recommendations for the CDBG and HOME programs, developed through coordination with staff and these advisory committees, and render final funding recommendations to the Mayor. The City continued to collaborate with the recently reinvigorated Newton Housing Partnership, which plays a key role in carefully reviewing proposed projects seeking to create and preserve affordable housing within the Newton community. In combination, this system provides a strong link between the City and its citizens, nonprofit organizations, business owners and other community agencies.

Additionally, community and regional relationships are critical to streamlining housing development, leveraging project funds and meeting community needs. Division staff met regularly with the Newton Housing Authority to advance and prioritize projects and public housing needs. City staff also maintain collaborative efforts with nonprofit housing organizations, state agencies, and housing developers to increase affordable housing opportunities in Newton. As the lead community for the WestMetro HOME Consortium, Newton works with representatives from member communities to coordinate on administrative matters and to exchange project ideas and information. The City partners with these aforementioned entities, and state and federal-level agencies, to enhance the coordination of services and to leverage additional funding to better assist low- and moderate-income residents.

Even following the City of Newton's FY17 merger to the MA Balance of State (BoS) CoC, Division staff continues to closely coordinate with the BoS CoC, area service providers and municipal representatives to inform ESG allocations, refine processes and procedures, and strengthen the overall ESG program. The BoS CoC meets on a regular basis throughout the year to exchange information, best practices and forge partnerships in developing strategies to end and reduce homelessness within BoS communities.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The Housing and Community Development Division (the Division) has focused on developing and managing strong partnerships and relationships in order to enhance coordination between service providers. As mentioned above, strengthened collaboration with organizations like the Newton Housing Authority, human service agencies, housing providers and regional entities, play a critical role in ensuring the cost-effective, efficient delivery of services and housing opportunity to the public.

Since a number of housing rehabilitation applicants are economically disadvantaged, elderly,

and/or in need of social services, Division staff work in close consultation with the Newton Senior Center, the community social worker, the Newton Hoarding Task Force and the Cousens Fund. The Hoarding Task Force is comprised of the Department of Public Health, the Fire Department, Police Department, Newton Housing Authority, Health and Human Services, Senior Center, and Child Protective Services. Together, this task force has established a protocol to ensure that cases are referred to the appropriate departments and more effectively serve the impacted clients.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

In FY21, the Planning Department, through the assistance of Barrett Planning Group and JM Goldson LLC Consulting, completed the FY21 – 25 iteration of the Analysis of Impediments to Fair Housing Choice (AI) on behalf of the WestMetro Consortium. A draft of the plan was shared with the public in the first half of FY21 with a public hearing held shortly thereafter. The final version was released in the last quarter of FY21.

The AI is an assessment of state and local government’s bylaws, ordinances, statutes, and administrative policies and local conditions that affect the location, availability, and accessibility of housing. It provides a listing of recommendations and strategies for the Consortium to pursue in order to provide greater housing access to all constituencies. Near the end of FY21, the Consortium voted to award Consolidated Pool funds to fund one such recommendation: the hiring of a fair housing consultant to conduct fair housing testing throughout the Consortium over the course of a two-year period. This testing will occur in FY23.

At its last meeting of FY21, the Consortium established the implementation of the AI as a standing agenda item on all Consortium meetings moving forward. The Consortium divided the communities into four different committees to implement the AI recommendations: policy, general educations, testing, and preparation/publicity of Fair Housing Month. The policy committee agreed to undertake a residential parking study of the communities in the Consortium in partnership with the Metropolitan Area Planning Council. The goal of the study is to determine whether the parking requirements imposed by communities on new residential projects are a barrier to affordable housing development. The committee began this study in the second half of FY22 by conducting overnight parking counts of residential projects throughout the Consortium to determine how many parking spots are actually utilized. The study is expected to be finalized in the first half of FY23.

Each community in the consortium also works individually to promote fair housing and overcome impediments.

In FY22, the RHSO communities participated in the Consortium led Fair Housing initiatives and continue to be an active partner in implementing strategies to address the impediments to fair housing.

Brookline identified three impediments to fair housing and complementary actions to address each barrier:

- Impediment # 1: Lack of affordable housing, particularly for low-income households, with an increased proportion of low-income households experiencing inadequate or cost-burdened housing.

The Town continues to support efforts to provide affordable housing resources through federal and local resources, ranging from current by-law inclusionary policies to funding opportunities available for affordable housing activities.

- Impediment # 2: Lack of public information about fair housing law rights and responsibilities.

The Town continued to work with the Brookline's Commission for Diversity, Inclusion, and Community Relations. The mission of the commission is to promote fair housing, cooperation, tolerance, and respect by advancing, promoting and advocating for the human and civil rights of all through education, awareness, outreach and advocacy. Fair Housing information is disseminated through the Town's website and provides the public with information about housing discrimination law and locating information and assistance about fair housing practices, enforcement, and individual counseling.

- Impediment # 3: Regulatory land use and zoning barriers to the production and preservation of housing for low-income households.

The Brookline Housing Advisory board promotes the production and preservation of housing affordable to low, moderate, and upper-moderate income households. One of the goals of the board is to make recommendations to the Planning Board and Zoning Board on affordable housing needs, policies and programs. The policies are in alignment with the oversight of federal and state fair housing laws.

The Framingham's Fair Housing Committee is going through a restructuring. The Committee expects to be able to engage in fair housing and housing related projects more effectively once this is complete.

Natick started preparing a Racial Equity Municipal Action Plan (REMAP) in 2021 with the assistance of the Metropolitan Area Planning Council (MAPC). This instrument will leverage the power of governmental collective action to achieve a range of tangible improvements in community-level economic outcomes including, but not limited to, implementing policies and practices to reduce the racial wealth divide. The Natick Select Board bolstered this initiative by

issuing a proclamation confirming the Town's commitment to Fair Housing in the Spring of 2021.

The Waltham Housing Division provides portability in the HOME TBRA rental assistances programs it administers. Applicants are free to search for housing within Waltham, the HOME Consortium or within the Balance of State if the household cannot find housing of their choice in Waltham. The Housing Division also administers an existing CDBG housing rehabilitation program for lead paint abatement, weatherization, emergency, and accessibility improvements to assist elderly homeowners and renters to remain in their homes and increase the range of housing options and related services for the elderly population. Waltham Housing Partnership was originally created to promote affordable housing within the City in the 1980's; this has now evolved into the Municipal Housing Trust. Trust members continue to work on affordable housing opportunities in Waltham.

Watertown's 2013 Analysis of Impediments identifies impediments to Fair Housing in Watertown: lack of knowledge among small landlords, realtors, and housing seekers; restrictive zoning; lead paint issues in properties rented to families with children; lack of development sites; low vacancy rates; high cost of housing; and language barriers. The City has made annual progress addressing these barriers through a variety of actions, including:

- The Watertown Housing Partnership, in concert with social service agencies, has continued to raise awareness of fair housing laws and complaint procedures through trainings, and by ensuring that Inclusionary Zoning and Housing Authority units are properly distributed by lottery. In 2021, the City created a system for collecting and tracking fair housing complaints and posted it on the City website. There was one fair housing complaint submitted in the last fiscal year.
- With the goal of encouraging developers to create more accessible units, Watertown passed new Design Standards (2015) that encourage Universal Design concepts in smaller projects, and require them in larger ones.
- The City continues to seek increased diversity on the various permit-granting and policy-making boards as terms expire and vacancies arise.

In addition, as part of the WestMetro HOME Consortium, Watertown actively participated in a parking utilization study designed to test whether parking requirements for new multifamily development are justified by parking demand. During spring 2022, nineteen multifamily developments answered a survey and municipal staff visited the projects to do an overnight parking count.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Please refer to the Appendix for the monitoring policies and procedures of the City and WestMetro HOME Consortium.

The City of Newton is the lead entity of the 13-member WestMetro HOME Consortium. Prior to FY19, the Consortium's annual HOME Program was monitored by FinePoint Associates, a private firm that provides monitoring services and technical assistance. In FY20, the City of Newton, as representative member of the WestMetro HOME Consortium, monitored FY19 HOME-funded activities (including Newton's own projects) that were identified through the WestMetro HOME Consortium's Risk-based Monitoring Plan. The City continued this role in FY21 with monitoring FY20 HOME-funded activities and began monitoring FY21 HOME-funded activities in FY22. This monitoring is still ongoing with the expectation of being complete in the first quarter of FY23.

Annually, the City prepares a risk assessment that takes into account the timing of an agency's last monitoring visit, whether a project is new, staff turnover, previous concerns and necessary follow-up, inconsistent submissions of reports or requisitions, and the agencies' ability to meet projected outputs and outcomes over the course of the program year. As a result, the risk assessment identifies human service and ESG projects that the City will monitor each year.

While a minimum of ten percent of all human service and ESG projects are required to be monitored each year, thirty-one percent of Newton's human service portfolio and none of Newton's ESG portfolio were identified for monitoring for the beginning of FY22, as several ESG-CV projects were identified instead. Of the eight total ESG-CV funded projects, four (50%) were monitored at the end of FY22. The four human service projects (31%) were monitored in June and July of 2021.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The draft Consolidated Annual Performance and Evaluation Report (CAPER) was posted to the City's website on August 31, 2022. It will be presented at the Annual Performance Public Hearing on September 12, 2022, during the Planning and Development Board meeting.

Hard copies of the CAPER will be made available to the public throughout the 15-day comment period (September 12 through September 26, 2022). According to the City's Citizen Participation Plan, copies of the CAPER were available in other formats and in other languages, although no requests were made. In addition, notice of the draft CAPER's availability and the date of the Annual Performance Hearing was included in the Planning and Development Department's weekly report that is distributed digitally to several hundred recipients, including local nonprofits and other organizations serving low- and moderate-income individuals and minorities. A notice for the public hearing was published in the Boston Herald as well as in the MetroWest Daily News during the week of August 28, 2022. The notice provided contact information for the City's ADA Coordinator, and telecommunications relay service, for anyone that sought to request a reasonable accommodation. There were no comments received by the City in regards to the CAPER.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The CDBG goals for the period covered by the FY21-25 Consolidated Plan have included: production of new affordable units, support of affordable homeownership, preservation of affordable housing, rehabilitation of existing units, increase awareness of fair housing policies and practices, provision of human services, and implementation of architectural accessibility improvements. In FY22, the City continued to make progress in executing these goals through the completion and ongoing work of activities identified in section CR-05: Goals and Outcomes.

No programmatic changes were made in FY22 that departed from the plans established in the FY21-FY25 (FFY20-FFY24) Consolidated Plan.

Consistent with the City's desire to address the need for affordable housing through a programmatic funding shift, \$1,227,875 in FY23 CDBG funds were allocated toward the development and rehabilitation of affordable housing. Newton Housing Authority's Haywood House received its Comprehensive Permit in July 2018 and in February 2020 was awarded Low Income Housing Tax Credits from the Massachusetts Department of Housing & Community Development (DHCD). As a result, construction began in the Spring of 2021 and is anticipated to be complete in the Spring of 2023. Haywood House, which was awarded FY20 and FY21 CDBG funds, will create 55 new affordable rental units for seniors.

In FY21, the Planning Department, through the assistance of Barrett Planning Group and JM Goldson LLC Consulting, completed the FY21 – 25 iteration of the Analysis of Impediments to Fair Housing Choice (AI) on behalf of the WestMetro Consortium. Near the end of FY21, the Consortium voted to award HOME Consolidated Pool funds to fund one of the AI's recommendation: the hiring of a fair housing consultant to conduct fair housing testing throughout the Consortium over the course of a two-year period. The testing will occur in FY23. Also in FY22, the WestMetro Consortium launched residential parking study of the communities in the Consortium in partnership with the Metropolitan Area Planning Council (MAPC). The goal of the study is to determine whether the parking requirements imposed by communities on new residential projects are a barrier to affordable housing development. Results of this study are expected to be finalized in the first half of FY23.

The Division continued to work with its full-time ADA Coordinator. This position staffs the Commission on Disability, which provides project recommendations for the CDBG-funded

architectural access program. The ADA Coordinator is also a valuable resource for ensuring that both City and CDBG access projects comply with state and federal accessibility regulations and guidelines. The City completed seven ADA accessible curb cuts and a park pathway project in FY22. Not only did these projects remove architectural and material barriers, but they improved accessibility and mobility for persons with disabilities.

In FY22, the City also received and administered CDBG-CV funds through the CARES Act to prevent, prepare for, and respond to COVID-19. CDBG-CV funds were allocated to three programs: COVID-19 Emergency Housing Relief, Small Business Recovery (SBR) Grant Program, and Human Services. The Emergency Housing Relief program assisted 250 households (551 individuals) with mortgage and rental support. A total of 94 businesses were awarded grants through the SBR program; 15 of these loans were closed-out in FY21 and 34 in FY22. Three of the human service CV programs, those administered by NCDF, the Barry Price Center, and the Newton Housing Authority, were completed in FY21. These activities served a total of 1,228 people. The remaining seven projects that closed out in FY22 served 761 individuals.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

The following HOME assisted units were inspected during the past year:

- 447 Concord Road, Bedford
- Waverly Woods/Olmstead, Belmont
- Trustman Apartments, Brookline
- 1754 Beacon Street, Brookline
- Peter Bulkeley Terrace, Concord*
- 117 Second Street, Framingham
- Tribune Apartments, Framingham*
- Keeler Farms, Lexington
- 236 Auburn Street, Newton
- 54 Taft Ave, Newton
- 61 Pearl Street, Unit 2, Newton
- 61 Pearl Street, Unit 3, Newton
- 228 Webster Street, Newton
- 19 Tremont Street, Newton
- 390 Newtonville Ave, Newton
- Pelham House, Newton
- 6 Plain Street, Natick
- Coolidge House, Natick
- The Coolidge, Sudbury
- The Coolidge Phase II, Sudbury
- 37 Banks Street, Waltham
- Saint Joseph's Hall, Watertown
- 1060 Belmont, Watertown

* These properties have already conducted monitoring. The remainder are currently in the process of being monitored.

Of the properties inspected to date, only 282-294 Thoreau Street in Concord, failed inspection. Reasons for failure included a lack of screens on the windows, loose paint in the rooms, some mold, and missing flooring tiles/holes in the floor. The property owner, the Concord Housing Authority, reported the property is currently being renovated. The Housing Authority will schedule a follow-up inspection once the work is complete.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

The WestMetro HOME Consortium's Affirmative Marketing Plan is utilized by all communities to guide the marketing process and requirements for all HOME-assisted units. The Plan was developed to align with the requirements of the 24 CFR 92.350 HOME regulations. In addition, many of the affordable units are developed under the M.G.L. 40B Guidelines and are subject to the stringent requirements of the state run program.

Each community's approach and oversight varies. For example, in Bedford the Bedford Housing Partnership reviews and approves all marketing plans for developments with affordable units,

for compliance with the appropriate regulations. The Coolidge at Sudbury II utilized an Affordable Housing Marketing Plan that met both the Consortium guidelines and the State 40B Guidelines for the initial and ongoing leasing of units. For all communities, a large component of the marketing plan requires the developer to specifically list all of the methods they will use to affirmatively market the units. For HOME assisted units that are state-funded public housing units, Massachusetts regulation 760 CMR 5 outlines eligibility and selection criteria. The Common Housing Application for Massachusetts Public Housing (CHAMP) application system is used for these units.

Brookline utilizes an extensive list of outreach methods required for affirmatively marketing new affordable units to ensure that equitable access to government-assisted housing and inclusionary developments occurs. This includes advertising in local minority newspapers, and direct mailings to local community organizations, churches and synagogues, and a robust email distribution system to a listserve of over 4,000 households interested in affordable housing opportunities in Brookline. The Housing Division provides technical assistance to developers/managers in the preparation of affirmative marketing and tenant/buyer selection plans; and by pre-approving plans before the subsidizing agencies. During the program year, four marketing plans were reviewed and approved and four lotteries were held for affordable units.

In the Town of Belmont, the marketing of the 12 affordable units at the Bradford (formerly Cushing Village) followed the approved fair marketing plan. Unfortunately, the informational meetings, as well as the lottery, were originally scheduled to be in person, but with the COVID epidemic, all meetings and the lottery were sifted to virtual. DHCD approved the revised plan and all involved tried to spread the word of this change. Ultimately, 61 applications were submitted and the successful residents began to move into their units at the end of July 2020. Additionally, as a result of COVID, the Town reallocated \$250,000 housing construction CPA funding to emergency rental assistance. The Housing Trust contracted with Metro West Community Developers (MWCD) to implement and administer this program. The MWCD has been actively following the approved fair marketing plan.

In Framingham, all developers with active HOME rental units have written affirmative marketing plans. These developers include the Framingham Housing Authority, Jewish Community Housing for the Elderly, SMOC, Beacon Communities and others with plans in circulation among residents of their facilities. Each entity includes a series of provisions that outline residents' rights and the process of marketing units to all potential clients. Site monitoring visits by the City confirm the provisions meet HUD requirements that applicants receive "equal housing opportunities regardless of race, color, national origin, religion, sex,

familial status, or disability.”

The Town of Natick, under sweeping new affordable housing provisions in its zoning bylaw, requires developers who offer affordable homes through a special permit process to adhere to standard affirmative marketing procedures mandated by the Massachusetts Department of Housing & Community Development (DHCD). These procedures include minority outreach and a fair lottery process to select renters or buyers. Natick will continue to encourage the inclusion of minority and women owned enterprises in HOME funded activities, consistent with 24 CFR 92.350.

The Needham housing specialist reviews all Affirmative Housing Marketing Plans for new projects and annually monitors the compliance of a number of Chapter 40B homeownership projects and Local Action Units (LAUs). Actions to support fair housing and equal access, as well as racial equity issues, will be addressed in the Housing Plan that is currently in preparation by the Town.

The City of Waltham requires developers who offer affordable units through the special permit process to contract with an approved lottery consultant to ensure that affirmative marketing procedures are in place. These procedures include minority outreach and a fair lottery process to select renters or buyers. This process is approved through the Massachusetts Department of Housing and Community Development. The City also requires a Minority Business Enterprise/Women’s Business Enterprise (MBE/MWE) Report Form for each project as part of HOME and CDBG regulatory agreements. The City will continue to encourage the inclusion of minority and women owned enterprises in HOME and CDBG funded activities, consistent with 24 CFR 92.350.

Watertown has a Capital Improvements Policy (2015) that is consistent with that of the HOME Consortium and the Department of Housing and Community Development. All of the 11 remaining legacy HOME-assisted American Dream Downpayment Assistance Loans have a recapture provision which is consistent with that of the HOME Consortium. Many of these loans have clauses that give the City the right of first refusal to purchase, and require the seller to make a good-faith attempt to find an income-eligible buyer. In the latter case, City staff meet with the seller to ensure that they work with a firm or nonprofit (such as MetroWest Collaborative Development) to market the unit in a manner consistent with fair housing requirements. Also, in the few cases where the Affordable Housing Restriction does not mandate an attempt to market the unit to an income-eligible buyer, the City has an increase recapture percentage, to recover additional monies from a market rate sale. All monies recaptured are returned to the West Metro HOME Consortium as program income.

Data on the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Each community in the Consortium has exclusive use of their program income for projects within their community. Some circumstances have led to communities relinquishing program income funds which are then made available consortium wide and allocated through an RFP process.

In FY22, the Consortium receipted \$212,824.57, of which \$7,874.57 was recorded as PI. (\$204,950.00 was receipted as HP, recaptured homebuyer loan program income, which is not eligible for PA conversion.) No PA subfunds were created from the total PI receipts in FY22. Per the Mutual Cooperation Agreement and FY22 Subrecipient Agreements, 70% of the subfunded PA funds are retained by the community that originated the program income; 30% of the subfunded PA funds will go to support Consortium Administration.

Program income was utilized for the following projects and programs during FY22:

- HM22 Bedford TBRA Program, \$3,925.00 in program income
- Newton: 2Life's Coleman House Project, \$57,376.10 in program income
- Newton: 2Life's Golda Meir House Expansion, \$100,000 in program income
- HM20-21 Waltham TBRA Program, \$12,680.96 in program
- HM22 Wayland TBRA Program, \$4,600.00 in program income
- HM21-22 Framingham TBRA Program, \$157,765.87 in program income

Separately, the IDIS system requires that program income be expended as it is received and replace entitlement funding for the project. Please refer to the following table showing these detailed expenditures.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

Many communities within the WestMetro HOME Consortium actively support the preservation of existing affordable housing. This is supported through HOME assisted rehabilitation of state owned public housing and through the implementation of Tenant Based Rental Assistance programs. HOME funds were also used to support projects with Low-Income Housing Tax Credits in Newton. Framingham, Waltham, Brookline and Newton utilize CDBG funding to assist in rehabilitation and capital improvements of affordable housing properties.

Many other actions that communities are taking to foster affordable housing production can be found in Section CR-35: Public Housing.

CR-60 Subrecipients Awards

Project	FY22 ESG Award
Brookline Community Mental Health Center	
Homelessness Prevention	\$40,950.00
Rapid Re-housing	\$19,260.00
Community Day Center of Waltham – Shelter Services	\$69,150.00
REACH Beyond Domestic Violence	
Emergency Shelter Operations	\$23,000.00
ESG Administration	\$12,348.00

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	NEWTON
Organizational DUNS Number	076576826
EIN/TIN Number	046001404
Identify the Field Office	BOSTON
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Boston CoC

ESG Contact Name

Prefix	Mrs
First Name	SHAYLYN
Middle Name	0
Last Name	DAVIS
Suffix	0
Title	Senior Community Development Planner

ESG Contact Address

Street Address 1	1000 Commonwealth Avenue
Street Address 2	0
City	Newton
State	MA
ZIP Code	02459-
Phone Number	6177961125
Extension	0
Fax Number	6177961142
Email Address	sdavis@newtonma.gov

ESG Secondary Contact

Prefix	
First Name	NIKA
Last Name	SANDAL
Suffix	0
Title	Community Development Planner
Phone Number	6177961146
Extension	0
Email Address	nsandal@newtonma.gov

2. Reporting Period—All Recipients Complete

Program Year Start Date 07/01/2021
Program Year End Date 06/30/2022

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: NEWTON
City: Newton Centre
State: MA
Zip Code: 02459, 1449
DUNS Number: 076576826
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Unit of Government
ESG Subgrant or Contract Award Amount: 12,348.00

Subrecipient or Contractor Name: BROOKLINE COMMUNITY MENTAL HEALTH CENTER
City: Brookline
State: MA
Zip Code: 02445, 4445
DUNS Number: 097444186
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: \$60,210

Subrecipient or Contractor Name: REACH Beyond Domestic Violence, Inc.
City: Waltham
State: MA
Zip Code: 02454, 0024
DUNS Number: 781777412
Is subrecipient a victim services provider: Y
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: \$23,000

Subrecipient or Contractor Name: Community Day Center of Waltham, Inc.

City: Waltham

State: MA

Zip Code: 02454, 1066

DUNS Number: 791377612

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: \$69,150

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available*	2,920
Total Number of bed-nights provided*	2,920
Capacity Utilization	100%

Table 13 – Shelter Capacity

**Due to COVID-19, many shelters were forced to decongregate and reduce the number of available beds in order to adhere to CDC's safety guidelines for social distancing. This is reflected in the data above and as a result, there was a lower utilization percentage.*

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

In conjunction with a review committee comprised of representatives from the Newton Department of Health and Human Services, City of Waltham, BoS CoC, and BNWW CoC homeless providers (non-ESG subrecipients), the City's Housing and Community Development Division review and evaluate responses to the Request for Proposals for ESG funding. Proposals are ranked based on the project's staff capacity, proposed outcomes, past performances, target population, and the most pressing needs in the region. Projects are funded on their successful operation and ability to promote housing stabilization.