



Zoning & Planning Committee Report

City of Newton In City Council

Monday, April 25, 2016

Present: Councilors Hess-Mahan (Chair), Danberg, Leary, Baker, Albright, Yates, Sangiolo and Kalis

Also Present: Councilor Crossley

City Staff: James Freas (Acting Director, Planning Dept.), Karyn Dean (Committee Clerk)

#121-16 Submission of the Economic Development Commission Annual Report
ECONOMIC DEVELOPMENT COMMISSION submitting its 2015 annual report as required by City of Newton Ordinances, **Chapter 22, Section 95**. [03/25/16 @ 2:56 PM]

Action: No Action Necessary 8-0

Note: Steve Feller, Chairman of the Economic Development Commission (EDC) addressed the Committee. He explained that the EDC was established by City Ordinance with a mission to promote and develop business and industry for the purpose of strengthening the local economy. The 2015 Annual Report had been distributed to the Committee prior to the meeting for their review and can be found online attached to the agenda for this meeting at:

<http://www.newtonma.gov/civicax/filebank/documents/74972/04-25-16%20Zoning%20&%20Planning%20Agenda.pdf>

2015 Review

N2 Corridor Initiative: The EDC assisted in the preparation of a grant application to the Economic Development Administration for \$50K which was awarded in August; and recommendations were made to the Boston Region Metropolitan Planning Organization for inclusion of improvements to the Needham Street/Highland Avenue corridor in their FY2018 plan.

Austin Street: The EDC hosted the Austin Street Partners for presentations on the development and ultimately issued a letter of support to the Board of Aldermen/City Council.

Siamab: The EDC hosted the management of Siamab to present details of their special permit application. They also met with the Biosafety Committee to review the permit application as well. These led to a letter of support for Siamab.

Economic Development Strategy: The Commission has provided input on the leaf blower debate, food trucks and restaurant seating. Much time has been spent on developing a more specific focus

to guide the strategy over the next few years. They would like to create a vision which can act as building blocks for advancing Newton's economic development. They have established three subcommittees: Marketing and Business Attraction Subcommittee to bring new businesses to the City; Legislation Subcommittee to work on a stronger relationship with the City Council on related issues; and the Innovation Subcommittee with a mission to harness the power of Newton within the evolving business corridors and village centers.

The EDC continued its Business Excellence Awards program. The next awards event will take place in January 2017.

2016 Goals

The EDC expects to continue their involvement in significant special permitting processes. They are discussing a more formal framework to help evaluate developments that focus on economic development itself and not on aesthetics.

Priority has been placed on marketing and business attraction and they are working on creating a marketing program which can be used to take advantage of the burgeoning corridors but also around the Newton Innovation Center launch.

Committee Questions/Comments

A Committee member asked about the ongoing business excellence awards. Mr. Feller commented that the EDC attempted to award a business in each village in the first 3 years. They have now decided to keep the village based awards but not require that every village receive one, per se.

It was asked what was being done to help businesses affected by the Cook's Bridge closing. The EDC is working with the Chamber of Commerce in an attempt to alleviate as many concerns as possible, but nothing is yet in place. The Chamber has taken more of a lead than the EDC has because they interact with the businesses in the area more.

A Councilor asked if there has been any follow-up with the businesses who were concerned about the impact of the Austin Street development. Mr. Feller said there has not been a formal follow-up from their standpoint. Their approach has been to look at higher level issues and not look into the more granular levels. Until things get started there is not much to do to help. The Councilor was under the impression that the EDC would be keeping in touch and helping those businesses with their concerns. Mr. Feller said they would look into that and could do that.

It was asked why the EDC did not weigh in on Wells Avenue. Mr. Feller said they had spent a decent amount of time talking about it. Their conclusion was that it was an area that did not seem ready for any input from them. If the deed restriction would've been lifted, that would have been the time for their involvement. Christopher Steele, former Chairman of the EDC, commented that until the decision was made on the deed restriction by the City Council; the EDC did not feel it was appropriate for them to take a stand until the actual legal position of the petitioner was resolved. They discussed it and looked at merits and concerns but felt it was academic until the

vote was taken. Some Committee members noted that if the EDC had a point of view they could have provided that input to Councilors before the vote was taken. Mr. Steele said they saw it as an interpretation of law rather than a voluntary concept, so they waited for the City Council to interpret the law.

A Councilor mentioned the problems in Newton Corner with traffic, congestion and other issues. She hoped there could be a partnership with businesses there and hoped there could be a conversation. Any improvement there would help businesses there. CDBG funds could be used and there is a meeting soon to discuss that but it is controversial because no other general fund money will be included. She also felt it would be helpful to talk to neighboring communities on shared projects close to borders.

The Committee thanked Mr. Feller for the report and Councilor Danberg moved No Action Necessary. The Committee voted in favor.

#133-16 Submission of the FY17 Annual Action Plan To HUD

HIS HONOR THE MAYOR requesting City Council authorization, pursuant to the 2013 Revised Citizen Participation Plan, to submit to the US Department of Housing and Urban Development (HUD) the FY2017 Annual Action Plan for the City of Newton Community Development Block Grant (CDBG) and Emergency Solution Grant (ESG) funds and the WestMetro HOME Consortium. These Plans must be submitted to HUD by May 15, 2016. [04/14/16 @ 2:14 pm]

Action: Approved 4-0-4 (Councilors Yates, Kalis, Baker and Sangiolo abstaining)

Note: James Freas, Acting Director of the Planning Department joined the Committee. He explained that the City receives annual federal funds of about \$3M from a combination of Community Development Block Grants (CDBG), HOME Investment Partnership (HOME) and Emergency Solutions Grant (ESG). The funding will be fairly level with very little change from FY16. Mr. Freas presented a PowerPoint which is attached to this report. Please refer to it for specific details.

Committee Comments/Questions

Brookings Benchmark Study

A Councilor asked about the Brookings Benchmarks for Success that was mentioned in the presentation. Mr. Freas said the City has adopted a modified version of the Brookings Benchmarks study to guide the utilization of funds in Newton. The Mayor has been very involved with Brookings in taking the ideas and approaches identified in their report to combine it with some other research for that guidance. It was asked if that information could be made available and Mr. Freas said he would provide it.

Upper Falls Designation

Some Committee members were wondering why Newton Upper Falls was no longer designated as a target area for funds. Mr. Freas said that it was not an arbitrary decision by staff and he will work on making the language in the Annual Action Plan clearer to better illustrate why that designation was lost. He explained that there are local identified target areas in the City which include West

Newton, Nonantum, Newtonville and Newton Corner. They are designated based on a formula that is given to the City by HUD. The second step for project eligibility for CDBG funds uses a process that is defined by HUD regulations as well. If a service area is identified for an infrastructure project, that service area must also meet low and moderate income thresholds. When staff was looking at possible projects within the target area of Upper Falls, they discovered that every threshold requirement they applied could not meet the threshold. The area is not Upper Falls as it is generally understood, but is instead the Needham Street corridor which was identified. Every time staff drew a service area around any geography in that area, it hit neighborhoods that are over the low and moderate income thresholds.

It was pointed out by a Councilor that historically, Upper Falls as a whole and the census tract between Route 9 and the Greenway were target areas. While there have been some changes, there is still public housing and many low-income residents living there. He found it difficult to believe it was no longer eligible. Other Councilors agreed. Mr. Freas said he would be happy to meet with any Councilor who would like to see the data which shows those areas that formerly qualified, no longer qualify. He agreed it was a convoluted process and Newton barely qualifies as it is.

It was mentioned that Planning staff should have reached out to the area council. This issue was discussed at their last meeting

Thompsonville

It was asked if Thompsonville is incorporated within Newton Center for these purposes because there is quite a bit of low income housing in Thompsonville. Mr. Freas said Newton is the only member in the consortium that goes with target areas and if it's not separately evaluated it does not receive its own funds.

Newton Corner

It was asked if Newton Corner might receive the Accessibility category funds of \$87K in addition to the \$87K already designated for the area. Mr. Freas said that has been discussed to deal with the accessibility issues at the rotary. A Councilor noted that Newton Corner certainly needs the funding for the traffic problems there, but the money would be used within the rotary and should be paid for with state money or Chapter 90 money. Spending \$160K on that huge problem will not come close to solving the problem there and could be used to very good use somewhere else in the City. Councilor Leary agreed and said there have been discussions about spending years of Newton Corners allocation of CDBG money and other communities CDBG funds on these problems. She felt state and federal money should be used to make significant improvements there since the area has been so adversely impacted by the Mass Pike.

Mr. Freas explained the most readily available federal funds would be in the Transportation Improvement Program (TIP). The state allocates these federal dollars within the region in a Capital Improvement Plan schedule, which plans funds out to 2025. It is the same money that is being used to pay for Needham Street. Planning and engineering money is not typically included, but the state did pay for the engineering work on the Needham Street project because they own the road.

Newton Corner was chosen because it is a project that needs immediate attention as there are clear hazards there that could be at least partially addressed this year. Curb cuts and crosswalks would be added to make the area safer for pedestrians and those using the express bus services.

A Councilor asked how this project would benefit low and moderate income residents, which is a requirement of use for these funds as she understood it. Mr. Freas explained that the benefit is pedestrian safety and safety for disabled individuals. Many tours of the area have been conducted and all have seen clear and present hazardous conditions for all that use that area. The project will provide safer use of the area and will allow better access to one of the prime public transportation modes, the express bus. There are a significant amount of car accidents and pedestrians have been hit. Fair or not, the federal government assumes that anyone with a disability automatically qualifies as low to moderate income whether they are or not. The Councilor felt the City should contribute \$87K and keep available those CDBG funds for projects elsewhere in the City.

Program Information

A Councilor asked if information about the programs and services offered can be made available. Mr. Freas said he would make that available to anyone who would like it.

Tenant Based Rental Assistance Program and Housing Rehab Program

A Committee member asked how much money is allocated to the Tenant Based Rental Assistance Program (TBRA) and the Housing Rehab Program. Mr. Freas said he would provide those numbers.

Homeless Population

It was asked what the homeless population in Newton is estimated to be. Mr. Freas said that most of the homeless that were identified in this process were in Waltham but there were some in Newton. He was not sure of the numbers. The state does an in-shelter and unsheltered survey.

Barriers to Affordable Housing

A Committee member said the chart in the AAP (AP-20) showing the annual goals for the City includes the production of 10 affordable units. Waltham shows 35 and Brookline shows 25, which are all meager, but Newton is much bigger than those communities and Councilors wondered why the number was so low.

Several Councilors noted that one barrier that is noted in this section is the antiquated zoning ordinance, but it does not mention that money, time and effort has just been spent on Phase One of zoning reform and that much more will be spent on Phase Two. Other communities did in fact mention similar efforts and Newton should as well. There is very little in the strategy section about how the City will overcome the barriers. Other communities did and that is missing for Newton. Other communities have mentioned their barriers but in a more positive way and they state mitigating efforts. Newton should do the same.

It was also pointed out that Newton was a leader in generating inclusionary zoning as part of the special permit process. It was done as a policy and when it was required to be law, it was made law. Since then the City has generated and will generate many affordable units through

inclusionary zoning including Austin Street. It was felt that referencing special permits as a barrier to affordable housing was not fair. Accessory apartments are also another initiative the City has undertaken.

Many Councilors felt that while the programs and funding made sense and are worthwhile, the document indicates that the City's zoning is a barrier to housing and that is not appropriate. They would like some changes to the language. Mr. Freas said that same language appeared in the Regional Fair Housing Plan that was done for Newton and the West Metro Home Consortium members came to the same conclusion. The language also appeared in last year's Plan. He pointed out that affordable housing is difficult and is expensive and the special permit process does constitute a barrier to that because it imposes an additional cost. It is not a policy statement but simply an acknowledgement that it can present a barrier that could be addressed in a number of different ways. Still, some Councilors felt the language was not necessary. Others were satisfied with the language as it is.

Mr. Freas said that in this application, HUD is asking for an assessment of the challenges the community faces in meeting its goals in achieving affordable housing. A Councilor said the framing of the statements do not make sense and it is not a balanced document as is. Chestnut Hill Square and Riverside were approved with many units of housing and neither of those has been mentioned and the City is not giving itself credit for that in the document.

Mr. Freas reminded the Committee what they are voting on is essentially receipt of the annual allocation from HUD. That is what the report represents. If the application is not submitted by May 15th, no funds will be allocated to the City this year.

Amending Document

A Councilor asked if the document could be amended to address these concerns prior to the City Council vote. Mr. Freas said Committee members should submit any comments to Planning staff for review and a determination will be made. He will have an updated draft to go out in the Friday packet.

Public Comment

Janet Sterman, member of the Newton Corner Advisory Committee said that the language relative to barriers to affordable housing were concerning. She is concerned that there is close scrutiny by HUD based on the complaint made last by Engine 6. She feels anything that is relative to CDBG funds can be looked at by HUD and can have a potentially adverse impact. She asked if the mention of 9-12 units of housing for homeless in the AAP was related to the Conciliation Agreement with HUD and Engine 6. Mr. Freas said it was but the 5 sites have not been included. Those will be submitted with a list of stipulations which will be submitted by the deadline of May 12th.

Kathleen Kouril Greiser, spoke on behalf of Newton Village Alliance. She said that Julia Malakie did some analysis of past Action Plans and found that zoning was never mentioned until fiscal 2014. In

light of the Engine 6 agreement and in light of HUDs increasingly interventionist mode in different municipalities around the country such as Westchester, it seems dangerous to identify as impediments to affordable housing anything that the City values and wouldn't want HUD to take away. So if control of special permits is something the Council would like to keep it is unwise to identify that as a barrier. Rather, they could identify the many other things that are impediments that don't represent local democracy which could be taken away. At a recent event, the county executive from Westchester came and spoke and it was harrowing to hear about what has happened there. The key takeaway was the lawsuits that can result once a city lays out its liabilities to HUD. Advocacy groups and developers realize they can sue and that the city will have to pay. HUD will step in and tell municipalities how to change their zoning ordinance.

Chairman's Note: Councilor Hess-Mahan explained that Westchester got in trouble for failing to identify impediments to integration and were sued under the False Claims Act. Under that act, lying to the government in order to receive money is illegal. The fact that Newton is identifying their impediments will keep them out of that kind of trouble.

Norman Wu, resident of 50 years said he has investments all over the City. He was concerned with getting into bed with the devil. HUD is a federal bureaucracy and he assumes money has already been taken. He wondered if there was any way to exit any potential devils agreement to see the City's soul to HUD. While he's in favor of the Newton Corner improvements, he is concerned that the City is not tapping into the resources of the Mass Pike. Newton has the only free exits on the Pike so there is a lot of traffic from neighboring communities and trucks exiting here to save the toll. He wondered if the City could get money from the Turnpike Authority because it should be funded by them and perhaps by Boston as well.

Jen Kohl, Member of the Newton Upper Falls Area Council said the Upper Falls target area barely qualified for inclusion in the Plan, but did qualify because there are residents there that could benefit from funds. She would like to encourage City officials to consider the area council as a resource for soliciting suggestions from long-term residents who know the area very well. She would not want them to be short changed.

Josephine McNeil said she wants people to remember that the purpose of CDBG money is to benefit low and moderate income people. This City has become so occupied by rich people and that is evident by the cost of housing. She felt that half the people sitting in room would not be able to purchase a house in Newton today if they had to. So if the city is getting money from the government, it should be going to those people who need it, who are at 50% of median area income. How many low to moderate income people live in the target areas. The City is not serving the needs of low to moderate income people. Westchester got in trouble because they lied to HUD either deliberately or by omission. Projects may have been approved in the city to provide housing, but she believes it will be a very long time coming, if ever, that they are produced. There will never be any housing at Chestnut Hill Square because the Board did not make it a requirement. No one is trying to build housing there. The community is wealthy enough that it probably shouldn't even be getting CDBG money. There are communities that have so many poor people and that are getting

far less money. This community is not willing to put money into any of the necessary areas. The lack of concern for services for people is appalling. The amount of money in the City budget that goes to protecting property is amazing and so little goes to protecting people. She knows the Councilors care about people but the focus is on property and not on people.

Next Steps

Mr. Freas noted that if anyone would like to send comments on the Annual Action Plan they should contact Lydia Scott at lscott@newtonma.gov. The 30-day comment period ends on May 3rd and all comments are submitted with the Plan to HUD.

He will also provide an updated draft for the Friday packet.

Councilor Albright moved approval. The Committee voted to approve the item 4-0-4 with Councilors Yates, Kalis, Baker and Sangiolo abstaining as they would like to see the document amended as was discussed.

#278-14(2) Zoning amendment to clarify definition of two-family detached dwelling
COUNCILOR HESS-MAHAN requesting an amendment to clarify the intent of **Chapter 30 Section 1.5.1.B** definition of Two-Family Detached Dwelling. [03/31/16 @ 11:00 AM]

Action: Held 8-0

Note: Councilor Hess-Mahan explained that when the revised Zoning Ordinance was approved, a new definition of a two-family was included. The goal was to get rid of the “linguine” style homes which connected two houses with garages or breezeways. The new definition, however, proved to not be clear enough as someone in fact received a building permit and was allowed to build a “linguine” house. Therefore, he would like to further amend the definition by using illustrations. Rachel Blatt in the Planning Department will create the illustrations.

A public hearing will be assigned for May 23rd. A Committee member would like a list from Commissioner Lojek of any building permits that were issued under this misinterpretation for the public hearing.

The Committee voted to hold this item.

#22-16 Resolution requesting appropriate training of Fair Housing laws
COUNCILOR HESS-MAHAN proposing a RESOLUTION to the Mayor and City Council requesting that all members of municipal public bodies that have decision-making authority or an advisory role with respect to land use, zoning or housing issues be required to receive appropriate orientation or training concerning applicable rights and obligations under Fair Housing laws and regulations. [02/07/16 @ 3:01 PM]

Action: Held 4-3-1 (Councilors Kalis, Albright and Leary opposed; Councilor Hess-Mahan abstaining)

Note: Councilor Hess-Mahan reminded the Committee that there was some debate over whether the Fair Housing laws training should be required or simply made available for those who would like to be educated. He has since thought it over and believes it should be a requirement. As part of the HUD Conciliation Agreement with Engine 6, certain staff in the City was required to receive this training and have done so. The Committee had requested to see the training materials and they were distributed to the members in advance of this meeting. Councilor Hess-Mahan thinks various decision-making bodies or those with advisory roles on these issues should also be required to receive the training and that it would be a complement to the training already undertaken by staff. Those would include the Zoning Board of Appeals as they do comprehensive permits; the Planning Board as they decide on CDBG funding recommendations to the Mayor; the Community Preservation Committee because they do community housing applications for funds; and the City Council.

It was asked how the training would take place and if an on-line system could work. He wasn't sure if it would lend itself to an on-line system. The training was a 3-hour session and some Committee members asked if that could be abridged. Another Councilor noted that most everything in the training materials received relates to discrimination in housing in the process of rental, sale or construction. The matters that relate to zoning are only one or two lines. There was concern that there was more in the training that staff received than these other bodies might need. Several Committee members agreed.

Councilor Hess-Mahan said he would really like to target the principles that apply to decision-making processes that could have fair housing implications. Those are disparate impact; and as important is the duty to affirmatively further fair housing (AFFH). AFFH is something that has an impact on decisions that these bodies make. They should know what the implications and impacts could be and need to understand their obligations. Perhaps there could be a more tailored training for the needs of the decision-making bodies.

A Councilor felt this would be legal advice being given to these bodies, and thus would feel more comfortable talking to the Law Department, perhaps in Executive Session to explain what it means. Councilor Hess-Mahan noted that Executive Session would not be necessary as they are not discussing litigation strategy.

A Committee member felt that they do need the reinforcement and understanding of their obligations because certain points of view can be internalized without realizing it. This seems like a moral obligation to get as much information as possible to be sure the duties are being carried out in the most appropriate ways. Even though some Committee members had been concerned with overburdening the volunteers that serve on the other bodies mentioned, it was mentioned that those positions are applied for an interviewed for an the obligation has to be taken seriously. It does not seem overly burdensome.

Councilor Crossley said this training would be a statement of their commitment to a set of core values and they should take the time and do this. They all spend many hours on other important issues every

week. As a member of the Land Use Committee, she feels that entire Committee could benefit from the training.

Former Alderman Marcia Johnson commented that as a former training professional, it is quite bothersome to hear people talk about training as being an expense. In order to change behavior, the time needs to be taken to be trained in all the content necessary to fulfill your obligations. It shouldn't matter if it takes 3 hours or 3 weeks. She would like then to not put limits on the time they are willing to expend. It diminishes the importance of the topic.

Some Committee members would like to see an outline of an abridged version of this training. Councilor Hess-Mahan said it could be tailored to suit the needs of these bodies. He did not believe there was any who works in the City who has the requisite knowledge of Fair Housing Laws with the possible exception of some members of the Fair Housing Committee. They have done training sessions in the past and invited all the Aldermen and only a handful have shown up. This is another reason why he would like to make this a requirement because only 5 members of a 24 member board showed up voluntarily. Usually municipalities get in trouble when they didn't do something they should have, not because they did something wrong intentionally. Mr. Freas noted that if this were voted out tonight, it could be added to the Annual Action Plan.

He went on to say that the Fair Housing Laws were created a week after the assassination of Martin Luther King, Jr. to rectify a generation of practices by the US Government, the Federal Housing Authority, which redlined sections of cities to make it harder for people of color to get mortgages. The reason there is racial segregation in this country, and why the majority of people of color live in 4 or 5 neighborhoods across this state, is because of those abuses. It should have been illegal. It is of paramount importance that they are armed with knowledge so they do not something either my omission or by intentional act that is discriminatory or otherwise in any way puts the City in a bad light.

Councilor Sangiolo expressed that she was feeling resentful about the issues with Engine 6. She has felt that much of the anger and angst has been unfairly put on the City Council when the City Council had no part in it. The project was shut down before the project got to the City Council and the Mayor is the one who shut that down. She wanted it made clear that clear.

Councilor Baker moved hold on this item. He would like an explanation of these policies and would like to understand it better by having a discussion with the Law Department before making this a requirement and recommending it to the full Council.

The Committee voted to hold this item with Councilors Kalis, Albright and Leary opposed and Councilor Hess-Mahan abstaining.

- #55-16** **Ordinance to require fair housing statement and HUD logo on certain meeting notices**
COUNCILOR HESS-MAHAN requesting an ordinance to require that all notices of public hearings and/or meetings concerning permitting and/or funding of any residential development contain a brief statement concerning the City's policy regarding fair housing practices pertaining thereto and HUD's Equal Housing Opportunity logo. [02/03/16 @ 1:51 PM]
- Action:** **Approved as amended 8-0**

Note: Councilor Hess-Mahan reminded the Committee that there was concern at the last discussion of this item that the scope was too broad and might include non-inclusionary type projects. He has amended the original draft to narrow the scope of projects as follows:

(c) This Section applies to any public hearing or meeting concerning: (i) a petition for a development requiring a special permit which is proposed to include or may include at least 1 new dwelling unit that satisfies the requirements for the provisions of an affordable housing "inclusionary unit" as set out in Section 5.11; (ii) a petition for a special permit to allow an association of persons to live in a common dwelling pursuant to the provisions of Chapter 30, Section 6.2.6; (iii) a petition for a special permit to allow an association of persons to live in a congregate living facility pursuant to the provisions of Chapter 30, Section 6.2.8; (iv) a petition for a comprehensive permit pursuant to M.G.L. Chapter 40B; and (v) any request for public funding to subsidize the creation or preservation of affordable housing.

- (i) He drafted it this provision because the inclusionary zoning ordinance did not apply to Austin Street as they did not need a special permit that came under inclusionary zoning, but the units they were building did qualify as inclusionary units. All of them will count towards the subsidized housing inventory 10% threshold
- (ii) This provision is covered by the anti-discrimination provisions of Chapter 40A, to not discriminate against people with disabilities.
- (iii) The same applies to this provision as (ii)
- (iv) Chapter 40B developments is self-explanatory
- (v) This would cover are requests for CDBG or HOME funds and requests for CPA funds for community housing.

It was asked if this would require a public hearing, but the Law Department confirmed that it would not. This is a notice provision in Chapter 22 and not in Chapter 30.

A Councilor felt that provision (ii) would not be necessary. Associations of persons are generally not in the protected class but just people who are living together. The congregate living is more in line with this as it deals with disabled persons and should be maintained. Councilor Hess-Mahan was agreeable this amendment.

Councilor Albright moved approval as amended to remove provision (ii) and the Committee voted in favor.

Meeting adjourned.

Respectfully Submitted,

Ted Hess-Mahan, Chair

City of Newton
Department of Planning and Development

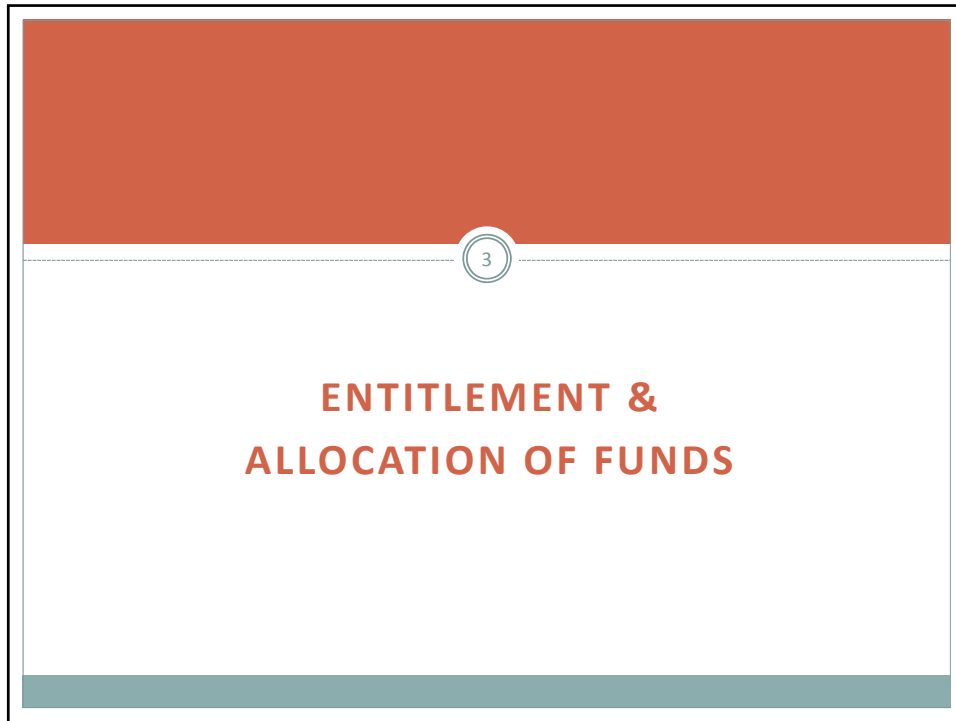
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FY17 ANNUAL ACTION PLAN
Zoning & Planning
Committee Presentation
April 25, 2016

Presentation Outline

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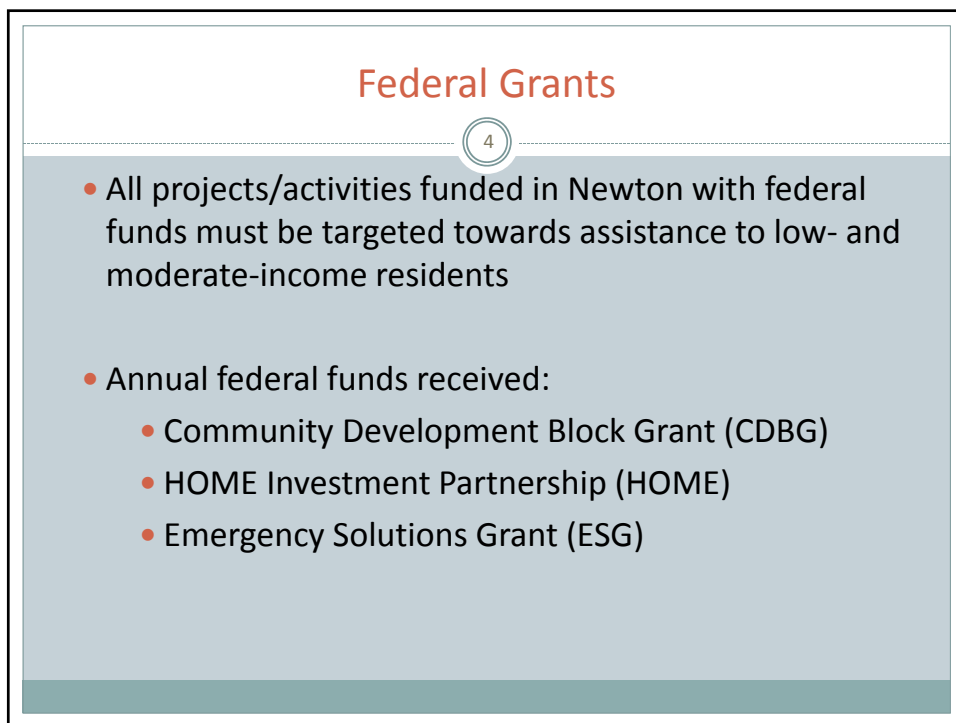
- Allocation of Funds
- Architectural Access
- Neighborhood Improvements
- Human Services
- Housing
 - Development
 - Fair Housing
 - Rehabilitation
 - HOME Consortium
- Addressing Homelessness
- Board and Public Comment



3

ENTITLEMENT & ALLOCATION OF FUNDS

This slide features a red header bar at the top, a white main content area, and a teal footer bar. A small circle with the number 3 is centered on a horizontal dashed line separating the header from the main content.



Federal Grants

4

- All projects/activities funded in Newton with federal funds must be targeted towards assistance to low- and moderate-income residents
- Annual federal funds received:
 - Community Development Block Grant (CDBG)
 - HOME Investment Partnership (HOME)
 - Emergency Solutions Grant (ESG)

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FY16 and FY17 Allocations

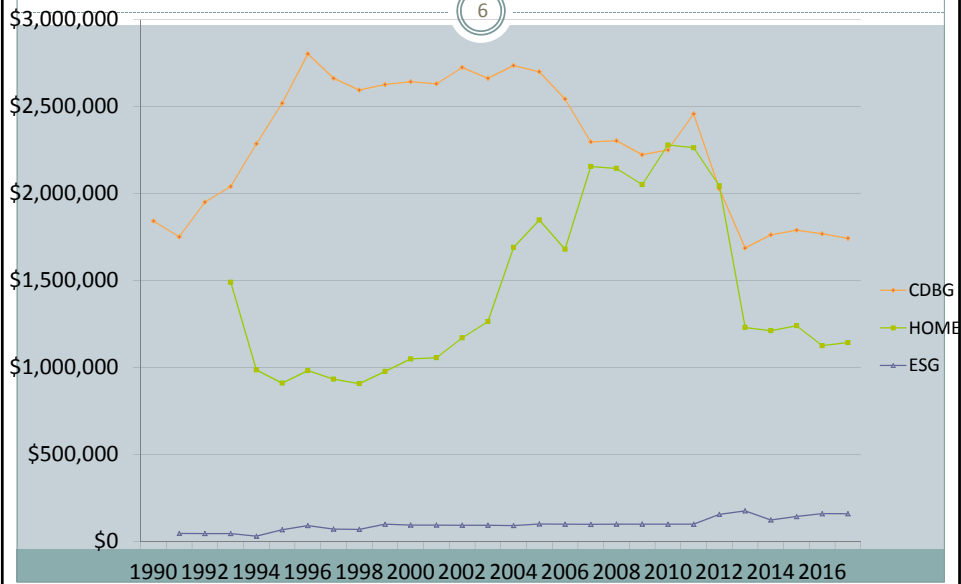
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Program	FY17	FY16	Percent Change
Community Development Block Grant	\$1,742,529	\$1,768,620	-1.48%
HOME Investment Partnerships Program	\$1,142,934*	\$1,125,677	+1.53%
Emergency Solutions Grant	\$159,211	\$159,511	+0.19%

*This number was revised from \$1,137,827 by HUD on April 20, 2016. This change is not yet reflected in the draft text or budgets of the Plan.

Funding Levels Over Time

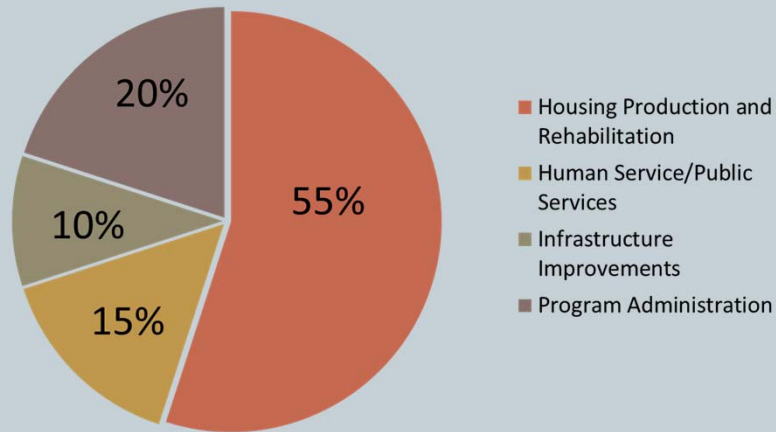
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Recommended FY17 CDBG Category Allocation

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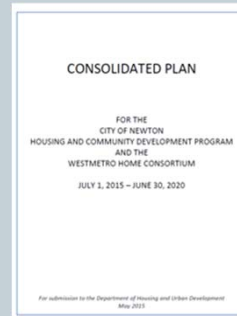
Proposed Allocations



FY17 Priority Needs

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- **Human Service/Public Services**
 - Brookings “Benchmarks for Success”
 - Children, Teens, Families
 - Older Adults
 - Persons with Disabilities
- **Accessibility & Neighborhood Improvements**
 - Accessible curb cuts
 - Public buildings
 - Pedestrian safety and traffic calming
- **Housing**
 - More affordable units
 - Implementation of the Housing Strategy
 - Development of permanent supportive housing for chronically homeless individuals



FY17 Human Service Grant Program

13

- Human Service category capped at 15% of annual allocation
 - ✦ \$291,375 in FY17
 - ✦ Approximately \$18,000 in additional program income available for “Tier 2” projects

- FY17 Human Service Grant application process
 - ✦ Revised & consolidated RFP
 - ✦ RFP issued in February 2016
 - ✦ 20 applications received, totaling \$559,789 in request
 - ✦ 16 organizations funded
 - ✦ Continued implementation of 1-year grant cycle

- Evaluation Criteria
 - ✦ Scoring sheet
 - ✦ City of Newton’s Priority Needs
 - ✦ Association with the City’s modified version of the benchmarks from the Brookings Institution
 - ✦ Proposed outcomes and results

Priorities for Human Service Grants

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Program Area 1	Benchmarks	Proposed Outcome of Services
Closing the Achievement Gap for Children and Adolescents, Aged 0-18 years	(1) Family Formation	<ul style="list-style-type: none"> • Increase reading and/or math skills • Increase social skills and/or emotional well-being and/or mental health • Increase high school graduation rates, high school G.P.A., college readiness/ enrollment rates
	(2) Early Childhood	
	(3) Middle Childhood	

Priorities for Human Service Grants

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Program Area 2	Benchmarks	Proposed Outcome of Services
Promoting Economic Mobility and Independence for Vulnerable Adults, Aged 17-60	(4) Adolescence	<ul style="list-style-type: none"> • Increase college graduation rates with an emphasis on return on investment • Increase career preparation and family support with an emphasis on jobs that pay self-sustaining wages • Increase stability and economic mobility for populations at the highest risk
	(5) Transition to Adulthood	
	(6) Adulthood	

Priorities for Human Service Grants

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Program Area 3	Benchmarks	Proposed Outcome of Services
Promoting Economic Security and Vitality for Older Adults, Aged 50+	(7) Older Adults	<ul style="list-style-type: none"> • Increase the number of vulnerable older adults with long-term financial plans and economic stability throughout retirement • Increase new social networks and/or community engagement opportunities for underserved and/or isolated vulnerable older adults

Addressing Children + Teen Service Needs

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Organization/Program	Project	Funding Amount
John M. Barry Boys and Girls Club	Financial Aid for Teens and Families	\$12,500
West Suburban YMCA	Future Leaders	\$19,500
Newton Public Schools	Transition to H.S. Summer Program for Students at Academic Risk	\$10,000
The Newton Partnership, Inc.	Child Care Scholarship Fund	\$17,500
Family ACCESS	Social Mobility for Young Families	\$50,000
Tier 2		
Plowshares	Tuition Assistance for preschool and school age care/education	\$6,000 Estimated

Addressing Adult + Family Service Needs

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Organization/Program	Project	Funding Amount
The Second Step	Residential & Community Programs for DV Survivors	\$20,000
REACH Beyond Domestic Violence	Individual Support and Advocacy; Emergency Hotline; Community Outreach	\$10,000
Crittenton Women's Union	Career Family Opportunity Program	\$49,000
Riverside Community Care	Mental Health Services Promoting Economic Mobility	\$40,000
Tier 2		
Horace Cousens Industrial Fund	Emergency Payment for Housing and Utilities	\$6,000 Estimated

Addressing Elder Service Needs

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Organization/Program	Project	Funding Amount
Newton Community Development Foundation	Resident Services Program	\$12,871
Jewish Community Housing for the Elderly	Caring Choices; Wellness Nursing for Low-income Seniors	\$12,500
Newton Housing Authority	Resident Services Program	\$12,871

Addressing Service Needs of People with Disabilities

20

Organization/Program	Project	Funding Amount
Barry Price Center	Building Independence and Self Esteem Through Employment	\$17,500
Tier 2		
NWW Committee for Community Living	NWW Wednesday Night Drop-In	\$6,000 Estimated

Housing Strategies

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- **City-Wide Housing Strategy**
 - ✦ Identify strategies to increase diversity of housing choices in Newton
 - ✦ Identify site(s) for 9-12 units of permanent supportive housing for chronically homeless individuals

- **Housing strategies detailed in the FY16-20 Con Plan:**
 - ✦ Investments to increase supply for very-low income households
 - ✦ Create affordable housing development programs
 - ✦ Reduce regulatory and financial barriers
 - ✦ Continue fair housing compliance and education efforts

FY17 Proposed Actions

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- **Implementation of the City-wide housing strategy:**
 - Issue RFP for allocation of HOME and CDBG Funds to preserve and/or create affordable housing

- **Recapitalize existing programs:**
 - **Housing Rehabilitation Program (CDBG)**
 - ✦ Rehabilitate 8 homeowner and rental units
 - **Tenant-based Rental Assistance Program (TBRA – HOME funded)**
 - ✦ Provide 2nd year of assistance to existing 2 households;
 - ✦ Provide assistance to 1 new household

- **Host two community events for Fair Housing**

Resources

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Newton's Existing Affordable Housing Resources:

- **Federal Funding**
 - Community Development Block Grant (CDBG)
 - HOME Investment Partnership (HOME)
- **Local Resources**
 - Community Preservation Act (CPA)
 - Inclusionary Housing Funds

Target Populations

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- Extremely low-income households ($\leq 30\%$ AMI)
- Low-income households ($\leq 50\%$ AMI)
- Moderate-income households ($\leq 80\%$ AMI)
- Middle-income households (80 – 120% AMI)
- Homeless families
- Older adults
- People with disabilities

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ADDRESSING HOMELESSNESS

Addressing Homelessness

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Continuum of Care (CoC)	Emergency Solutions Grant
<ul style="list-style-type: none">• \$1.4 million for Transitional Housing; Permanent Supportive Housing; Supportive Services• 6 providers; 14 projects (TBD)• Annual Homeless Census; Housing Inventory Count; Annual Homelessness Assessment Report• 10-Year Strategy to End Homelessness	<ul style="list-style-type: none">• Shelter Services• Street Outreach• Homeless Prevention• Rapid Re-Housing• HMIS & Data Reporting• CoC approved funding priorities in March 2016• RFP issued April 2016

CoC Highlights of Current FY16 Activities

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- Manage annual homeless census of homeless families and individuals
 - ✦ Point in Time count on Jan 27
 - ✦ Official Sheltered: 205 households; 493 persons (242 adults; 251 children)
 - ✦ Informal Unsheltered: 59 adults (counted in Brookline + Waltham)
 - ✦ Official Housing Inventory Count
 - ✦ Data submitted to HUD on April 21
- Submit consolidated application to HUD to fund 6 nonprofit agencies
 - ✦ Funds support transitional housing; permanent housing; supportive services programs
- Solidify federally-required governance policies and procedures

Emergency Solutions Grant

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- Newton administers the program within the communities of the Brookline-Newton-Waltham-Watertown Continuum of Care (CoC)
- FY17 grant is level funding from FY16
- RFP for \$172,231.29 released on April 19; responses due June 4
 - \$1,595 from FY2016 and \$23,366.29 from FY2014 ESG funding allocation to be expended in FY2017 in addition to FY17 allocation of \$159,211
 - Excludes FY17 administration costs

Emergency Solutions Grant

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Eligible ESG Category	FY16	FY17
Shelter Services	\$63,805	\$63,684
Homelessness Prevention	\$37,363	\$67,945.29*
Rapid Re-housing	\$33,619	\$23,086
Street Outreach	\$11,166	\$17,516**
Administration	\$11,963	\$11,941
HMIS	\$1,595	\$0
Total	\$159,511	\$184,172.29

*includes FY14 HMIS funds of \$23,366.29

**includes FY16 HMIS funds of \$1,595

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TIMELINE & CONTACT INFORMATION

Contact Information

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- E-mail comments and questions to: lscott@newtonma.gov
 - 30-day comment period ends Tuesday, May 3rd
 - Submission deadline to HUD: May 15th
- Write to:

Department of Planning and Development
 Newton City Hall
 1000 Commonwealth Avenue
 Newton, MA 02459
 Attn: Lydia Scott
- Call the Planning Department at 617.796.1120
- Sign up for the Department's Friday Report by e-mailing vfram@newtonma.gov with Friday Report in subject line

Newton Community Development Block Grant Program - FY17 Budget- DRAFT

PROJECT #	IDIS #	Env. Review	Budget Code	Account	Projects	Letter of Credit (LOC) Budget	FY17 Program Income (Estimate)	Prior Year(s) Program Income (FY16)	Total Budget
HOUSING PROGRAM									
CD17-01A		Exempt	15V114	Various	Housing Program Delivery	\$390,000.00			\$390,000.00
CD17-01B		project by project	15V114	5796	Housing Rehabilitation and Development Program Fund	\$568,399.00			\$568,399.00
CD17-01C		project by project	15V114	5796C	Housing Program Rehab Revolving Loan Fund (estimated re	\$0.00	\$81,250.00		\$81,250.00
HOUSING PROGRAM TOTAL						\$958,399.00	\$81,250.00	\$0.00	\$1,039,649.00
ARCHITECTURAL ACCESS									
CD17-03A		project by project	15V114	586001	FY17 Curb Cuts	\$87,125.00			\$87,125.00
ARCHITECTURAL ACCESS TOTAL						\$87,125.00	\$0.00	\$0.00	\$87,125.00
HUMAN SERVICES									
CD17-05A		Exempt	15V114	5797	Barry Price Rehabilitation Center / Building Independence and Self Esteem Through Employment	\$17,500			\$17,500.00
CD17-05B		Exempt	15V114	5797	Boys and Girls Club/Financial Aid for Teens and Families	\$12,500			\$12,500.00
CD17-05C		Exempt	15V114	5797	Crittenton Women's Union / Career Family Opportunity	\$19,000	\$ 30,000		\$49,000.00
CD17-05D		Exempt	15V114	5797	Family ACCESS of Newton / Social Mobility for Young Families	\$50,000			\$50,000.00
CD17-05E		Exempt	15V114	5797	Jewish Community Housing for the Elderly / Caring Choices and Wellness Nursing for Low-Income Seniors	\$12,500			\$12,500.00
CD17-05G		Exempt	15V114	5797	Newton Community Development Foundation / Resident Services Program	\$20,000			\$20,000.00
CD17-05H		Exempt	15V114	5797	Newton Partnership/Child Care Scholarship Fund	\$17,500			\$17,500.00
CD17-05I		Exempt	15V114	5797	Newton Housing Authority / Resident Services Program	\$12,875			\$12,875.00
CD17-05L		Exempt	15V114	5797	Newton Public Schools / Transition to High School Summer Program for Students at Academic Risk	\$10,000			\$10,000.00
CD17-05M		Exempt	15V114	5797	REACH / Individual Support and Advocacy including Emergency Hotline and Community Outreach	\$10,000			\$10,000.00
CD17-05N		Exempt	15V114	5797	Riverside Community Care / Mental Health Services Promoting Economic Mobility	\$40,000			\$40,000.00
CD17-05O		Exempt	15V114	5797	The Second Step / Residential and Community Programs	\$20,000			\$20,000.00
CD17-05P		Exempt	15V114	5797	West Suburban YMCA / Future Leaders	\$19,500			\$19,500.00
CD17-98D		Exempt	15V114	5797	Human Services Program Income Reserve (for FY17 projects - do not include in FY16 budget totals)		\$18,750		
HUMAN SERVICES TOTAL						\$261,375.00	\$18,750.00	\$30,000.00	\$291,375.00
FY17 Awards: These three projects will be funded with program income earned March-June 2016. Funds to be split evenly among the three projects.									
					CD17-05E	Horace Cousins Industrial Fund / Emergency Payment for Families in Financial Crisis		\$5,000	ESTIMATE
					CD17-05L	NMWW Committee / Wednesday Night Drop-in		\$5,000	ESTIMATE
					CD17-05K	Rowshares Education Development Center / Tutor Assistance for Preschool and After School		\$5,000	ESTIMATE
NEIGHBORHOOD IMPROVEMENTS									
CD17-02V		project by project	15V114	5797	Newton Corner Project TBD	\$87,125.00			\$87,125.00
NEIGHBORHOOD IMPROVEMENTS TOTAL						\$87,125.00	\$0.00	\$0.00	\$87,125.00
PROGRAM ADMINISTRATION									
CD17-09A		Exempt	15V114	Various	Program Administration	\$347,505.00	\$25,000.00		\$372,505.00
CD17-09B		Exempt	15V114	Various	Citizen Participation	\$1,000.00			\$1,000.00
CD17-99		Exempt	15V114	5797	Contingencies	\$0.00			\$0.00
ADMINISTRATION TOTAL						\$348,505.00	\$25,000.00	\$0.00	\$373,505.00
FY17 CDBG Letter of Credit Funds from HUD						\$1,742,529.00	\$125,000.00	\$30,000.00	\$1,797,529.00
GRAND TOTAL ALL PROGRAM AREAS						\$1,742,529.00	\$125,000.00	\$30,000.00	\$1,797,529.00

* FY17 CDBG is a 1.48% decrease from FY16 (\$1,768,020)

WestMetro HOME Partnerships Program FY17 Projects						
Project #	Budget Code	Account Code	IDIS #	Environ. Review	PROJECT NAME/TYPE	FY17 Budget
BEDFORD						
HM17-01A	16R1141	5715		Exempt	Bedford HOME Administration	\$ 1,274.00
HM17-01B	16R1141	5797		Project by Project	Bedford Projects / Programs	\$ 12,744.00
TOTAL						\$ 14,018.00
BELMONT						
HM17-02A	16R1142	5715		Exempt	Belmont HOME Administration	\$ 3,584.00
HM17-02B	16R1142	5797		Project by Project	Belmont Projects / Programs	\$ 35,841.00
TOTAL						\$ 39,425.00
BROOKLINE						
HM17-03A	16R1143	5715		Exempt	Brookline HOME Administration	\$ 18,319.00
HM17-03B	16R1143	5797		Project by Project	Brookline Projects / Programs	\$ 163,190.00
TOTAL						\$ 181,509.00
CONCORD						
HM17-13A	16R1143	5715		Exempt	Concord HOME Administration	\$ 1,035.00
HM17-13B	16R1143	5796		Project by Project	Concord Projects / Programs	\$ 12,356.00
TOTAL						\$ 13,391.00
FRAMINGHAM						
HM17-09A	16R1149	5715		Exempt	Framingham HOME Administration	\$ 15,531.00
HM17-09B	16R1149	5797		Project by Project	Framingham Projects / Programs	\$ 155,313.00
TOTAL						\$ 170,844.00
LEXINGTON						
HM17-12A	16R1142	5715		Exempt	Lexington HOME Administration	\$ 2,461.00
HM17-12B	16R1142	5797		Project by Project	Lexington Projects / Programs	\$ 24,691.00
TOTAL						\$ 27,152.00
NATICK						
HM17-11A	16R1141	5715		Exempt	Natick HOME Administration	\$ 2,709.00
HM17-11B	16R1141	5797		Project by Project	Natick Projects / Programs	\$ 27,090.00
TOTAL						\$ 29,799.00
NEEDHAM						
HM17-05A	16R1145	5715		Exempt	Needham HOME Administration	\$ 1,993.00
HM17-05B	16R1145	5797		Project by Project	Needham Projects / Programs	\$ 15,930.00
TOTAL						\$ 17,923.00

NEWTON						
Project #	Budget Code	Account Code	IDIS #	Environ. Review	PROJECT NAME/TYPE	FY17 Budget
HM17-05A	16R1146	5715		Exempt	Newton HOME Administration	\$ 5,361.00
HM17-05B	16R1146	5797		Project by Project	Newton Projects / Programs	\$ 99,560.00
TOTAL						\$ 104,921.00
SUDBURY						
HM17-10A	16R1140	5715		Exempt	Sudbury HOME Administration	\$ 410.00
HM17-10B	16R1140	5797		Project by Project	Sudbury Projects / Programs	\$ 4,779.00
TOTAL						\$ 5,189.00
WALTHAM						
HM17-07A	16R1143	5715		Exempt	Waltham HOME Administration	\$ 16,865.00
HM17-07B	16R1143	5797		Project by Project	Waltham Projects / Programs	\$ 168,854.00
TOTAL						\$ 185,719.00
WATERTOWN						
HM17-08A	16R1148	5715		Exempt	Watertown HOME Administration	\$ 5,098.00
HM17-08B	16R1148	5797		Project by Project	Watertown Projects / Programs	\$ 50,974.00
TOTAL						\$ 56,072.00
WAYLAND						
HM17-14A	16R1144	5715		Exempt	Wayland HOME Administration	\$ 717.00
HM17-14B	16R1144	5797		Project by Project	Wayland Projects / Programs	\$ 7,168.00
TOTAL						\$ 7,885.00
CONSORTIUM ADMINISTRATION						
HM17-09	16R1145	5715		Exempt	Consortium HOME Administration	\$ 34,134.81
HM17-15A	16R1145	5797		Project by Project	Competitive Funding Pool	\$ -
HM17-15B	16R1145	5797		Underway	CHDO Operating Expenses Funding Pool	\$ 16,891.35
HM17-15C	16R1145	5797		Project by Project	CHDO Set Aside Funding Pool	\$ 175,514.25
TOTAL						\$ 246,740.21
TOTAL FY17 HOME CONSORTIUM BUDGET						\$ 1,137,827.88
FY17 HOME Consortium Letter of Credit Funds M16-DC21-4713						\$ 1,137,827.88

FY17 HOME is a 1.08% increase from FY16 (\$1,123,877)

HOME Projects and Programs		\$794,479.90
Total Administrative Costs (10% of total allocation)		\$113,292.76
Local Administration (7% of total allocation)		\$79,447.83
Consortium Administration (1% of total allocation)		\$34,134.81
Total CHDO Operating Expenses (1% of total allocation)		\$16,891.35
Total CHDO Set-Aside (15% of total allocation)		\$175,514.25
TOTAL FY17 HOME CONSORTIUM BUDGET		\$1,137,827.88

Newton Emergency Solutions Grants Program - FY17 Budget							
Project Number	Envir. Review	IDIS #	ESG PROJECTS	BUDGET CODE	ACCOUNT	ACCOUNT TITLE	ESG Funds
HES16-01	Exempt		Emergency Shelter Services A	18A11416	5797	Grants	\$ 63,684.00
HES16-02	Exempt		Emergency Shelter Services A	18A11416	5797	Grants	
HES16-03	Exempt		Emergency Shelter Services A	18A11416	5797	Grants	
HES16-04	Exempt		Homelessness Prevention Services	18A11416	5797	Grants	\$ 44,579.00
HES16-05	Exempt		ESG Administration	18A11416	5797	Grants	\$ 11,941.00
HES16-06	Exempt		HMIS Operation and Administration	18A11416	5797	Grants	\$ -
HES16-07	Exempt		Rapid Re-housing Services	18A11416	5797	Grants	\$ 23,086.00
HES16-08	Exempt		Emergency Shelter Services D	18A11416	5797	Grants	
HES16-09	Exempt		Street Outreach Activities	18A11416	5797	Grants	\$ 15,921.00
TOTAL							\$ 159,211.00
FY17 ESG Letter of Credit Funds E16-16C-25-0010							\$ 159,211.00

FY17 ESG is a .19% decrease from FY16 (\$159,511)

Final projects to be determined after RFQ process in FY16 Qtr 4