

Housing and Community Development Division

Mission

To maintain the City's economic diversity through the production and preservation of affordable housing, housing rehabilitation, the provision of human services and homelessness prevention and support services, and the removal of architectural barriers for people with disabilities.



83-85 West Street



Farlow Park



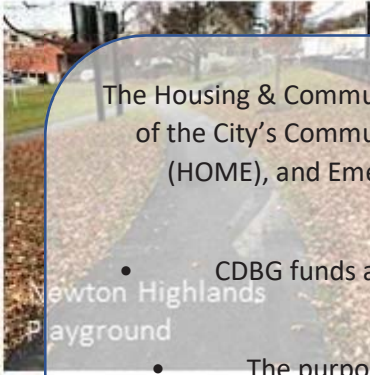
Emergency Solutions Grant



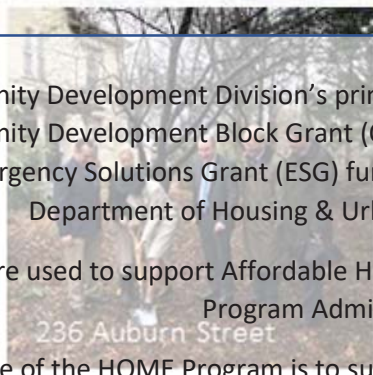
Human Services



54 Taft Avenue



Newton Highlands Playground



236 Auburn Street



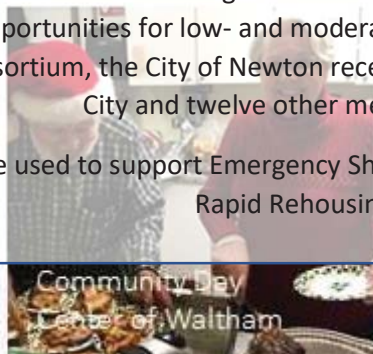
Curb Cuts



71 Hagen Road

The Housing & Community Development Division's primary functions are the allocation and management of the City's Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funds received on an annual basis from the U.S. Department of Housing & Urban Development (HUD).

- CDBG funds are used to support Affordable Housing, Human Services, Architectural Access and Program Administration.
- The purpose of the HOME Program is to support a range of housing activities that expand affordable housing opportunities for low- and moderate-income households. As the lead entity for the WestMetro HOME Consortium, the City of Newton receives and administers HOME funds on behalf of the City and twelve other member communities.
- ESG funds are used to support Emergency Shelter Services and Homelessness Prevention and Rapid Rehousing Services.



Community Day
Center of Waltham



515 Walnut Street



1170 Essex Street

Fiscal Year 2019 (July 2018 – June 2019) was a busy and productive one for Newton’s Housing and Community Development Division, within the Planning and Development Department. Altogether, we received approximately \$3.6M in federal Community Development Block Grant (CDBG), HOME Investment Partnership and Emergency Solutions Grant (ESG) funds. We used these funds to support Newton’s efforts in promoting an equitable, inclusive and diverse community.

Highlights include:

- The completion of seven units of permanently affordable housing for low- and moderate-income households at the Curve Street / Myrtle Village project.
- The start of construction at 236 Auburn Street, 8 units of permanently affordable housing for extremely low- and low-income households, including a 5-bedroom congregate home.
- The allocation of \$156,262 in ESG funding across 5 agencies and 8 programs. Approximately 1,025 homeless and at-risk of homelessness individuals were served throughout Newton, Brookline, Waltham and Watertown.
- The allocation of \$287,730 in CDBG funding across 15 human service agencies serving low-to-moderate income individuals, families, youth, adults with disabilities and seniors. Approximately 2,733 residents were served through a myriad of programs, including financial literacy, residential services, mental health services, and affordable child care/youth programming.
- The removal of architectural barriers in public thoroughfares for people with disabilities through the installation of

23 curb cuts in Newton Corner and 22 accessible pedestrian signals (APS) throughout the city, and the creation of an accessible walkway in and around Newton Highlands Playground.

As we enter FY2021, we are working with the Newton Housing Authority (NHA) to preserve 33 units of affordable units through the NHA’s acquisition and rehabilitation of the CAN-DO portfolio. Approximately \$1,200,000 of CDBG FY19, FY20 and FY21 funds will be used to support this acquisition and rehabilitation project across 12 properties. Additionally, both the NHA’s Haywood House project (55 units of affordable senior housing) and 2Life Communities’ Golda Meir Expansion project (68 units of affordable senior housing) are expected to begin construction in FY21.

While the City is awaiting official notice from HUD of its allocations for FY2021, the proposed program and activity recommendations included in the FY2021 Annual Action Plan are as follows:

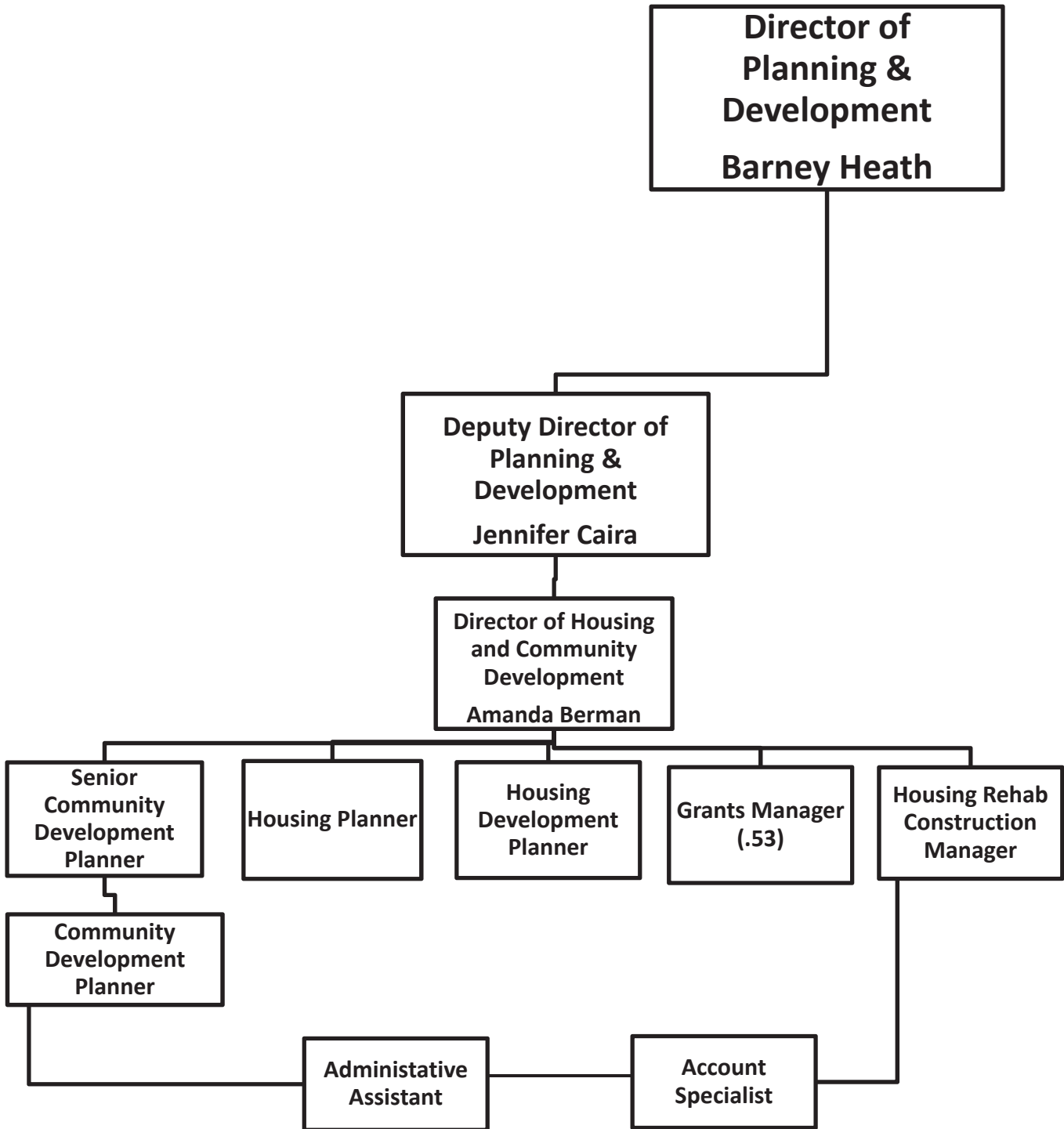
- \$1,957,000 in Community Development Block Grant funds (estimated 3% increase from FY20),
- \$1,512,000 for the HOME Investment Partnerships Program (estimated 8% increase from FY2020), and
- \$163,620 in Emergency Solutions Grant funds (estimated 1% increase from FY2020)

We are proud to serve Newton’s residents as we expand the city’s stock of affordable housing and economic diversity, prevent homelessness and promote access for persons of all abilities.

Barney S. Heath

Barney S. Heath, Director
Newton Department of Planning and
Development

Planning & Development
Housing and Community Development Division



Newton Housing & Community Development Division Fiscal Year 2021 Outcomes and Strategies

Outcome 1

Create and Preserve Affordable Rental and Homeownership Housing

Consistent with the FY2021-FY2025 Consolidated Plan and FY2021 Annual Action Plan, the Housing and Community Development Division will continue to utilize CDBG and HOME funds for a variety of programs and activities designed to create, rehabilitate, and preserve affordable

housing opportunities across Newton, as well as expand the stock of accessible and visitable housing.

During FY2021, CDBG funds will be allocated to the Newton Housing Authority to support the acquisition, preservation, and rehabilitation of the 33-unit CAN-DO portfolio across 12 scattered sites in Newton. CDBG funds will be used to reduce the portfolio's existing debt and to fund capital needs improvements across the 12 sites, which house some of Newton's most vulnerable populations. In FY2021 the Newton Housing Authority will also begin construction on its new Haywood House development, a 55-unit newly constructed facility serving low-to-moderate income elderly residents. The project includes a set-aside for 11 units serving households earning at or below 30% of the Area Median Income (AMI) and 21 units serving households at or below 60% AMI. Three of the units will also be fully accessible and four will be designated for formerly homeless or at-risk households. FY2020 CDBG funds were allocated to support this new affordable development.

The Division will also continue to administer its Rehabilitation program for low- to moderate-income homeowners and nonprofit housing providers of affordable rental units. In FY2021, the Division anticipates serving 3 low- to moderate-income homeowners through the rehab program.

In FY2021, the Division will continue its Downpayment/Closing Cost Assistance program, supporting and expanding sustainable homeownership in new and existing deed-restricted affordable units. Staff anticipates serving 1 household during FY2021.

Additionally, as the lead entity of the WestMetro HOME Consortium, the Division will continue to bolster affordable housing activities across the 13-member communities.

The Division will continue to support the provision of essential services for low-to-moderate income individuals and households, especially children, families, seniors, survivors of domestic violence, persons with disabilities, homeless persons and those at-risk of homelessness, and at-risk youth.

Outcome 2

Provide Human and Supportive Services

Newton Housing & Community Development Division Fiscal Year 2021 Outcomes and Strategies

Approximately \$304,000 in CDBG Human Service grants will be distributed to 13 public service and non-profit organizations during FY2021. Newton's Human Service Program funds services and/or interventions that focus on supporting and enhancing the lives of vulnerable low- and moderate-income Newton residents across the lifespan. We will support a variety of programs and services including access to affordable child care, financial literacy, resident services and case management and vocational training for severely disabled adults.

Additionally, approximately \$155,000 in Emergency Solutions Grant (ESG) funds will be distributed to 5 non-profit agencies serving homeless and at-risk individuals and families throughout Brookline, Newton, Waltham and Watertown. These funds will provide for emergency shelter, case management, homelessness prevention and rapid rehousing services, as well as support for the costs associated with maintaining a HUD-required database.

Outcome 3

Remove Architectural Barriers

Housing and Community Development Division Staff are committed to increasing access for persons with disabilities to public thoroughfares, public buildings, parks and recreational facilities, and non-profit agencies throughout Newton. The citywide

removal of architectural and material barriers is often performed in partnership with the Department of Public Works, Public Buildings, Parks and Recreation and the ADA/504 Coordinator.

In addition to a significant amount of work done by DPW and other City departments, Division staff, in coordination with the Commission on Disability, will also allocate approximately \$128,000 across two projects during FY2021:

- \$52,000 for Phase 1 of the reconstruction of the Marty Sender Path – to create an accessible pathway from Auburndale Cove to Lyons Park.
- \$76,000 for the installation of curb cuts in the City.

The Division will continue to collaborate with the Fair Housing Committee (FHC), to increase knowledge about fair housing laws and obligations, identify and address discriminatory actions, and increase the capacity of the City and WestMetro HOME Consortium to affirmatively further fair housing and advance access to housing opportunity for all.

Outcome 4

Further Fair Housing Affirmatively

Newton Housing & Community Development Division Fiscal Year 2021 Outcomes and Strategies

In FY2021, the City of Newton and WestMetro HOME Consortium will complete its work on the development of the Consortium's new FY2021-2025 Regional Analysis of Impediments to Fair Housing (AI). The AI will be created in partnership with a fair housing consultant team and will identify and address fair housing barriers throughout the thirteen member communities. The AI will guide the Consortium in identifying actions, policies, or decisions that have restricted (or may restrict) an individual's housing choice on account of race, color, religion, gender, gender identity and expression, disability, familial status, national origin, ancestry, age, marital status, source of income, sexual orientation, veteran/military status or genetic information. The AI will culminate in meaningful action steps the Consortium may take to overcome identified fair housing barriers in order to facilitate inclusive, equitable communities that provide free and open access to housing and opportunity.

Division staff will also work with the Fair Housing Committee to host a Fair Housing educational event designed to educate elected officials, decision makers, and the general public about these important obligations.

Newton Community Development Block Grant Program - FY21 Budget DRAFT (Feb. 14, 2020)

PROJECT #	IDIS #	Env. Review	Projects	Letter-of-Credit (LOC) Budget	FY21 Program Income (Estimated)	Prior Year(s) Program Income (FY20)	Prior Year(s) Entitlement Funds	Total Budget
HOUSING PROGRAM								
CD21-01A		Exempt project by project	Housing Program Delivery	\$288,800.00				\$288,800.00
CD21-01B		Exempt project by project	Housing Rehabilitation and Development Program Fund (\$82,415.82 reserved for the NHA for rehabilitation on former CAN-DO portfolio via the Housing Rehabilitation Program)	\$870,000.00				\$870,000.00
CD21-01C		project by project	Housing Program Rehab Revolving Fund (estimated rehab loan repayments)		\$65,000.00			\$65,000.00
HOUSING PROGRAM TOTAL				\$1,158,800.00	\$65,000.00	\$0.00	\$0.00	\$1,223,800.00
ARCHITECTURAL ACCESS								
CD21-03A		project by project	Park Pathway Installation	\$52,000.00				\$52,000.00
CD21-03C		project by project	FY21 Curb Cut Pool	\$44,560.00			\$31,882.33	\$76,442.33
ARCHITECTURAL ACCESS TOTAL				\$96,560.00	\$0.00	\$0.00	\$31,882.33	\$128,442.33
HUMAN SERVICES								
			RFP awards to be determined on April 6, 2020	\$289,698.40		\$15,000		\$304,698.40
CD21-98D		Exempt	Human Service Program Income Reserve**** (for FY22 projects--do not include in FY21 budget totals)		\$15,000			
HUMAN SERVICES TOTAL (Cannot exceed 15% of current year LOC + 15% of prior year program income)				\$289,698.40	\$15,000.00	\$15,000.00	\$0.00	\$304,698.40
PROGRAM ADMINISTRATION								
CD21-09A		Exempt	Program Administration	\$385,264.60				\$405,264.60
CD21-09B		Exempt	Citizen Participation	\$1,000.00				\$1,000.00
CD21-99		Exempt	Contingencies					\$0.00
PROGRAM ADMINISTRATION TOTAL				\$386,264.60	\$20,000.00	\$0.00	\$0.00	\$406,264.60
PROGRAM TOTAL				\$1,931,323.00	\$100,000.00	\$15,000.00	\$31,882.33	\$2,063,205.33

* FY21 CDBG is a 1.17% increase from FY20 (\$1,908,942)

**** FY21 Program Income for Human Services (\$15,000) is not included in total as it is reserved for FY22 programs

Newton Emergency Solutions Grants Program - FY21 Budget - DRAFT (Feb. 14, 2020)

Project Number	ESG PROJECTS	ESG Funds (TBD)
HES21-01A	Bristol Lodge Men's & Women's Shelters -- Middlesex Human Service Agency	
HES21-01B	Transitional Residence Operations -- The Second Step, Inc.	
HES21-01C	Shelter Services -- Community Day Center of Waltham	
HES21-01D	Emergency Shelter Operations -- REACH	
HES21-02A	Homelessness Prevention -- Brookline Community Mental Health Center	
HES21-02B	Homelessness Prevention -- The Second Step	
HES21-03A	Rapid Re-housing -- Brookline Community Mental Health Center	
HES21-03B	Rapid Re-housing -- The Second Step	
HES21-04A	HMIS -- REACH	
HES21-05A	ESG Administration	
TOTAL		\$
ESTIMATED FY21 ESG Letter of Credit Funds E20-MC-25-0019		\$ 167,734.00

FY21 ESG is a 3.05% increase from FY20 (\$162,765)

WestMetro HOME Partnerships Program FY21 Projects- DRAFT (2.14.20)

Awaiting new HOME percentages- this draft uses last year's percentages

Project #	Key Org	Obj Code	IDIS #	Env. Review	PROJECT NAME/TYPE	FY21 Budget
BEDFORD						
HM21-01A	16002021	571500		Exempt	Bedford HOME Administration	\$ 1,650.00
HM21-01B	16002021	579700		Project by Project	Bedford TBRA	\$ 16,575.00
TOTAL						\$ 18,225.00
BELMONT						
HM21-02A	16002021	571500		Exempt	Belmont HOME Administration	\$ 4,550.00
HM21-02B	16002021	579700		Project by Project	Belmont Projects / Programs	\$ 45,585.00
TOTAL						\$ 50,135.00
BROOKLINE						
HM21-03A	16002021	571500		Exempt	Brookline HOME Administration	\$ 21,650.00
HM21-03B	16002021	579700		Project by Project	Brookline Projects / Programs	\$ 216,525.00
HM21-03P	16002021	579700			Brookline Program Income	\$ -
TOTAL						\$ 238,175.00
CONCORD						
HM21-13A	16002021	571500		Exempt	Concord HOME Administration	\$ 2,385.00
HM21-13B	16002021	579700		Project by Project	Concord Projects / Programs	\$ 23,825.00
TOTAL						\$ 26,210.00
FRAMINGHAM						
HM21-09A	16002021	571500		Exempt	Framingham HOME Administration	\$ 24,975.00
HM21-09B	16002021	579700		Project by Project	Framingham Projects / Programs	\$ 200,000.00
HM21-09C	16002021	579700		Program Review	Framingham TBRA Program	\$ 49,680.00
HM21-09P	16002021	579700			Framingham Program Income	\$ -
TOTAL						\$ 274,655.00
LEXINGTON						
HM21-12A	16002021	571500		Exempt	Lexington HOME Administration	\$ 3,425.00
HM21-12B	16002021	579700		Project by Project	Lexington Projects / Programs	\$ 34,185.00
TOTAL						\$ 37,610.00
NATICK						
HM21-11A	16002021	571500		Exempt	Natick HOME Administration	\$ 3,940.00
HM21-11B	16002021	579700		Program Review	Natick TBRA Program	\$ 39,375.00
HM21-11B	16002021	579700			Loan Repayment from Sudbury	\$ 6,220.00
TOTAL						\$ 49,535.00
NEEDHAM						
HM21-05A	16002021	571500		Exempt	Needham HOME Administration	\$ 2,590.00
HM21-05B	16002021	579700		Project by Project	Needham Projects / Programs	\$ 25,900.00
TOTAL						\$ 28,490.00
NEWTON						
HM21-06A	16002021	571500		Exempt	Newton HOME Administration	\$ 12,017.24
HM21-06B	16002021	579700		Project by Project	Newton Projects / Programs	\$ 120,177.40
TOTAL						\$ 132,194.64
SUDBURY						
HM21-10A	16002021	571500		Exempt	Sudbury HOME Administration	\$ 625.00
HM21-10B	16002021	579700		Project by Project	Sudbury Projects / Programs	\$ 6,220.00
HM21-10B	16002021	579700			Loan Repayment to Natick	\$ (6,220.00)
TOTAL						\$ 625.00
WALTHAM						
HM21-07A	16002021	571500		Exempt	Waltham HOME Administration	\$ 16,155.00
HM21-07B	16002021	579700		Program Review	Waltham TBRA Program	\$ 161,625.00
HM21-07P	16002021	579700			Waltham Program Income	\$ -
TOTAL						\$ 177,780.00
WATERTOWN						
HM21-08A	16002021	571500		Exempt	Watertown HOME Administration	\$ 8,500.00
HM21-08B	16002021	579700		Project by Project	Watertown Projects / Programs	\$ 84,950.00
HM21-08P	16002021	579700			Watertown Program Income	\$ -
TOTAL						\$ 93,450.00
WAYLAND						
HM21-14A	16002021	571500		Exempt	Wayland HOME Administration	\$ 1,140.00
HM21-14B	16002021	579700		Program Review	Wayland TBRA Program	\$ 11,400.00
TOTAL						\$ 12,540.00
CONSORTIUM ADMINISTRATION						
HM21-99	16002021	571500		Exempt	Consortium HOME Administration	\$ 44,400.96
HM21-15A	16002021	579700		Project by Project	Competitive Funding Pool	\$ -
HM21-15B	16002021	579700		Exempt	CHDO Operating Expenses Funding Pool	\$ 74,001.60
HM21-15C	16002021	579700		Project by Project	CHDO Set Aside Funding Pool	\$ 222,004.80
TOTAL						\$ 340,407.36

TOTAL FY21 HOME CONSORTIUM BUDGET \$ 1,480,032.00

HOME Consortium Letter of Credit Funds M20-DC25-0213 \$ 1,480,032.00

FY21 HOME is a 3.41% increase from the FY20 Allocation of \$1,431,246

FUND: 1500 - CDBG GRANT PROGRAM
DEPARTMENT: ALL DEPARTMENTS

CITY OF NEWTON BUDGET
PERSONNEL DETAIL

Account	Position Title Employee Name	Benefits Date			Holiday		Grade	F.Y.	FTE	GROSS	
		Hire Date	Yrs. Service	Longevity	OPEB	Add Comp					
114 - PLANNING											
15002021 - 2021 CDBG GRANT PROGRAM											
511001	REHAB CONSTRUCTION MGR	9/4/2012				0		FY 2020	1.00	80,473	
	DESMARAIS, DOUGLAS	9/4/2012	5.82	750	0	0	H8-13	FY 2021	1.00	80,758	
	SENIOR CD PLANNER	7/9/2018				0		FY 2020	1.00	67,394	
	LEUNG, TIFFANY	7/9/2018	1.98	0	2,436	500	H8-1	FY 2021	1.00	67,653	
	HOUSING PLANNER	4/27/2015				0		FY 2020	1.00	61,380	
	LUCAS, MALCOLM	4/27/2015	2.18	0	2,201	500	S8-5	FY 2021	1.00	61,145	
	ADMIN ASSISTANT	5/1/1984				0		FY 2020	1.00	61,482	
	ANTONELLIS, JANET	5/1/1984	33.19	2,500	0	500	S6-11	FY 2021	1.00	61,247	
	Account Totals:					0			FY 2020	4.00	270,729
						3,250	4,637	1,500	FY 2021	4.00	270,804
511102	CD PLANNER					0		FY 2020	1.00	51,000	
	VACANT, VACANT		0	0	1,929	500	S8-1	FY 2021	1.00	54,114	
	ACCOUNTS SPECIALIST	5/15/1989				0		FY 2020	0.30	23,750	
	WALSH RINES, MARY	5/15/1989	31.13	2,500	0	0	H6-24	FY 2021	0.30	24,042	
	GRANTS MGR					0		FY 2020	0.53	44,562	
	BAILEY, DANIELLE	9/4/2002	14.83	1,000	0	0	H9-9	FY 2021	0.53	44,445	
	Account Totals:					0			FY 2020	1.83	119,312
					3,500	1,929	500	FY 2021	1.83	122,601	
TOTAL 2021 CDBG GRANT PROGRAM					0			FY 2020	5.83	390,041	
					6,750	6,566	2,000	FY 2021	5.83	393,405	
TOTAL PLANNING					0			FY 2020	5.83	390,041	
					6,750	6,566	2,000	FY 2021	5.83	393,405	