



FY21-25 Draft Consolidated Plan and FY21 Draft Annual Action Plan

Planning and Development Board
April 6, 2020 Public Hearing

The City of Newton and
the WestMetro HOME Consortium

Housing & Community Development Division

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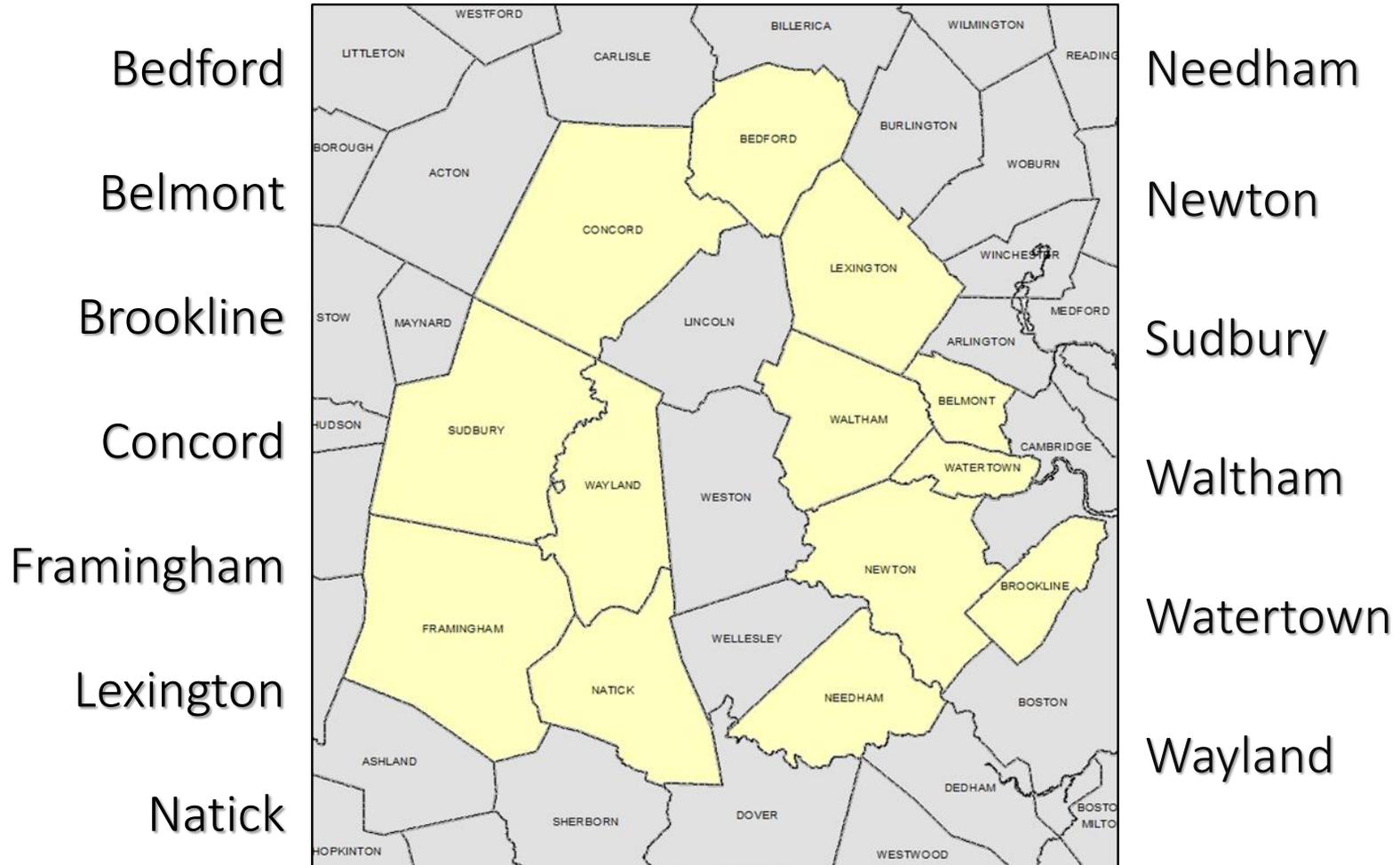
Consolidated Plan / AAP Timeline

Summer – Fall 2019	FY21-25 Consolidated Plan Needs Assessment & Market Analysis – Data Collection; Public Meetings, Brown Bags, Focused Groups, etc.
Winter 2019-2020	Development of Strategic Plan
February 3 rd , 2020	P&D Board Public Hearing of Draft Consolidated Plan and Citizen Participation Plan
Feb. – April 2020	Development of FY21 Annual Action Plan (AAP)
April 6, 2020	Public Hearing on Draft FY21 AAP; start of 30-day public comment period
May 15 th , 2020	Submission of FY21-25 Consolidated Plan and FY21 Annual Action Plan

Purpose of Federal Funds

- **Community Development Block Grant (CDBG):** Provision of decent housing, suitable living environments, and the expansion of economic opportunities for low-to-moderate income persons.
- **HOME Investment Partnerships Program (HOME):** Creation of affordable housing for low-income households, including building, acquiring, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance.
- **Emergency Solutions Grant (ESG):** Supports outreach, operations and improvements of shelters, and prevention/rapid rehousing services for homeless and at-risk individuals and families.

WestMetro HOME Consortium



Low- to Moderate-Income

Low-to-Moderate Income (LMI) refers to a gross annual household income at or below 80% of the area median income (AMI).

FY 2020 Income Limits Summary - Newton, MA					
Income Level	Household Size				
	1	2	3	4	5
30% AMI	\$26,850	\$30,700	\$34,550	\$38,350	\$41,450
50% AMI	\$44,800	\$51,200	\$57,600	\$63,950	\$69,100
65% AMI	\$54,145	\$61,880	\$69,615	\$77,350	\$83,538
80% AMI	\$67,400	\$77,000	\$86,650	\$96,250	\$103,950
100% AMI	\$83,300	\$95,200	\$107,100	\$119,000	\$128,520
120% AMI	\$99,960	\$114,240	\$128,520	\$142,800	\$154,224

Planning Process



Goals for FY21-25 Consolidated Plan



1. Affordable Housing
2. Fair Housing
3. Human Services
4. Supportive Services for Homeless and At-Risk of Homelessness
5. Architectural Access

FY21 Annual Action Plan

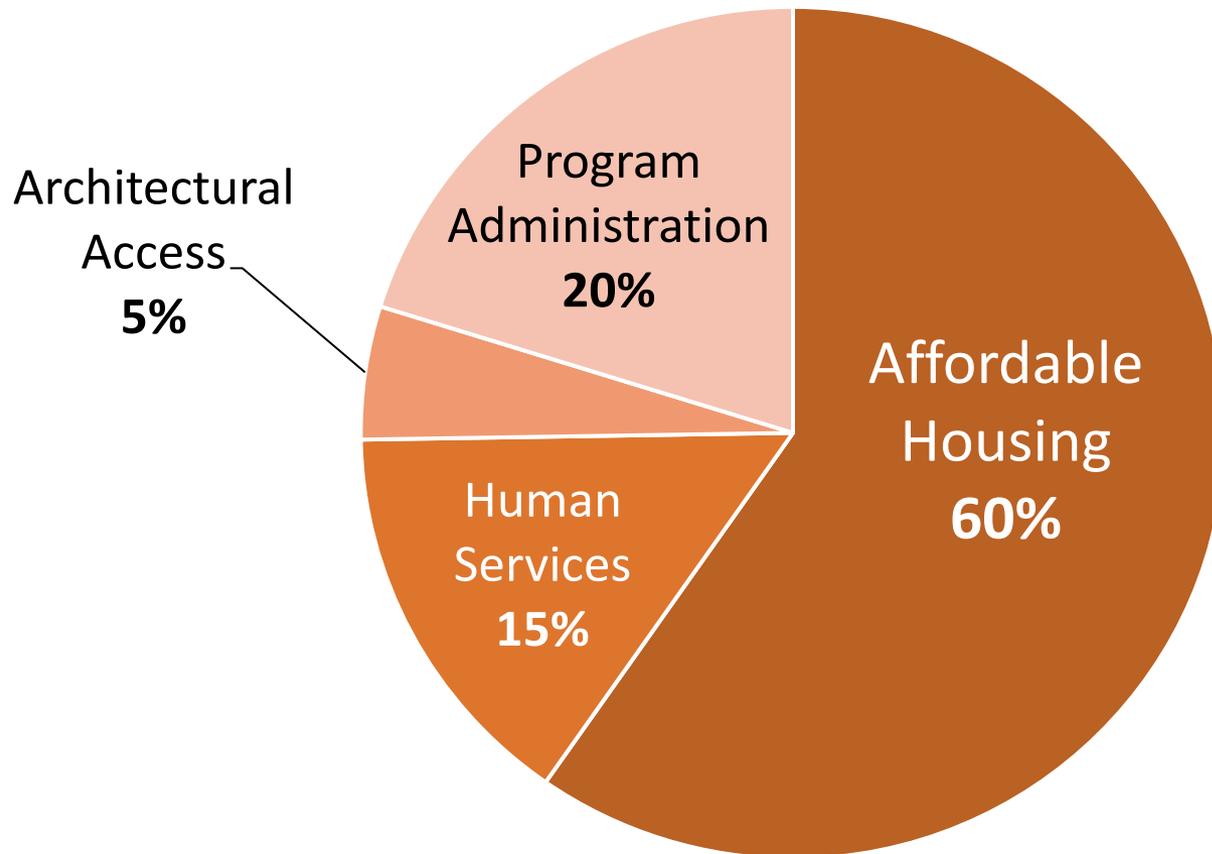
FY21 Annual Action Plan Process

Meeting / Consultation:	Date:
ESG/CoC Priorities Mtg.	12/27
WestMetro HOME Consortium Mtg.	2/7
Newton Housing Partnership	1/7; 2/18
Fair Housing Committee	12/4; 1/8; 2/5
Commission on Disability	2/10; 3/9
Human Service TA Session	1/13
Human Service RFP Review	2/24; 3/2
ESG RFP Review	2/27; 3/2
Public Hearing	4/6
Zoning & Planning Cmt. (ZAP)	4/13
End of Comment Period	5/5
HUD Submission	5/15

FY21 Allocation of Funds

Program	FY21	% Change
Community Development Block Grant (CDBG)	\$1,931,323	1.0% 
HOME Investment Partnerships Program (HOME)	\$1,480,032	3.0% 
Emergency Solutions Grant (ESG)	\$167,734	3.0% 
Total	\$3,579,089	

Recommended FY21 CDBG Allocation



FY21 Goals and Activities

Goal #1: Affordable Housing

Create, preserve, and rehabilitate safe, decent, and affordable rental and ownership housing and provide financial support to income-eligible first-time homebuyers.



FY21 Affordable Housing Program

- **Production of Affordable Units:** To increase affordable rental and homeowner housing units
- **Preservation of Affordable Units:** To preserve the affordability of housing units
- **Rehabilitation of Existing Units:** To support the rehabilitation of affordable homeowner and rental units, including public housing
- **Support Affordable Homeownership:** To provide financial support for low- to moderate-income first-time homebuyers purchasing deed-restricted affordable units

Production of Affordable Units

1.) Haywood House – Newton Housing Authority

- \$625,000 in FY20 CDBG funding to develop 55 affordable rental units for seniors between 30% - 99% AMI
- Construction to begin Summer 2020

2.) Golda Meir House Expansion Project – 2Life Communities

- Public Private Partnership (former City-owned land)
- \$3.25 million in Newton CPA Funds to develop 57 affordable rental units for seniors ranging from 30%-99% AMI, including 9 units for chronically homeless adults with disabilities
- Construction to begin Fall 2020

3.) Exploration of West Newton Armory

- Exploration of redevelopment into 100% affordable housing
- City awarded a \$200,000 Housing Choice Grant from DHCD to hire a consultant to conduct a predevelopment feasibility analysis
- Real Property Reuse Process – Joint Advisory Planning Group

Preservation of Affordable Units

NHA Acquisition of CAN-DO's affordable housing portfolio

- 33 units spread across 12 scattered site projects in Newton
- Tenants include extremely low- and low- income individuals who require a variety of supportive services
- In FY20 NHA received approval from P&D Board and Mayor to acquire the CAN-DO portfolio with **\$1.2 million** in CDBG funding (FY19, 20 and 21 funds), reduce the portfolio's existing debt, and fund capital improvements across all 12 projects
 - \$82,415.82 of FY21 CDBG dollars to be put towards rehab of units

Rehabilitation of Existing Units

Housing Rehabilitation Program

- Support the rehabilitation of affordable homeowner and rental units, including Newton Housing Authority and nonprofit housing units
- Rehabilitate **3 homeowner units** and **25 rental units** (CAN-DO portfolio / NHA Acquisition)



Support Affordable Homeownership

Downpayment Assistance

To provide financial support for low- to moderate-income first-time homebuyers purchasing deed-restricted affordable units

- Up to **1 income-eligible homebuyer** will be assisted in FY21

Goal #2: Fair Housing

Fair Housing will continue to be a focus for the City of Newton and WestMetro HOME Consortium.

Continued education around fair housing laws, regulations and their enforcement are critical to ensuring that every individual and household has equal opportunity and access to affordable housing in Newton.



FY21 Fair Housing Program

Increase Awareness of Fair Housing Policies & Practices

- Collaborate with the FHC and WestMetro HOME Consortium to increase knowledge about fair housing laws and obligations
- Finalize the WestMetro HOME Consortium's Analysis of Impediments to Fair Housing and begin implementation of recommended actions

Protected Classes – Federal and State

Federal

- Race
- Color
- National Origin
- Religion
- Sex
- Familial Status (*including families with children under the age of 18*)
- Disability

State includes all of the above and:

- Ancestry
- Age
- Marital Status
- Source of Income (*including Section 8*)
- Sexual Orientation
- Gender Identity and Expression
- Veteran/Military Status
- Genetic Information



Note: Income level is not a protected class

18

Goal #3: Human Services



Financial support for programs that directly provide stability across the lifespan for Newton's low- to moderate-income population.

**Above (clockwise): Dept. of Senior Services, Newton Community Development Foundation, and Newton Housing Authority*

FY21 Human Service Program

- Human Service program capped at 15% of annual allocation
 - FY21 Entitlement + FY20 Program Income: \$304,698
- FY21 Human Service Grant RFP process
 - January 6, 2020: Human Service RFP was released
 - Requests totaling \$433,212.63 from 15 agencies
 - February 24, 2020: RFP Review Committee
 - March 2, 2020: RFP Review with P & D Board

FY21 Human Service Program

- Evaluation Process
 - City's three priority areas:
 - i. Enrichment and Care for Vulnerable Youth, Ages 0-18
 - ii. Stability and Self-Sufficiency for Vulnerable Adults, Ages 19-61
 - iii. Promoting Economic Security and Vitality for Older Adults, Ages 62+
 - Past performance
 - Target population
 - Most pressing needs in the community
- Recommendation to fund thirteen programs

FY21 Human Service Program Recommended Awards

Agency	Program	Allocation
Riverside Community Care	Mental Health Services Promoting Economic Mobility	\$50,000.00
Family ACCESS	Social Mobility for Young Families	\$48,000.00
The Second Step	Community Programs for Adult Survivors of DV	\$35,000.00
Newton Housing Authority	Resident Services Program	\$33,410.00
Newton Community Development Foundation	Resident Services Program	\$31,000.00
John M. Barry Boys and Girls Club	Financial Aid for Teens/Families	\$17,000.00
Jewish Family & Children's Services	Stabilization & Recovery Services	\$15,408.00
2Life Communities (formerly JCHE)	CaringChoices and Wellness Nursing for Low-Income Seniors	\$15,000.00
Barry L. Price Rehabilitation Center	Independence/Employment Programs	\$15,000.00
Plowshares Ed. Development Center	Tuition Assistance	\$15,000.00
Horace Cousens Industrial Fund	Emergency Payments	\$12,000.00
REACH Beyond Domestic Violence	Ind. Support & Advocacy for Adult Survivors of DV	\$11,880.00
Society of St. Vincent de Paul	Housing Emergency Assistance Program	\$6,000.00
Total		\$304,698.00

Goal #4: Supportive Services for Homeless and At-Risk of Homelessness



Provide supportive services for individuals and families that are homeless or at-risk of homelessness, including financial support for existing emergency and transitional housing.



**Above (clockwise): Middlesex Human Service Agency, Brookline Community Mental Health Center, and Community Day Center of Waltham.*

Emergency Solutions Grant

December 6, 2019

CoC approved funding priorities

January 6, 2020

Release of FY21 ESG RFP

February 27, 2020

RFP Review Committee

March 2, 2020

RFP Review with P & D Board

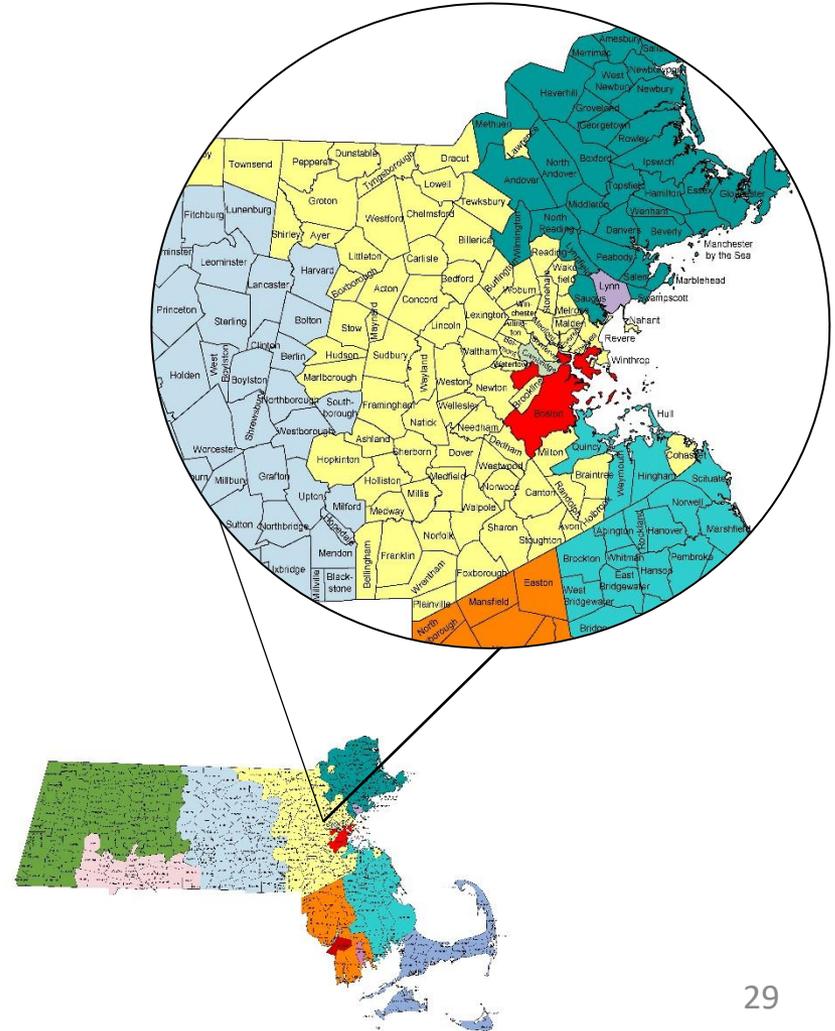
Eligible ESG Category	FY20 Award	FY21 Recommendation
Emergency Shelter Services	\$66,000.00	\$70,000.00
Homelessness Prevention	\$60,000.00	\$56,170.78
Rapid Re-housing	\$24,557.62	\$23,383.17
Street Outreach	\$0.00	\$0.00
HMIS	\$0.00	\$5,600.00
Administration	\$12,207.38	\$12,580.05
TOTAL	\$162,765.00	\$167,734.00

FY21 ESG Program Recommended Awards

ESG Category	Agency	Program	Allocation
Emergency Shelter Services	The Second Step	Transitional Shelter for Survivors of Domestic Violence	\$21,250.00
	REACH Beyond Domestic Violence	Emergency Shelter for Survivors of Domestic Violence	\$21,250.00
	Community Day Center of Waltham	Day Shelter	\$16,500.00
	Middlesex Human Service Agency	Bristol Lodge Men's and Women's Shelters	\$11,000.00
Homelessness Prevention	Brookline Community Mental Health Center	Homelessness Prevention	\$49,670.78
	The Second Step	Homelessness Prevention	\$6,500.00
Rapid Re-housing	Brookline Community Mental Health Center	Rapid Re-housing	\$23,383.17
HMIS	REACH Beyond Domestic Violence	Comparable HMIS Database	\$5,600.00
Administration (capped at 7.5%)	City of Newton	Program Administration	\$12,580.05
Total			\$167,734.00

Continuum of Care

- BNWW CoC merged with Balance of State (BoS) CoC
- DHCD administers McKinney-Vento funds, including application submission and project monitoring
 - BoS CoC awarded \$12.13 million (↓ 6.25%)
 - BNWW awarded \$1.68 million (↑ 19%)
 - BNWW CoC continues to meet annually
- On January 24, 2020, DHCD conducted the Point-in-Time Count



Goal #5: Architectural Access



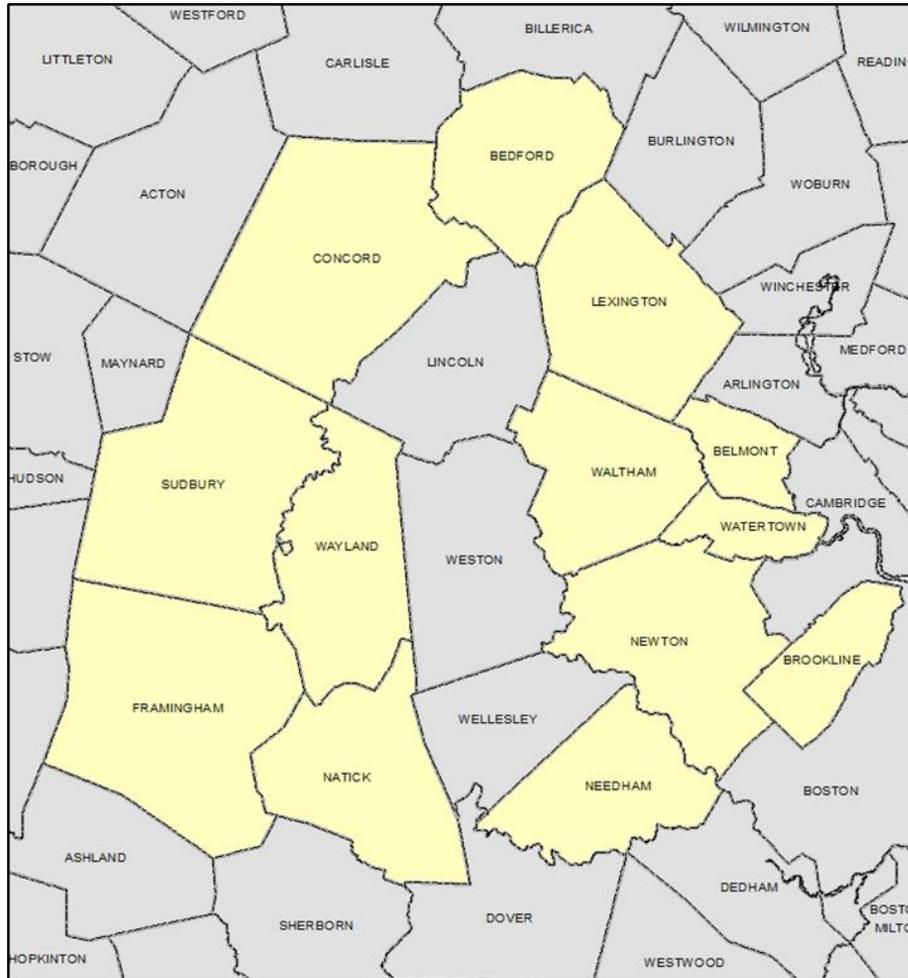
Removal of material and architectural barriers restricting mobility and accessibility of elderly or severely disabled persons, through public thoroughfares, public buildings, parks and recreational facilities, and nonprofit agencies

FY21 Architectural Access Program

- A total of 5% (\$96,560) of FY21 CDBG funds + FY20 prior year funds (\$31,882.33) will be used for:
 - Phase I of the Reconstruction of Marty Sender Path (connecting Lyons Park and Auburndale Cove)
 - Installation of Curb Cuts
 - Watertown & West Streets
 - Watertown & Edinboro Streets
 - Centre & Trowbridge Streets



Photo Above: Existing Conditions



WestMetro HOME Consortium

WestMetro HOME Consortium Goals

Rehabilitation of Existing Units

- Framingham
- Waltham

TOTAL: 5 units

Production of Affordable Units

- Belmont
- Sudbury

TOTAL: 4 units

Tenant Based Rental Assistance

- Bedford
- Framingham
- Natick
- Waltham
- Wayland

TOTAL: 57 households

Public Comment

Plan available at:

www.newtonma.gov/gov/planning/resources/special_reports_n_studies.asp
www.newtonma.gov/gov/planning/bc/board/

- Email comments and questions to aberman@newtonma.gov
 - 30-day comment period ends Wednesday, May 5, 2020
 - Submission deadline to HUD: May 15, 2020

Write to:

Department of Planning and Development
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459
Attn: Amanda Berman

- Call the Planning Department at 617.796.1146
- Sign up for the Department's Friday Report by registering at:
<http://www.newtonma.gov/gov/planning/news.asp>

April 6 Public Hearing

Questions / Comments?

Thank you!