



Ruthanne Fuller
Mayor

Barney Heath
Director
Planning & Development

Rachel Powers
CD and HOME
Program Manager
Planning & Development

Members

Peter Doeringer, Chair
Kelley Brown, Member
Sudha Maheshwari, Member
Jennifer Molinsky, Member
Sonia Parisca, Vice Chair
Chris Steele, Member
Barney Heath, *ex officio*
Kevin McCormick, Alternate
James Robertson, Alternate

1000 Commonwealth Ave.
Newton, MA 02459
T 617/796-1120
F 617/796-1142
www.newtonma.gov

CITY OF NEWTON

Planning and Development Board

AGENDA

DATE: **Tuesday, April 2, 2019**
TIME: **7:00 p.m.**
PLACE: **Newton City Hall, Room 205**

1. **Minutes:** Approve Minutes from March 11, 2019
2. **Presentation/Vote: Draft FY20 (July 1, 2019-June 30, 2020) Annual Action Plan**
3. **Northland Discussion:** Zoning Change Request Deliberation
(Continued from March 12th Land Use Hearing)
4. **Upcoming Meetings:**
 - Thursday, April 4, 2019 at 7:00PM, in Room 205, ZAP Discussion on Washington Street Vision Plan (*Encouraged, but not required*)
 - Monday, April 8, 2019 at 7:00PM, in Room 205, ZAP Discussion on Washington Street Vision Plan, Short Term Rentals, FY20 Annual Action Plan and Inclusionary Zoning (*Encouraged, but not required*)
 - Tuesday, April 9, 2019 at 7:00PM, in the Council Chambers, Joint LUC/Planning & Development Board Public Hearing- *Northland Transportation Impacts*
 - Monday, April 22, 2019 at 7:00PM in Room 205, ZAP Discussion on Washington Street Vision Plan (*Encouraged, but not required*)
 - April 30, 2019 at 6:30PM, Williams Elementary School, Riverside Vision Plan Presentation
 - Monday, May 6, 2019 at 7:00PM in Room 204, Regular Planning & Development Board Meeting
 - Monday, May 13, 2019 at 7:00PM, in Room 205, Joint ZAP/Planning & Development Board Public Hearing HOLD- *Topic TBD*
 - Tuesday, May 14, 2019 at 7:00PM in the Council Chambers, Joint LUC/Planning & Development Board Public Hearing- *Northland Architecture and Design Guidelines/ Sustainability and Stormwater*

The location of this meeting is wheelchair accessible and reasonable accommodations will be provided to persons with disabilities who require assistance. If you need a reasonable accommodation, please contact the city of Newton's ADA/Sec. 504 Coordinator, Jini Fairley, at least two business days in advance of the meeting: jfairley@newtonma.gov or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.



PLANNING & DEVELOPMENT BOARD MEETING MINUTES

March 11, 2019

Full Members Present:

Peter Doeringer, Chair
Kelley Brown, Member
Sudha Maheshwari, Member
Sonia Parisca, Vice Chair
Barney Heath, ex officio
James Robertson, Alternate

Staff Present:

Rachel Powers, Community Development & HOME Program Manager

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1. Minutes from the Planning and Development Board Meeting held on January 7, 2019

2. Updates/Discussion:

- a. Economic Development Strategy Plan
- b. Zoning Redesign
- c. Washington Street Vision Plan
- d. Riverside Vision Process
- e. Inclusionary Zoning
- f. Climate Action Plan
- g. FY20 Annual Action Plan
 - i. ESG RFP Review (*Peter Doeringer*)
 - ii. Human Service RFP Review (*Sonia Parisca*)
- h. Recreational Marijuana

1. Action Item: Approval of Minutes of January 7, 2019 meeting

Chair Doeringer opened the meeting at 6:03 p.m. The motion was made by Mr. Brown and Seconded by Ms. Maheshwari and passed unanimously 5-0-0, to approve the minutes of January 7, 2019, as amended by Chair Doeringer and Mr. Robertson.

2. Updates/Discussion:

a. Economic Development Strategy Plan

Dir. Heath announced that after several amendments, including the re-prioritization of transportation elements, the Economic Development Strategy Plan has been adopted and is moving ahead towards implementation. The Newton Economic Development Commission (EDC) and Economic Development Director, Kathryn Ellis, will be the advancer of the outlined initiatives. There have not been any changes to the Plan since they Board's review of the document.

b. Zoning Redesign

The Planning and Development Department concluded a series of Zoning Redesign meetings in all 8 wards. Meetings got increasingly better throughout the process and attracted sizeable crowds. The Planning team is currently tweaking the first draft of the proposed ordinance. One particular issue relates to the creation of the R-3 zoning district where all multifamily had been condensed into

a single zone. Many did not feel comfortable with this prospect. The Department is looking to do a new split, subsequently renaming the new zones. ZAP will discuss the decision-making process later this evening. This conversation will be of interest to the City Council and Planning and Development Board, as it impacts decision-making around special permits. The second draft is anticipated, but the timetable is uncertain at this time. The build-out-analysis at a previous ZAP meeting proved to be helpful. Members of the Planning and Development Board complemented the presentation and work performed by the Planning staff.

c. Washington Street Vision Plan

Conversation segued into the Washington Street Visioning process. Mr. Brown had attended the recent Ward 3 meeting, which attempted to tackle both Zoning Redesign and Washington Street concurrently. He spoke to the confusion expressed by Ward residents with these overlapping, but separate processes. Dir. Heath indicated that Planning needed to provide more of a distinction between both efforts.

Dir. Heath also announced that draft 2 comments are due tomorrow, with a third iteration expected to go before ZAP in April. There is still more work to do before City adoption. He recognized that there's been slightly less focus on Washington Street visioning efforts, but the plan itself is pretty far along. The Vision Plan may advance prior to Zoning Redesign. Additional comments will be taken into consideration during the third round. The consultant is on board until the end of April. Dir. Heath spoke to some big changes that had been taken into consideration, such as decreasing density. Density and scale proved to be a concern, and subsequently addressed. However, Mr. Brown was worried that too much density had been lost in the process. There's less of an incentive for developers to build. Without increased density, there's not much ability to address the need for multi-family housing. More consideration needs to be paid to allowing more by-right development, particularly near transit.

d. Riverside Vision Process

Dir. Heath indicated that Planning was actively involved in the Riverside visioning process. The consultant has been keyed-in to stakeholders, neighborhood groups, the MBTA and developer. The team is trying to get a broad perspective of views. A development consultant is also reviewing Mark Development's numbers as part of the Vision Plan. The next meeting is scheduled for March 28th at Lasell College. Mr. Robertson asked for Dir. Heath to share upcoming meetings with the Board to support efforts. March 28th will be an interim meeting that will convey comments and the development principles and analysis. A final meeting, anticipated for April 30th, will present the draft plan.

Recent focus has been placed on trail connections to the Charles River and establishing a network that connects Riverside to the Lower Falls neighborhood. This development could potentially contribute to those efforts. Mr. Brown noted tension between the previous developers presenting non-fully formed concepts and the transition to a single owner. He asked if staff and the consultant would be able to reconcile these components to produce a fruitful project. Dir. Heath indicated that the Planning team is really seeking to create principles that help to guide development and believes that the Vision Plan will serve as a good tool. Civic Moxy has proven to be a good firm. Part of the process will involve dispelling myths with respect to instituting prior plans. This has been a challenge; the Needham Visioning process posed similar challenges.

A Riverside public meeting scheduled for March 14th will present conceptual plans to the City Council. This is required prior to submittal of the special permit request. Chair

Doeringer asked if the conceptual design would be made available on the City website. Staff indicated the design should be available under high interest projects. Mr. Brown inquired if a connection had been made with MassDOT planning relative to their ride or shuttle efforts. Chair Doeringer agrees this should be introduced into the conversation early. Dir. Heath indicated that this is on Newton's radar and that Civic Moxy attended the recent open house to review that particular issue. Riverside has been a part of their planning. Chair Doeringer also asked if the City lobbied with adjacent communities on transportation issues. The City is involved with Metro Mayors Commuter Rail (Initiative) and participate in ongoing transportation-related planning efforts. Staff are also engaged in dialogue with Watertown and Needham. Chair Doeringer further stressed the importance of these partnerships and the potential to attract private funding. Ms. Maheshwari noted that reduced density could limit the ability to offer shuttle options.

e. Inclusionary Zoning

IZ is before ZAP again this evening. The ordinance is currently being retooled following a recent meeting held with local affordable housing advocates. The desire was expressed to hold onto basic tenets of the existing ordinance, such as the split between 50% and 80% AMI. Housing consultants RKG are reviewing this and will discuss potential changes and how they might impact a developer's proforma. A new proposal will be reintroduced in about a month and a half. Chair Doeringer felt troubled around the issue regarding land values and thought these values could be manipulated.

f. Climate Action Plan

The next big meeting on the Climate Action Plan is planned for March 21st. A draft will be released next week. The City is working with MAPC and an internal working group. One of the issues is that this specific plan is the City's action plan, but the Newton Energy Commission will also release their own action plan. The City is somewhat constrained in terms of policies and actions it can implement, but the collaboration has been a healthy tension. The Commission has been actively involved, bringing a ton of talent to the process. The City is also pleased with MAPC as the convener of this effort.

g. FY20 Annual Action Plan

Ms. Powers provided a brief progress report on efforts related to the FY20 Annual Action Plan. While HUD has still not distributed FY20 funding levels, the National Community Development Association provided updates on the Congressional allocation process. The City is currently expecting to receive \$1.9M in CDBG, \$1.4 in HOME and \$161,000 in ESG. Ms. Powers reminded the Board about the ESG and Human Service RFP process. A total of 14 human service applications and 5 ESG applications were received. Review committees, which included Board members, were convened for both programs.

- *ESG RFP Review*- Chair Doeringer presented an overview of the ESG Review process, explaining the eligible program components and how programs work in conjunction with one another. The City had the same applicants as in the previous year, with no new entrants into the competition. Programs included a day shelter, domestic abuse programs, eviction prevention, security deposit assistance, food and counseling. Requests exceeded available funds. Awards were considered on an agency basis. Chair Doeringer noted that the review process was positive, outlining fellow participants and scoring methodology. He is very comfortable with the recommendations and spoke to the importance and quality of programming, as well as considering creative options moving forward.

- *Human Service RFP Review*- Vice Chair Parisca presented an overview of the HS Review process; this has been her third year participating. She explained that purpose of the Newton Human Service Program was to help low-to-moderate income residents achieve economic mobility and self-sufficiency. Vice Chair Parisca spoke to the differential between agencies' requests and the available funding. Program priorities ranged across assisting youth, promoting economic mobility for adults, and serving vulnerable older adults. There were no new applicants. The committee tried to levelly fun organizations, while rewarding stronger applications. It was noted that sometimes applications aren't comparable to the strength of the individual programs. The idea of arranging Planning and Development Board site visits came up.

h. Recreational Marijuana


A change is being reviewed to expand the areas where recreational marijuana would be allowed; the shift would include industrial zones. A half dozen more locations have been identified, clustered along the north side, Upper Falls and West Newton. The City initially was not a strong advocate for this change; these areas are generally not used for retail. Mr. Brown inquired into the motivation for these changes. Dir. Heath thought the proponents wanted to see more zones and options. The City met the state's requirements from the city's perspective, but the state did not agree and sought a broader map. Planning is looking to partner with the City Council on these efforts. Conversation shifted to the overall change in public perception and reduction in the anti-retail approach.

i. Northland Continuation

Dir. Heath indicated a revised meeting schedule had been distributed. Chair Doeringer requested a map that highlighted building heights. The book has been difficult to sort through. Dir. Heath will try to get this.

3. Action Item: Adjournment

Upon a motion by Vice Chair Parisca and seconded by Mr. Brown, and unanimously passed 6-0-0, the meeting was adjourned at 7:01p.m.



FY20 ANNUAL ACTION PLAN
 Planning and Development Board
 April 2, 2019 Public Hearing

Department of Planning and Development

Introductions

- Amanda Berman, Director of Housing & Community Development
- Rachel Powers, Community Development and HOME Program Manager
- Danielle Bailey, Grants Manager
- Malcolm Lucas, Housing Planner
- Tiffany Leung, Community Development Planner
- Eamon Bencivengo, Housing Development Planner

2

Presentation Outline

- Allocation of funds and public involvement
- Program areas by Annual Action Plan goals
 - Production of Affordable Housing and Housing Rehabilitation
 - Provision of Homeless Supportive Services
 - Permanent and Supportive Housing
 - Improvement of the Transition to Permanent Housing
 - Affirmatively Furthering Fair Housing
 - Provision of Human Services
 - Implementation of Access and Neighborhood Improvements
 - WestMetro HOME Consortium Activities
- Revisions to Newton Citizen Participation Plan
- Timeline and comments

3

Allocation of Funds

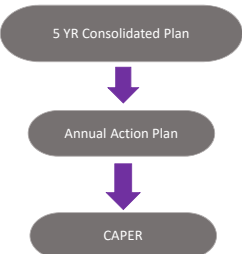
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Federal Grants

<p>Community Development Block Grant</p> <p>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.</p>	<p>Provision of decent housing, suitable living environment, and expansion of economic opportunities for LMI persons.</p> <p>HOME Investment Partnerships Program</p>
<p>Emergency Solutions Grant</p>	<p>Supports outreach, operation and improvement of shelters, and prevention/rapid rehousing services for homeless and at-risk individuals and families.</p>

5

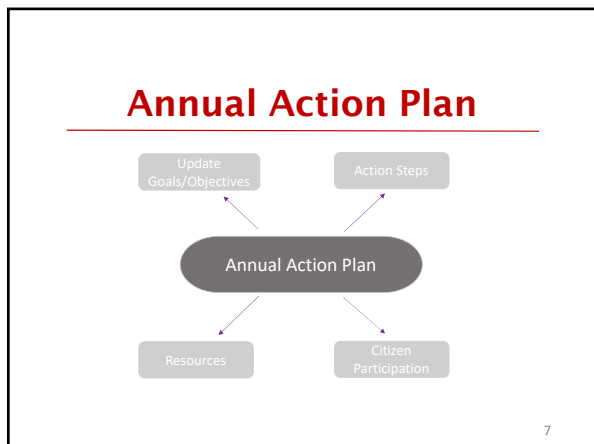
Planning



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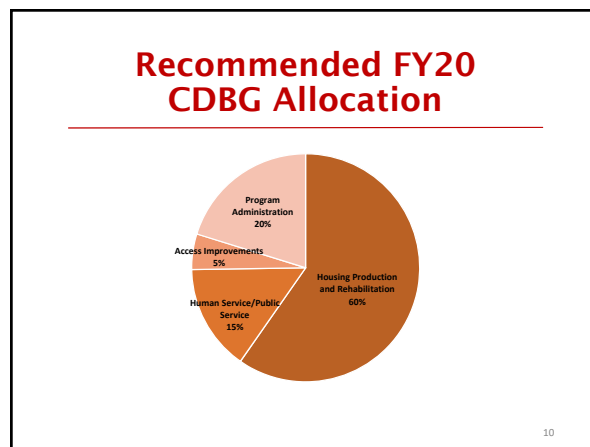
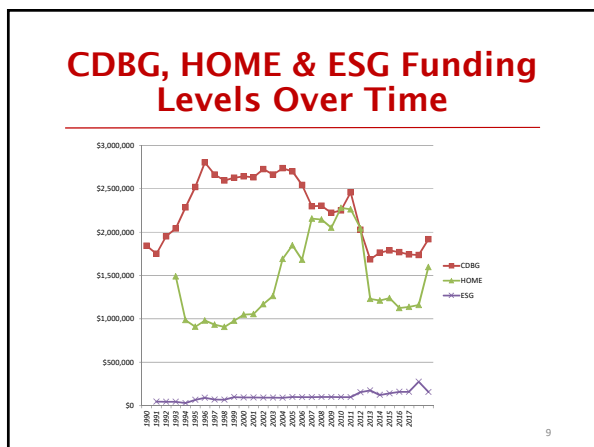
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Expected FY20 Allocation

Program	FY20	% Change
Community Development Block Grant (CDBG)	\$1,900,000	1.0% ↓
HOME Investment Partnerships Program	\$1,437,500	10.0% ↓
Emergency Solutions Grant (ESG)	\$161,000	3.0% ↑
Total	\$3,498,500	

8



Timeline

Committee	Date of Meeting
ESG/ CoC Priorities Mtg	1/9
HOME Consortium Member Council	2/7
HOME Consortium Community Mtgs.	Various
Fair Housing Committee	1/9, 2/6, 3/6
Commission on Disability	1/14, 2/11
Human Service TA Session	1/18
U-CHAN Presentation	2/4
HS RFP Review Committee	2/12, 2/25
ESG RFP Review Committee	2/13
Public Hearing	4/2
End of Comment Period	5/1
HUD Submission	5/15?

11

Production of New Affordable Units and Housing Rehabilitation

12

Priority Housing Needs

- Create affordable housing near:
 - Amenities
 - Village centers
 - Public transportation options
- Provide affordable housing units in mixed-income developments
- Create additional accessible rental units and visitable housing
- Development of permanent supportive housing for the chronically homeless



13

FY20 Housing Program



Increase production of new affordable housing units

- Preserve and expand affordable rental and homeownership opportunities
- Facilitate acquisition, rehabilitation and development of affordable units for LMI households
- Promote use of leveraged resources

14

FY20 Housing Program

Development of 55 affordable rental units for seniors with CDBG funding

- Haywood House
 - \$625,000 pre-approved in CDBG funds
 - New construction of 32 - one bedroom units at or below 60% AMI
 - 11 units set aside for households with incomes at or below 30% AMI
 - 23 units designated for households between 80%-99% AMI



15

FY20 Housing Program

Completion of 8 affordable rental units with HOME & CDBG funding

- 236 Auburn Street
 - \$1,172,939 in CDBG funds/ \$732,271 in HOME funds
 - Rehabilitation of one 3-bedroom unit
 - New construction of one 2-bedroom and one 3-bedroom (60% AMI)
 - New construction 5-bedroom congregate living home for developmentally disabled adults (30% AMI)



16

FY20 Housing Program

Administration & expansion of Housing Rehabilitation Program

- Expand program to advance housing diversity and support safe, habitable accessory apartments & lodging houses
- Rehabilitate approximately 5 units
- Assist a combination of homeownership, Newton Housing Authority and non-profit supported housing units



17

FY20 Housing Program

Support sustainable homeownership

- Implementation and management of downpayment/closing cost assistance program
 - Assistance to 3 homebuyers



18

Fair Housing

19

FY20 Fair Housing

Increase Awareness of Fair Housing Policies & Practices

- Collaborate with the FHC to increase knowledge about fair housing laws and obligations
- Identify and address discriminatory actions
- Increase capacity to affirmatively further fair housing
- Advance access to housing opportunity

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.



20

FY20 Fair Housing

- Division staff, Fair Housing Committee (FHC) and WestMetro HOME Consortium will initiate development of 2021-2025 Analysis of Impediments to Fair Housing Choice
- Division and FHC involvement in the redesign of Zoning Ordinance to support affirmatively furthering fair housing and avoid disparate impact to protected classes
- Division staff will collaborate with the FHC to host educational events, conduct trainings and disseminate meaningful fair housing information

21

Improve the Transition to Permanent Housing

22

Tenant Based Rental Assistance

Assistance to Transition Homeless Individuals and Families to Permanent Housing

- City provided assistance to three households with incomes between 30% and 60% AMI through pilot program
- FY19 was third and final year of assistance for two of the households
- City will not issue new vouchers in FY20 Division is re-evaluating this goal and program design in the future

23

Supportive Services for Homeless and At-risk of Homeless

24

Continuum of Care

- BNWW CoC member of Balance of State CoC
- DHCD administers McKinney-Vento funds, including application submission and project monitoring
 - BoS awarded \$12.94 Million (↑ 1.27%)
 - BNWW awarded \$1.16 Million (↓ 14.07% many programs consolidated)
- BNWW CoC continues to meet annually
- Point-in-Time Count conducted by DHCD January 30, 2019

25

Emergency Solutions Grant

Provision of Supportive Services for the Homeless and At-risk of Homelessness

- CoC approved funding priorities January 9, 2019
- RFP issued January 14, 2019
- Review committee convened February 13, 2019

Eligible ESG Category	FY19 Award	FY20 Recommendation
Shelter Services	\$63,000.00	\$66,788.00
Homeless Prevention	\$55,000.00	\$58,500.00
Rapid Re-housing	\$26,542.35	\$23,600.00
Street Outreach	\$0.00	\$0.00
Administration	\$11,719.65	\$12,122.00
TOTAL	\$156,262.00	\$161,000.00

26

ESG Proposed Projects

ESG Category	Agency	Program	Allocation
Homelessness Prevention	Brookline Community Mental Health Center	Homelessness Prevention	\$52,500.00
	The Second Step		\$6,000.00
Rapid Re-housing	Brookline Community Mental Health Center	Rapid Re-housing	\$17,600.00
	The Second Step	Rapid Re-housing/Stabilization	\$6,000.00
Emergency Shelter Services	Community Day Center of Waltham	Stabilization Program	\$17,000.00
	REACH Beyond Domestic Violence	Emergency Shelter for Survivors of Domestic Violence	\$18,000.00
	Middlesex Human Service Agency	Bristol Lodge Men's and Women's Shelters	\$13,788.00
	The Second Step	Emergency Shelter for Survivors of Domestic Violence	\$18,000.00

29

ESG Proposed Projects



28

Architectural Access and Neighborhood Improvements

Architectural Access

Implementation of Architectural Improvements for Persons with Disabilities

- Removal of material and architectural barriers restricting mobility and accessibility of elderly or severely disabled persons
 - Increase access Citywide to public thoroughfares, buildings, parks and recreational facilities and nonprofit agencies
 - Improvements to pedestrian safety



30

Architectural Access



- A total of 5% (\$95,000) in CDBG funds anticipated for FY20 + \$30,000 prior year program funds
- Funds will be used for the installation:
 - Rectangular Rapid Flashing Beacons,
 - Accessible park pathways,
 - Curb cuts

31

Neighborhood Improvements

Implementation of Neighborhood Improvements in Low-to-Moderate Income Areas

- City allocated \$100,001.30 in FY15 CDBG funds for Newtonville Transportation Improvements and Tree Plantings Project
- Project includes up to two bus shelters @ Washington/Craft St. and Watertown/Walnut St.
- Project completion expected in FY20



32

Human Services

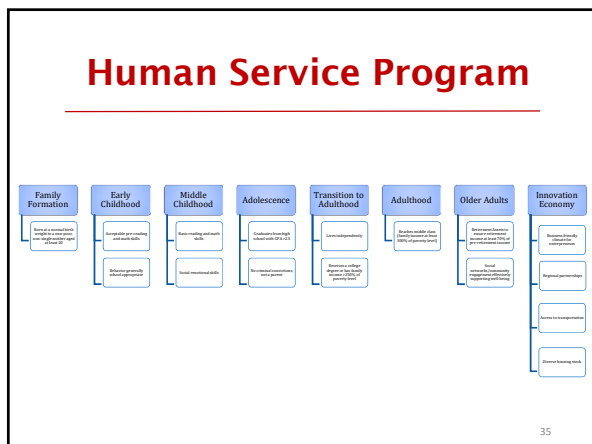
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Human Service Program

- Human Service category capped at 15% of annual allocation
 - \$308,520 anticipated for FY20
 - Includes \$30,000 in program income
- FY20 Human Service Grant application process
 - RFP released with ESG RFP
 - RFP issued in January 14, 2019
 - Requests totaling \$404,397.45 from 14 applicants
 - 14 organizations funded
- Evaluation Criteria
 - City of Newton's Priority Needs
 - Connection with Brookings Institute's Benchmarks for Success
 - Proposed Outcomes and Results

Priority Needs: children, teens, families, older adults, persons with disabilities

34

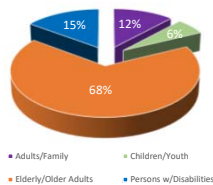


Human Service Program

Rank	Agency	Program	Allocation	Priority Need
1	The Second Step	Residential & Community Programs	\$35,000.00	Adults/Family
2	Boys and Girls Club	Financial Aid for Teens/Families	\$16,000.00	Children/Youth
3	NCDF	Resident Services Program	\$28,000.00	Elderly/Older Adults
4	EMPath	CFO Program	\$35,000.00	Adults/Family
5	Horace Cousins Fund	Emergency Payments	\$12,000.00	Adults/Family
6	Barry Price Center	Independence/Employment Programs	\$15,000.00	Persons w/Disabilities
7	REACH Beyond Domestic Violence	Ind. Support & Advocacy	\$11,520.00	Adults/Family
8	Family ACCESS	Social Mobility for Young Families	\$48,000.00	Children/Youth
9	Riverside Community Care	Mental Health Services Promoting Economic Mobility	\$40,000.00	Adults/Family
10	2Life Communitys (formerly JCHE)	Caring Choices and Wellness Nursing for Low-Income Seniors	\$12,500.00	Elderly/Older Adults
11	Newton Housing Authority	Resident Services Program	\$23,000.00	Elderly/Older Adults
12	JF & CS	Stabilization & Recovery Services	\$12,500.00	Persons w/Disabilities
13	Plowshares	Tuition Assistance	\$10,000.00	Children/Youth
14	Newton Senior Center	Fitness Program	\$10,000.00	Elderly/Older Adults

Human Service Proposed Projects

FY20 Proposed Allocations for Human Services

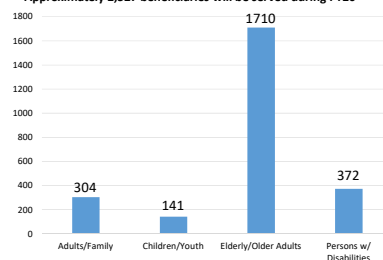


37

Human Service Proposed Projects

Proposed Beneficiaries

Approximately 2,527 beneficiaries will be served during FY20



38

Permanent and Supportive Housing

39

Permanent and Supportive Housing

Creation of Permanent Supportive Housing (PSH) for the Homeless

- Advancement of 9 units for chronically homeless adults with disabilities

2Life Communities' Golda Meir Expansion

- \$3.25M in Newton CPA Funds
- 58 new affordable rental units for seniors ranging from 30%-99% AMI
- Granted Comp Permit December 2018
- Currently applying for state funding

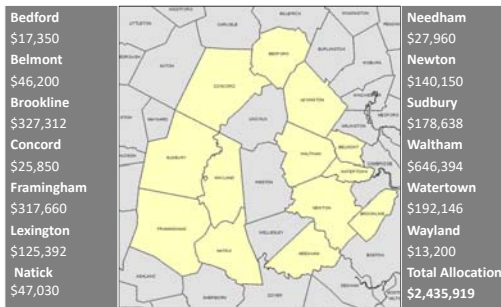


40

HOME Consortium

41

HOME Consortium



FY20 Proposed Projects and Programs

- Creation of **83** HOME-assisted rental units (Framingham, Newton, Sudbury)
- Preservation and rehabilitation of **22** HOME-assisted rental units (Brookline, Framingham, Lexington, Waltham)
- Assistance of **100** households through Tenant Based Rental & Security Deposit Assistance (TBRA) (Bedford, Framingham, Natick, Waltham)

43

FY20 HOME Activities

Bedford


- Tenant Based Rental Assistance program (4 households)

Brookline

- Housing Development
 - Creation of 11 HOME rental units through 2LifeCommunities' Harvard Street project

Concord

- Housing Development
 - Creation of affordable assisted living housing units through Junction Village
 - 83-units of new construction/ 5 HOME units



44

FY20 HOME Activities

Framingham

- Tenant Based Rental Assistance program (40 households)
 - Housing Development (20 units)
 - Housing Rehabilitation (5 units)

Lexington


- Housing Rehabilitation
 - LHA Pine Grove Rehabilitation (3 HOME units)

Natick

- Tenant Based Rental Assistance program
 - Security Deposit Assistance (4 households)

Newton

- Construction of new rental housing units
 - 236 Auburn Street (3 family rental units)



45

FY20 HOME Activities

Sudbury

- Housing Development
 - Coolidge House Phase II – 2 HOME rental units, 56 newly constructed units overall



Waltham

- Tenant Based Rental Assistance program
 - Security deposit (25 households)
 - On-going rental assistance (25 households)

Wayland

- Tenant Based Rental Assistance program (4 households)

46

HOME FY20 Fair Housing Initiatives

- Division staff, Fair Housing Committee (FHC) and HOME Consortium will initiate development of 2021-2025 Analysis of Impediments to Fair Housing Choice
- Training for municipal elected officials, staff, boards and commissions that are involved in housing development/land use decisions
- Additional trainings / fair housing events as may be undertaken by individual communities

47

Citizen Participation Plan

48

Newton Citizen Participation Plan

Re-introduction of the Newton Housing Partnership

- The Partnership’s mission is to foster, support and initiate land use, planning and fiscal policies and actions that ensure the development and preservation of housing to serve a socially and economically diverse community.
- 9 members representing Newton residents, organizations, businesses, and institutions



49

Timeline and Public Comment

50

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 rpowers@newtonma.gov
 - 30-day comment period ends Wednesday, May 1, 2019
 - Submission deadline to HUD: May 15, 2019 (or 60 days following notice of allocations)
- Write to:
 - Department of Planning and Development
 - Newton City Hall
 - 1000 Commonwealth Avenue
 - Newton, MA 02459
 - Attn: Rachel Powers
- Call the Planning Department at 617.796.1125
- Sign up for the Department’s Friday Report by registering at: <http://www.newtonma.gov/gov/planning/news.asp>

51

Public Hearing

Questions / Comments?

Thank you!

52