

FY17 ANNUAL ACTION PLAN

FOR THE
CITY OF NEWTON
HOUSING AND COMMUNITY DEVELOPMENT PROGRAM
AND THE
WESTMETRO HOME CONSORTIUM

JULY 1, 2016 – JUNE 30, 2017

*For submission to the Department of Housing and Urban Development
May 15, 2016*

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EXECUTIVE SUMMARY

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduce and summarize the objectives and outcomes identified in this Plan.

The FY17 Annual Action Plan represents the second year of the FY16-20 Consolidated Plan for the City of Newton's Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) programs and for the WestMetro HOME Consortium HOME Investment Partnerships (HOME) programs.

The Consolidated Plan was prepared by Housing and Community Development Division ("Division") staff to describe the use of federal resources for housing and community development activities in Newton and housing activities in the twelve other HOME consortium communities – the towns of Bedford, Belmont, Brookline, Concord, Framingham, Lexington, Natick, Needham, Sudbury, Watertown, and Wayland and the city of Waltham. The Annual Action Plan, which is the result of citizen-driven collaborative planning processes, details how the City of Newton and the members of the WestMetro HOME Consortium will allocate the CDBG, ESG and HOME federal funds for the period of July 1, 2016 through June 30, 2017.

Allocation Overview

Housing

The majority of funds (approximately 55 percent) will be allocated to the category of Affordable Housing. This funding will be used to facilitate homeowner rehabilitation, site acquisition, and development of units for low- and moderate-income households.

Human Services/Public Services

Staff intends to allocate the maximum allowable amount of 15 percent for this category. In FY17, the City will fund 16 projects that provide essential services for low- and moderate-income children, youth, families, adults, seniors, and persons with disabilities.

Neighborhood Improvements

This project category will receive a five percent allocation in FY17. Neighborhood projects can include, but are not limited to, improvements to sidewalks, pedestrian safety, intersections, community amenities, parks, and public facilities. These projects will be completed in the target areas of the City that have the highest concentration of low- and moderate-income individuals. A project will be determined for the Newton Corner Target Neighborhood with these funds in the coming months.

Architectural Access

Five percent will be directed towards architectural access projects this year. These projects that enhance accessibility for persons with disabilities can be completed Citywide, without geographic restriction. In FY17, these funds will be set up in a Curb Cuts Funding Pool, to fund intersection accessibility projects throughout the City.

Program Administration

Staff intends to allocate the maximum allowable amount of 20 percent for program administration.

Affordable Housing (CDBG + HOME)

In FY17, the City of Newton will begin implementation of the City-wide Housing Strategy. The strategy will identify a potential site for the location of nine to twelve units of permanent supportive housing for chronically homeless individuals. The Strategy will also identify approaches and actions that will enable the City to achieve a minimum of 10% of Newton's housing stock affordable to be low- and moderate-income households by 2021. The City will also fund new affordable housing units, the Tenant-Based Rental Assistance (TBRA) program, and staff will continue to market and administer the Housing Rehabilitation program. Newton anticipates rehabbing ten units in FY17 and assisting one additional family through the TBRA.

The staff will issue a new RFP for the use of CDBG and HOME funds, which will be used for the creation or preservation of affordable housing units. Finally, staff will develop and host programs to educate elected officials, decision makers and the general public about the City's obligations to affirmatively further fair housing in FY17.

Many Consortium Communities identified the creation of affordable housing, administration of a TBRA program, and rehabilitation of PHA, ownership, and rental units as goals for FY17. Several communities will see the completion of dozens of new affordable units during this upcoming year.

Homelessness (ESG + CoC)

The City of Newton is the lead entity in the Brookline-Newton-Waltham-Watertown (BNWW) Continuum of Care (CoC) and is responsible for submitting the CoC Consolidated Application for McKinney-Vento funds for homelessness assistance programs each year. The awarded grants provide funds directly to six non-profit organizations. The CoC received funding for Tier I and Tier II projects, as well as a Planning Grant, during the FFY2015 CoC Competition. Five of the 14 projects awarded Tier I funding will benefit Newton residents directly in FY17.

Emergency Solutions Grant (ESG) funds are awarded to sub-recipients through a competitive RFP advertised to local providers who wish to provide services under the shelter operations/services, street outreach, homelessness prevention, and rapid rehousing components of the FY17 allocation of the ESG funds. Staff released the FY17 RFP in April 2016, with the review of proposals to take place in June 2016.

The City, in collaboration with the Town of Brookline and Waltham, completed the annual Housing Inventory Count (HIC) and the Point-in-Time (PIT) census of sheltered homeless individuals and families on January 27, 2016. This information will be used by staff to prepare the Annual Homeless Assessment Report in December 2016.

2. Evaluation of past performance:

Each September, ninety days following the close of the fiscal year, the City of Newton submits the Consolidated Annual Performance Evaluation Report (CAPER) to HUD on behalf of the City's CDBG and ESG programs, and the WestMetro HOME Consortium's HOME programs. This report describes, in detail, the expenditures and accomplishments of the prior year, and evaluates the progress the communities made in advancing the priorities identified in that year's Annual Action Plan.

In accordance with the Citizen Participation Plan, the CAPER is presented by Newton staff to the Planning and Development Board at a public hearing on the first Monday in September. This presentation initiates a 15-day comment period, after which the report is reviewed and certified by the Executive Office and submitted to HUD by September 30. A public notice of the meeting is published in all of the Consortium communities' newspapers, as well as announced in the City's digital Friday Report. The public notice and report is made available on the City's webpage ten days in advance of the meeting as well.

3. Summary of citizen participation process and consultation process:

Summary of public comments received

Please see the appendix to review the received public comments and responses.

Summary of comments or views not accepted and the reasons for not accepting them

All public comments received were accepted.

PR-05 Lead & Responsible Agencies – 24 CFR 91.200(b)

- 1. List each agency/entity responsible for preparing the Consolidated Plan and the Annual Action Plan, and those responsible for the administration of each grant program and funding source.**

Please see table below.

Agency Role	Name	Department/Agency
Lead Agency	City of Newton, MA	Housing and Community Development Division
CDBG Administrator	City of Newton, MA	Housing and Community Development Division
HOME Administrator	City of Newton, MA	Housing and Community Development Division
ESG Administrator	City of Newton, MA	Housing and Community Development Division

2. Introductory narrative:

The Housing and Community Development Division (the Division) in the City of Newton’s Department of Planning and Development serves as the lead agency responsible for overseeing the drafting of the Consolidated Plan and the Annual Action Plans. In addition to operating as the lead agency for the City’s CDBG and ESG consolidated planning process, the Division also serves as the lead entity for the HOME sections of the plan on behalf of the WestMetro HOME Consortium. The Consortium consists of the towns of Bedford, Belmont, Brookline, Concord, Framingham, Lexington, Natick, Needham, Sudbury, Watertown, and Wayland, and the cities of Newton and Waltham.

3. Annual Action Plan Public Contact Information:

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AP-10 Consultation

- 1. Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies.**

The City of Newton Housing and Community Development Division (the Division) of the Department of Planning and Development has developed and managed strong partnerships and relationships to enhance coordination between service providers, surrounding municipalities, and other city departments. Entities participating in the process include multiple providers of various types of services. These include agencies and organizations with expertise in case management, life skills development, alcohol and/or drug abuse counseling, mental health services, adult education, housing, employment assistance, child care, transportation, legal assistance, elderly programming, food/clothing, domestic violence, physical and allied health care. The jurisdiction's consultation with these providers involved information sessions during the Consolidated Plan process with numerous committees, boards, and task forces that all solicit citizen feedback. The sessions not only imparted information to the various working groups but also presented opportunities to receive criticism, questions and feedback. Anticipated outcomes include improved lines of communication, increased collaboration, and enriched citizen participation.

- 2. Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at-risk of homelessness.**

The City of Newton is the lead entity in the Brookline-Newton-Waltham-Watertown (BNWW) Continuum of Care (CoC) and is responsible for submitting the CoC Consolidated Application for McKinney-Vento funds for homelessness assistance programs each year. The CoC was awarded Tier 1 grant renewals in the amount of \$1,353,675 in March 2016 (FFY15); this amount also includes the award of a \$60,046 Planning Grant to the City of Newton to assist with administration and strategic planning for the CoC. Six out of the 11 programs categorized as Tier 1 received increases in their awards. Additionally, the CoC was awarded Tier 2 grant renewals in the amount of \$123,071. Only one out of the three projects listed under Tier 1 was funded in the 2015 competition. Funds are awarded to programs that aim to reduce homelessness by assisting homeless individuals and families as they attain self-sufficiency and obtain permanent housing. The grants provide funds directly to six non-profit organizations: Advocates, Inc., Brookline Community Mental Health Center, Pine Street Inn, the Brookline Housing Authority, The Second Step, Inc., and Vinfen Corporation.

Five of the 14 projects awarded \$698,939 in Tier I funding will benefit Newton residents directly in FY17. Advocates, Inc., based in Framingham, received \$338,935 for lease payments and supportive services to assist up to 12 homeless individuals renting scattered site units in Newton. The Second Step, Inc., which is based in Newton and provides transitional housing and

supportive services to survivors of domestic violence and their families, received \$360,004 for their transitional housing programs at scattered sites in Newton.

The City, in collaboration with the Town of Brookline, is also responsible for the annual Housing Inventory Count (HIC) and the Point-in-Time (PIT) census of homeless individuals and families. The sheltered count and the HIC were conducted from sundown on January 27, 2016 through sunrise on January 28, 2016. The communities of Brookline and Waltham also conducted an informal unsheltered count of known locations of homeless individuals on the same evening. Facilitating the PIT and HIC on an annual basis is the principal way in which the City systematically reaches out to the homeless and, once the data is tabulated, is able to assess their needs. In the 2016 sheltered count, 205 households comprised of 493 people (including 251 children and 242 adults) were reported. Of these 493 people, 17 individuals can be categorized as chronically homeless, and nine individuals identified as veterans. Approximately 350 people are housed through the Massachusetts Department of Housing and Community Development (DHCD)'s Emergency Assistance (EA) program in motels located in Waltham. A count of 493 people represents a 15% decrease in the number of sheltered homeless individuals within the CoC, down from 580 people counted in 2015. Every December, the CoC provides valuable HMIS data to Newton staff for inclusion in the Annual Homeless Assessment Report that is later presented to Congress in the following year. Newton anticipates participating again in the AHAR during FY17.

Additionally, beginning with the release of the City's Housing Strategy in the spring of 2016, the City will begin the process to ultimately develop nine to twelve units of permanent supportive housing for the chronically homeless.

Across the Consortium, communities worked with their relevant City departments, local and regional organizations, agencies, churches, police, schools, housing trusts, housing authorities, food pantries, hospitals, shelters, veterans' service officers, social workers, and non-profits, as well as the Commonwealth's Department of Housing and Community Development, Council on Aging, and Department of Public Health to address the needs of homeless individuals.

3. Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes, and develop funding, policies and procedures for the operation and administration of HMIS.

The City communicates and coordinates with the CoC concerning all services to be provided, performance standards, and policies and procedures for the operation and administration of the HMIS. On April 19, 2016, Division staff released the annual request for proposals (RFP) to publicly seek bids from qualified nonprofit or municipal organizations who wish to provide services under the emergency shelter, street outreach, homelessness prevention, and rapid rehousing components of the pending FY17 (FFY16) allocation of Emergency Solutions Grant (ESG) funds, after consultation with the CoC. The document contains a description of all requirements placed on sub-recipients, which shall include policies on the following:

- Assessing all persons seeking services

- Verifying eligibility of program participants, and whether applicants meet the homelessness or at-risk of homelessness definitions established by HUD
- Prioritizing the need of applicants for ESG services
- Establishing the amount and length of time that financial assistance will be provided
- Determining a clear statement of the responsibility of sub-recipients to enter all client data in an HMIS—or alternate system for victim services providers—that has been approved by the Continuum of Care
- Detailing complete description of the duties and responsibilities of a case manager.

The RFP was distributed as widely as possible. An announcement went go to all local agencies currently providing eligible services and to all participants in the Continuum of Care. An announcement of availability was also posted on the City’s website. All potential applicants will be given approximately six weeks after the initial announcement to submit their applications. The due date of June 2, 2016 was clearly publicized along with the RFP. Potential applicants were provided with all requirements and responsibilities to be assumed with receipt of sub-awards. Applications will be reviewed and funding recommendations will be made regarding the most qualified service provider(s). A recommendation for these awards will be considered by the City’s Planning and Development Board in July 2016 and after a 30-day comment period will be forwarded to the Mayor for final approval in August 2016.

4. Describe agencies, groups, organizations and others who participated in the planning process and describe the jurisdiction’s consultations with housing, social service agencies, and other entities.

Division staff and the Consortium communities consulted with relevant City departments, local and regional organizations, and housing and other social service agencies throughout the development of the FY17 Annual Action Plan. Division staff also heard feedback from human service provider and homelessness service provider agencies at the Needs Assessment and Strategic Plan events during last year’s drafting of the FY16-20 Consolidated Plan. This year’s plan draws heavily on the needs assessment and outreach completed during the 18-month consolidated planning process.

Please see sheet AP-10: Consultation at the end of this section.

5. Identify any agency types not consulted and provide the rationale for not consulting.

Staff attempted to contact and consult with all agencies and individuals involved in providing affordable housing units, supportive services, and infrastructure improvements in the City of Newton and throughout the Consortium. No one was purposefully excluded from contributing or commenting on the Annual Action Plan.

6. Describe other local/regional/state/federal planning efforts considered when preparing the Plan.

Please see sheet AP-10: Other Plans Considered at the end of this section.

AP-10: Consultation for the City of Newton and the WestMetro HOME Consortium

Agency/Group/Organization Type	Type of Organization	Type of Organization (if serving multiple purposes)	What Section of the Plan was addressed by consultation?	How was the organization consulted?	What are the anticipated outcomes of the consultation or areas for improved coordination?
NEWTON					
Newton Housing Authority	Public Housing Authority	N/A	Public Housing Needs	The Newton Housing Authority (NHA) helped complete sections of the FY16-20 Consolidated Plan. Division staff reviews NHA's five year plan to ensure it is consistent with the Consolidated Plan on an annual basis.	This collaboration ensures that Newton is helping create as many affordable housing opportunities as possible.
Citizens for Affordable Housing in Newton Development Organization	Services-housing	Neighborhood Organization	Housing Need Assessment	The Director of CAN-DO has attended several public meetings to discuss the different sections of the Consolidated Plan	
Newton Advisory Committees	Other	N/A	All Needs Assessments; Strategic Plan; Annual Action Plan	The committees meet regularly to provide important input on the needs assessment, priorities and overall strategy of the Consolidated Plan.	Guides staff and local official on the housing, community and economic development efforts in Newton.
Massachusetts Department of Housing and Community Development	Housing	N/A	Housing Need Assessment	The staff at DHCD was involved in reviewing the housing projects/plans for the next five years. Homeless data is collected by DHCD and disbursed to Newton each year.	This collaboration ensures that Newton is helping create as many affordable housing opportunities as possible.
BEDFORD					
Bedford Housing Partnership	Housing	N/A	Housing Need Assessment	The plan was reviewed and voted by the Bedford Housing Partnership	The anticipated outcomes of the consultation are improved coordination and the inclusion of the organization's input in the Action Plan.
BELMONT					
Belmont Housing Authority	Public Housing Authority	N/A	Public Housing Needs	The Director of the Housing Authority was contacted directly. A member of the Housing Authority sits on the Housing Trust and attends all of their meetings	The anticipated outcomes of the consultation include continued outreach by all of those involved in housing and the inclusion of the Housing Authority's input in the Plans.
Belmont Housing Trust	Housing	N/A	Housing Need Assessment	The Trust was involved in reviewing the draft Housing Production Plan. Staff attends meetings and is in	The anticipated outcomes of the consultation include continued coordination between those involved with
Belmont Health Department	Health Agency	N/A	Housing Need Assessment	The Social Work Coordinator and Veteran Services Agent were contacted directly.	The anticipated outcomes of the consultation include continued coordination between those involved with
Council on Aging	Services-Elderly Persons	N/A	Housing Need Assessment	The Director and the Social Work Coordinator were contacted directly.	The anticipated outcomes of the consultation include continued coordination between those involved with
BROOKLINE					
Brookline Housing Advisory Board	Civic Leaders	Housing	Housing Need Assessment/FY17 Annual Action Plan	The Brookline Housing Advisory Board held a public meeting to review and comment upon the FY17 Annual Action Plan	The anticipated outcomes of the consultation are prioritizing HOME funds.
Brookline Housing Authority	Public Housing Authority	Housing	Public Housing Needs	The BHA was interviewed about public housing needs as well as capital needs for state-owned public housing in FY17 and beyond.	Information helps inform the Town of BHA needs as we coordinate housing resources for new projects as well as preservation of affordable units.
Brookline Health Department	Health Agency	N/A	Housing Need Assessment	The Health Department works with persons with disabilities, homeless, and persons with substance abuse and gave feedback regarding the housing needs assessment	The anticipated outcomes of the consultation are improved coordination and the inclusion of the organization's input in the Consolidated Plan and Action Plan.
Brookline Diversity, Inclusion, and Community Relations Department	Service-Fair Housing	N/A	Housing Need Assessment	The Brookline Diversity, Inclusion, and Community Relations Dept. works on issues of fair housing, diversity, and inclusion	
Brookline Community Mental Health Center	Services-homeless	Services-Victims of Domestic Violence	Homelessness Strategy	The BCMHC provides homelessness prevention services and was interviewed for the Needs Assessment. BCMHC provides on-going case management to those experiencing housing problems and homelessness in the Town.	
Brookline Council on Aging	Services-Elderly Persons	N/A	Housing Need Assessment	The Council on Aging provides a wide variety of services to seniors and informs the Town on the housing needs of Brookline seniors. The Council provides case management to seniors experiencing housing problems.	
Center Communities of Brookline	Housing	Services-Elderly Persons	Housing Need Assessment	This agency provides senior housing and was interviewed regarding housing needs of seniors	
Pine Street Inn	Housing	Services-homeless	Housing Need Assessment	This agency provides housing and services to homeless individuals within the community and was interviewed for the Housing Needs Assessment	
Brookline Community Foundation	Foundation	Civic Leaders	Housing Need Assessment	The agency was interviewed to provide information on the Housing Needs Assessment and provides general information on housing needs to the community.	
CONCORD					
Concord Housing Authority	Public Housing Authority	N/A	Public Housing Needs	The CHA was contacted directly to discuss their two projects to rehabilitate and expand their inventory of accessible affordable units.	The anticipated outcomes of the consultation are improved coordination and the inclusion of the organization's input in the Action Plan.
FRAMINGHAM					
Framingham Housing Authority	Public Housing Authority	Public Housing Authority	Public Housing Needs	Consultation	The anticipated outcomes of the consultation are improved coordination and the inclusion of the organization's input in the Action Plan.
South Middlesex Opportunity Council SMOC	Housing	Services-homeless	Housing Need Assessment	Consultation	
Framingham Planning Office	Other government - Local	N/A	Housing Need Assessment	Consultation	
Framingham Veteran's Office	Other government - Local	Services-homeless	Homelessness Needs - Veterans	Consultation	
Framingham Council on Aging	Services-Elderly Persons	N/A	Housing Need Assessment	Consultation	
Framingham Health Department	Other government - Local	N/A	Omitted	Consultation	
Framingham Assessing Department	Other government - Local	N/A	Housing Need Assessment	Consultation	
Fair Housing Commission	Other government - Local	Other government - Local	Housing Need Assessment	Consultation	
Framingham Disability Commission	Other government - Local	Services-Persons with Disabilities	Housing Need Assessment	Consultation	
Balance State Continuum of Care	Regional organization	Services-homeless	Homelessness Strategy	Consultation	
Wayside Community Programs	Housing	Services-Children	Housing Need Assessment	Consultation	
Advocates	Services-Persons with Disabilities	N/A	Housing Need Assessment	Consultation	
MetroWest Legal Services	Other	Services-homeless	Homelessness Strategy	Consultation	
Metro West Center for Independent Living	Services-Persons with Disabilities	N/A	Housing Need Assessment	Consultation	
Bay Path Elder Services	Services-Elderly Persons	Services-Persons with Disabilities	Housing Need Assessment	Consultation	
LEXINGTON					

Lexington Housing Partnership	Housing	N/A	Annual goals	All HOME projects are reviewed by the Lexington Housing Partnership	The anticipated outcomes of the consultation are improved coordination and the inclusion of the organization's input in the Action Plan.
NATICK					
Council on Aging	Services-Elderly Persons	N/A	Housing Needs	Interview	The anticipated outcomes of the consultation are improved coordination and the inclusion of the organization's input in the Action Plan.
Natick Affordable Housing Trust	Other government - Local	N/A	Housing Needs	Interview	
Natick Housing Authority	Public Housing Authority	N/A	Housing Needs	Interview - Meetings	
NEEDHAM					
Needham Board of Selectmen	Other government - Local	N/A	Housing Strategy	Held a meeting on October 27, 2015 to discuss the Town's Housing Strategy.	Better coordination in the implementation of various elements of the FY16-20 Consolidated Plan's Strategic Plan chapter and the Annual Action Plan.
SUDBURY					
Sudbury Housing Trust	Other government - Local	Service-Fair Housing	Housing Need Assessment	Consultation/Committee Meeting	Improve coordination between housing stakeholders in Town and the Trust and inclusion of the organization's input in the Annual Action Plan
WALTHAM					
Middlesex Human Services Agency	Services-homeless	Services-homeless	Homeless Needs - Chronically homeless	Consultation	Provide grant funds for shelter & reduce homeless population
Waltham Police Department	Civic Leaders	Services-Children	Homelessness Needs - Unaccompanied youth	Monthly Homeless Coalition meetings, Youth Liaison between PHA and Police Department	Collaborative effort to engage youth with funding for student staff (Bentley & Bradeis University students) at Housing Authority community centers.
The Greater Waltham Association of Retarded Citizens	Services-Persons with Disabilities	Service-Fair Housing	Non-Homeless Special Needs	Consultation	Ensure quality housing for persons with disabilities
The Partnership for Youth	Services-Education	Services-Children	Non-Homeless Special Needs	Consultation	Increased funding for language education for non English speaking elementary students
REACH	Services-Victims of Domestic Violence	Services-Education	Non-Homeless Special Needs	Consultation	Increase opportunities for parent education programs
Boys and Girls Club	Services-Children	Neighborhood Organization	Homelessness Needs- Unaccompanied Youth	Consultation	Extend outreach to older teens and youth.
Waltham Housing Authority	Public Housing Authority	Housing	Public Housing Needs	Consultation	Affordable rental housing for seniors
Committee on Downtown Revitalization	Business Leaders	Neighborhood Organization	Market Analysis - Economic Development Needs	Consultation	Encourage economic approach to development
Community Day Center of Waltham	Services-homeless	N/A	Homeless Needs - Chronically homeless	Consultation	Omitted
Waltham Committee Inc.	Housing	Services-Persons with Disabilities	Non-Homeless Special Needs - Housing for Persons with Disabilities	Consultation	Increased housing for persons with disabilities
WATERTOWN					
Watertown Housing Partnership	Other government - Local	N/A	Housing Need Assessment	Housing Partnership reviewed Watertown's section of the FY 2017 Annual Action Plan at its January 2016 meeting.	Anticipated outcomes of the consultation are inclusion of the Town Committee's input into the FY 2017 Annual Action Plan.
Watertown Housing Authority	Public Housing Authority	N/A	Other (Please specify)	Watertown Housing Authority was consulted several times on the FY 2017 Annual Action Plan	Anticipated outcomes of the consultation are inclusion of the Housing Authority's input into the FY 2017 Annual Action Plan
Religious Organizations, Social Service Providers and Community Groups	Social Service Providers	Various Services	Other (Please specify)	Mailed a notice of the Watertown Housing Partnership's January meeting to discuss the FY 2017 Annual Action Plan	No comments received
WAYLAND					
Wayland Housing Authority	Public Housing Authority	Service-Fair Housing	Housing Need Assessment	Consultation	Anticipated outcomes of the consultation are inclusion of the Housing Authority's input into the 2017 Annual Action Plan
Wayland Housing Partnership	Other government - Local	N/A	Housing Need Assessment	Consultation	Anticipated outcomes of the consultation are inclusion of the Housing Authority's input into the 2017 Annual Action Plan
Wayland Housing Trust	Other government - Local	Housing	Public Housing Needs	Consultation	Anticipated outcomes of the consultation are inclusion of the Housing Authority's input into the 2017 Annual Action Plan
Wayland Real Asset Planning Committee	Other government - Local	Housing/Real Estate	Housing Needs Assessment	Consultation	Anticipated outcomes of the consultation are inclusion of the Housing Authority's input into the 2017 Annual Action Plan

AP-10: Other Plans Considered by the City of Newton and WestMetro HOME Consortium

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Ten Year Plan to End Homelessness (updated 2014)	City of Newton on behalf of the Brookline-Newton-Waltham-Watertown Continuum of Care	The Strategic Plan adopts many of the priorities and strategies detailed in this plan
Analysis of Impediments to Fair Housing (updated July 2014)	City of Newton	The Strategic Plan works to address some of the impediments to fair housing identified in the AI
MAPC Metro Boston 2030 Population and Housing Demand Projections and more recent Housing Data Portal	Metropolitan Area Planning Council	Division staff relied on Newton and regional data and projections provided by the MAPC in this document. Division staff adopted the Stronger Region scenario, recommended by the MAPC to plan for the needs that will be facing Newton and the region
FY16 Annual Action Plan	City of Newton	Key document to inform the City's community development and housing goals throughout FY16
FY16-20 Consolidated Plan	City of Newton	Key document to inform the City's community development and housing goals through 2020 and basis for the goals included in the FY17 AAP
2007 Comprehensive Plan	City of Newton	The Comprehensive Plan focuses on strengthening and enhancing Newton as a liveable community and that goal overlaps with Division staff's efforts to do the same for LMI people in Newton
Belmont's Draft Housing Production Plan	Town of Belmont	The Strategic Plan chapter for the FY16-20 Consolidated Plan, in addition to the FY17 Annual Action Plan, adopts many of the priorities and strategies detailed in these
Natick 360	Town of Natick	
Natick Housing Production Plan 2016	Natick Affordable Housing Trust	
Previous local housing plans	Needham Planning and Community Development Dept.	
Local Housing Guidelines	Needham Planning and Community Development Dept.	
Other HOME reports	Needham Planning and Community Development Dept.	
Open Space and Recreation Plan	City of Waltham	
Emergency Case Plan	DHCD	
Public Housing Authority Plan (2012)	Waltham Housing Auth	
Watertown Comprehensive Plan (Adopted April 2015)	Watertown Department of Community Development and Planning	
Watertown Housing Production Plan (Adopted January 2014)	Metropolitan Area Planning Council and Watertown Department of Community Development and Planning	

plans.

Annual Action Plan (Fiscal Years 2013-2016)	Watertown Department of Community Development and Planning
"Understanding Brookline: A Report on Poverty"	Brookline Community Foundation
Framingham Housing Plan	Community Economic Development Department
Elder Services 2014-2017 Area Plan	Bay Path Elder Services
Framingham Open Space Plan	Community Economic Development Department
South East Framingham Study Area	Framingham Planning Board Department
Town of Wayland Master Plan 2004 (updated 2011)	Wayland Planning Board; Board of Selectmen; Wayland Economic Development Committee
Town of Wayland Housing Plan 2010 (updated 2015)	Wayland Planning Board; Board of Selectmen; Wayland Economic Development Committee

AP-12 Citizen Participation

1. Summarize the citizen participation process and how it had an impact on goal setting, as well as any efforts made to broaden citizen participation.

During the previous year's Consolidated Planning process, Division staff employed a number of methods to solicit citizen and agency input, including nine Needs Assessment presentation and discussion events, a Needs Assessment data presentation, and a meeting that summarized the input gathered during the Needs Assessment in May and June of 2014. In addition, Division staff created an online and paper survey to provide another resource for people to share their input regarding needs in the community, and how they might prioritize those needs. Additionally, in response to the public comments received during the Needs Assessment, the Division staff put an emphasis on gathering the input of low to moderate-income people, current and potential beneficiaries of the CDBG, ESG, and HOME programs. During the 18 months of outreach, staff went to a number of events to spread the word about the Consolidated Plan and seek public input, including Nonantum Village Day, Newton Veteran's Service Center, and had a focus group with youth at the YMCA Teen Center. In addition, Division staff encouraged survey input from those who did not feel comfortable participating in a focus group, and received surveys from clients of The Second Step, Riverside Community Care, Family Access, JCHE, and others. Division staff also met with nine citizen advisory committees to share various aspects of the Consolidated Plan and receive input from members. Much of the data and information collected during this period was incorporated into the FY17 Plan.

In addition to the comprehensive collection of data, staff also discussed the AAP at various boards and commissions meetings throughout January and February, including the following: the Fair Housing Committee; the Newton Housing Partnership; the Brookline-Newton-Waltham-Watertown Homelessness Continuum of Care; the Human Services Advisory Committee; and the residents of the Newton Corner Target Neighborhood. In accordance with HUD guidance and the City's Citizen Participation Plan, a public hearing was held for a review of the Plan by the City's Planning and Development Board on April 4, 2016. An accessible draft of the document was also made available on the City's website ten days in advance of the hearing.

Consortium Communities

The Towns of Bedford, Concord, Lexington, and Sudbury use public hearings at the Board of Selectmen meetings when broad public input is needed. These meetings are now televised and thus are available to more residents who may be unable to attend.

The Town of Belmont's Housing Trust held a public meeting to gather input from the residents on how to address affordable housing in the Town.

In Brookline, the Housing Division staffs the Brookline Housing Advisory Board (HAB), which holds monthly meetings to review all affordable housing projects being undertaken or considered by the Town. Content related to the FY17 Plan was discussed at the meeting on

February 11, 2016. All HAB meetings are open to the public and advertised via the Town's web site and blog to all interested parties including all Town Meeting members.

In the Town of Framingham, a public hearing was held on September 22, 2015, to solicit community comments on the consolidated annual performance evaluation report while a needs assessment session was held with community stakeholders on December 1, 2015, to evaluate for social and municipal service gaps. The Community Development Department also revived its fair housing committee on January 19, 2016, to incorporate housing education into its work; it evaluated as well as decided on proposals submitted for FY17 public service RFP's in a public hearing on January 26, 2016. All of these processes informed decisions about HOME FY17 allocations and priorities.

The Town of Natick discussed securing additional resources for affordable housing at its Fall 2015 Town Meeting.

In Needham, the Planning Board held a public meeting to discuss the Town's Housing Strategy on September 1, 2015. This meeting was followed by a public meeting on October 27, 2015 that involved a joint meeting of the Planning Board and Board of Selectmen to discuss the Town's Housing Strategy in a "post 40B" era as the Town of Needham is poised to surpass the 10% affordability threshold under Chapter 40B in 2016.

The City of Waltham Planning Department held a public meeting on January 11, 2016, to gather input on this year's plan. Topics discussed included housing and community development needs and proposed use of funds for the upcoming year.

In Watertown, the Watertown Housing Partnership serves as the Town's policy body, whose volunteer members are appointed by the Town Manager to oversee the development and preservation of affordable housing in Watertown. The Partnership uses Email (Notify Me) to announce its meetings, as well as Agenda postings. They will also make a presentation to the Town Council on housing goals, and current development strategies. The Partnership approved the Watertown components of the FY17 Plan on January 19, 2016.

Please see sheet [AP-12: Citizen Participation](#) at the end of this section for detailed information on outreach.

AP-12: Citizen Participation Outreach for the City of Newton and the WestMetro HOME Consortium

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted	Other from Mode
NEWTON					
Public Meeting	General	3	Significant barrier to affordable housing is the high land values in Newton. Would like to see a report/presentation on housing-related spending and accomplishments for the year	N/A	Newton Housing Partnership
Public Meeting	General	8	inclusion of a paragraph about the FHC and the "Fair Housing Policy statement"; education/training sessions on "disparate impact" for City Councilors; additional educational community meetings; making fair housing a priority; education for community, landlords, & CDBG service providers	N/A	Fair Housing Committee
Public Meeting	General	14	Needs for additional resources; needs for permanent supportive housing development; needs for homeless veterans' emergency shelter; need for implementation of coordinated entry system; discussion of Engine 6 voluntary compliance agreement; need for additional performance measures specifically pertaining to homelessness	N/A	Homelessness; Brookline-Newton-Waltham-Watertown Continuum of Care
Public Meeting	General	5; 5	Two separate meetings with discussions regarding FY17 Human Service program awards (in March 2016 and April 2016). Discussion focused on discrepancies between HSAC recommendation and staff recommendation re: FY17 awards; also received comments re: proposal review process this year and committee structure moving forward	N/A	Human Services Advisory Committee
Public Meeting	General	16	Discussion of proposed FY17 pedestrian safety and traffic improvements project on March 24, 2016.	N/A	Newton Corner Target Neighborhood
Public Hearing	General	15	Discussion of draft FY17 Annual Action Plan on April 4, 2016.	N/A	P&D Review
Public Meeting	General	11	Selection of an FY17 access project and discussion of upcoming projects to be finalized and set up later in FY17.	N/A	Commission on Disability
Public Meeting	General	14	Continued discussion of a proposed FY17 pedestrian safety project for the Newton Corner target neighborhood on May 3, 2016.	N/A	Newton Corner Advisory Committee; Newton Corner residents
Public Hearing	General	15	Discussion of FY17 Human Service grant program award recommendations, as part of the draft FY17 Annual Action Plan on May 2, 2016.	N/A	P&D Review
BEDFORD					
Public Hearing	Non-targeted/broad community	Bedford Housing Partnership members attended	Approval of plan	N/A	N/A
BELMONT					
Public Meeting	Non-targeted/broad community	12 people attended the meeting including representatives from the Planning Board	Discussed the need for more small-scale housing; affordable housing; mixed-use in appropriate locations; how to reduce associated barriers	N/A	N/A
Public Meeting	Non-targeted/broad community	Meeting with the Belmont Housing	Discussed various goals, objectives and strategies.	N/A	N/A
Other	Other	A series of working meetings with the Board of Selectmen, Planning Board and Belmont Housing Trust.	Reviewed the draft Housing Production Plan and discussed goals, objectives and strategies.	N/A	N/A
BROOKLINE					
Public Meeting	Non-targeted/broad community	Meeting of the Housing Advisory Board	Regularly scheduled meeting included discussion of looking for a new rental development project.	N/A	N/A
CONCORD					
Meeting	Non-targeted/broad community	Discussion with the Concord Housing Authority	None received.	N/A	N/A
FRAMINGHAM					

Public Meeting	Non-targeted/broad community	Meeting held on September 22, which had 9 attendees representing various members of the community. Four community development committee members in attendance.	Attendees provided their input on the CAPER.	N/A	N/A
Needs Assessment	Nonprofit agency providers/residents	Meeting held on December 1, 2015 which had 20 attendees representing various agencies and their representatives. Four community development committee members in attendance.	Need for new and diverse amenities in the community, such as more open space, youth oriented facilities and programming and economic development initiatives that support downtown businesses.	N/A	N/A
Committee Meeting	Committee members/broad community	Meeting held on January 19 by committee members to vote in officers and set a 2016 agenda	Members set the 2016 agenda and elected officers.	N/A	N/A
Public Hearing	Non-targeted/broad community	Hearing held on January 26 to assess proposals submitted for the FY17 public services funding cycle	The community development committee met to assess applications and make decisions about grantees. Committee members asked questions about applications to grantees.	N/A	N/A
Internet Outreach	Non-targeted/broad community	Encouraged residents and individuals of community based organizations to attend public hearings and to remain engaged in town initiatives by signing up to receive alerts through the "Notify Me" function of the Framingham website.	Residents accepted directions to town's website and sign up for alerts.	N/A	N/A
LEXINGTON					
No information provided.					
NATICK					
No information provided.					
NEEDHAM					
Public meeting	Non-targeted/broad community	The Planning Board held a public meeting on September 1, 2015 to discuss the Town's Housing Strategy.	Comments involved the support of the redevelopment of the NHA's Linden-Chambers project, a Municipal Affordable Housing Trust, new zoning to further encourage multi-family housing and mixed-uses, among other actions.	N/A	N/A
Public meeting	Non-targeted/broad community	The Planning Board and Board of Selectmen held a joint public meeting to discuss the Town's Housing Strategy on October 27, 2015.	Comments included the redevelopment of the NHA's Linden-Chambers project, encouraging new housing in the Town Center and Needham Crossing, greater emphasis on green building, 40R districts, starter housing, etc.	N/A	N/A
SUDBURY					
Public Meeting	Non-targeted/broad community	Open Meeting of Sudbury Housing Trust. Trustees in attendance only	None received.	N/A	N/A
WALTHAM					
Internet Outreach	Non-targeted/broad community	Community Vision Survey, 45 online responses between submission of 5 year plan (May 2015) and January 2016	Comments discussed need for Public Housing Upgrades, youth and elderly programming	N/A	Paper surveys also accepted
Public Meeting	Non-targeted/broad community	Meeting held on January 11, 2016; attended by approximately 15 people; majority of attendees represented funded agencies	Need for elderly programming, also a need for ADA upgrades to multiple facilities	N/A	N/A
WATERTOWN					
Public Meeting	Non-targeted/broad community	N/A	Meeting of the Watertown Housing Partnership	N/A	N/A
WAYLAND					
Public Meeting	Non-targeted/broad community	Attended by approximately 25 people from the following Boards: Wayland Housing Authority; Wayland Housing Partnership; Wayland Housing Trust; Wayland Planning Board	At this joint meeting it was agreed that the Town would form three working groups to explore how we can move the affordable housing agenda forward. Group 1: Defining a shared vision and priorities for affordable housing. Group 2: Monitoring and preserving existing affordable housing. Group 3: Assessing whether there is need for new zoning or overlay districts as outlined in the master plan or other alternatives.	N/A	N/A

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

1. Anticipated Resources:

See sheet AP-15: Anticipated Resources at the end of this section.

2. Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied:

The City will use federal funds to leverage additional resources in several ways. With respect to affordable housing projects, federal HOME and CDBG funds will be complemented with City-controlled Community Preservation Act (CPA) funding as well as funds collected as a result of the City's Inclusionary Zoning ordinance. CPA funding can also be used to produce mixed-income developments since this money can be used for housing units that are affordable to households earning up to 100% of AMI. Inclusionary zoning (IZ) funds are collected from developers of smaller-scale housing projects in lieu of providing affordable units on site. Again, these funds can be especially helpful in creating mixed-income developments, as the affordability limit for IZ funding is up to 120% of AMI in some instances. During the needs assessment meetings held in preparation for developing the *FY16-20 Consolidated Plan*, many participants, especially older adults, expressed the need for more mixed-income housing opportunities in the City. These developments should have market-rate, moderately-priced and restricted affordable units and be located in village centers or close to transportation and amenities. A combination of public investments using CDBG, HOME, CPA and IZ funding as well as other state investment (such as tax credits etc.) and private financing should enable these projects to be created in Newton.

In addition, respondents to the City's request for proposals (RFP) for CDBG Public Service (Human Service) funds must include the total program costs and provide a list of any other resources that will be used in conjunction with the CDBG funds.

Several of the Consortium communities will be repaying loans to other member communities during FY17. More detailed information can be found in the FY17 HOME Budget in the appendix of this Plan.

Consortium Communities

In the Town of Concord, the HOME funds allocated to the Peter Bulkeley Terrace project are being used as leverage to raise the \$630,000 in additional funding needed to complete the work. The HOME funds have encouraged the allocation of funds from the Town of Concord for local affordable housing projects (\$60,000) and have secured up to \$200,000 in State funding for the project. The federal funds have also been instrumental in securing a recommendation for local Community Preservation Act Funds to be used to cover the remaining \$370,804 necessary to complete the work. By leveraging these HOME funds, Concord has more than

doubled the funding available for this project.

In FY17, the Town of Framingham expects to utilize leverage and match with its partnership with the organization Preservation of Affordable Housing (POAH), on a \$14 million housing rehabilitation project that is partially financed by Framingham HOME funds.

All other Consortium communities will meet federal match and leverage requirements as necessary and applicable in FY17.

AP-15: Anticipated Resources for City of Newton & WestMetro HOME Consortium for FY17

Source	Source	Uses of Funds	Expected Amount Available Year 1		Narrative Description
CDBG	public - federal	Acquisition, Admin & Planning, Economic Development, Housing, Public Improvements, Public Services	Annual allocation (\$):	\$ 1,742,529.00	Please see word document for narrative.
			Program Income (\$):	\$ 125,000.00	
			Prior Year Resources (\$):		
			Total (\$):	\$ 1,867,529.00	
HOME	public - federal	Acquisition, Homebuyer Assistance, Homeowner Rehab, Multifamily rental new construction, Multifamily rental rehab, New construction for ownership, TBRA	Annual allocation (\$):	\$ 1,143,994.00	Please see word document for narrative.
			Program Income (\$):	\$ 100,000.00	
			Prior Year Resources (\$):		
			Total (\$):	\$ 1,243,994.00	
ESG	public - federal	Conversion and rehab for transitional housing, Financial assistance, Overnight shelter, Rapid re-housing (rental assistance), Rental assistance, Services, Transitional housing	Annual allocation (\$):	\$ 159,211.00	Please see word document for narrative.
			Program Income (\$):		
			Prior Year Resources (\$):		
			Total (\$):	\$ 159,211.00	

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

1. Goals summary table:

See sheet AP-20: Annual Goals at the end of this section.

2. Narrative descriptions of goals specifically for FY17:

In FY17, CBDG funding allocated to the City of Newton will continue to be used for a variety of activities with respect to affordable housing. First and foremost, the City's Department of Planning and Development will have begun implementation of a City-wide Housing Strategy. This strategy will identify approaches and actions that will enable the City to achieve a minimum of 10% of Newton's housing stock affordable to low- and moderate-income households by 2021. The strategy will identify desirable locations for affordable housing as well as housing types appropriate for those locations. The strategy will also identify potential sites for the location of nine to twelve units of permanent supportive housing for chronically homeless individuals. These units could be created either on one site or on several scattered sites throughout the City. The Housing Strategy project began in FY16, and the City intends to have a final version of the report by the start of FY17.

The City will consider funding the creation of new affordable housing units as developments are proposed and as resources as available, and will continue to run certain programs that were successful in FY16, as described below.

- In FY17, the City will continue to fund the Tenant-Based Rental Assistance (TBRA) program, which was successful in placing two families in rental homes in FY16. The City will issue a new voucher in FY17, and fund a second year of assistance for the two households selected in FY16. Staff will also make improvements in the marketing of the program so that applicants can find housing more easily within the City of Newton or the Consortium communities. The TBRA Program is targeted to assist families at or below 60% of the AMI, and direct the vouchers toward families experiencing homelessness when possible.
- Staff will continue to market and administer the Housing Rehabilitation program and will expand the program to target the rehabilitation of existing accessory apartments that require repairs to ensure resident health, safety, and building code compliance.
- Staff will develop a program to encourage production of more affordable housing units through inclusionary zoning.
- The City will issue an RFP to allocate CBDG and HOME funds (and potentially inclusionary zoning funds), which will be used for the creation or preservation of affordable housing units. This could include providing subsidy to allow for deeper affordability or to create additional affordable units in inclusionary developments beyond what is required. A funding preference may be indicated for the creation of

affordable units set aside for permanent supportive housing for chronically homeless individuals.

City staff will develop and host programs to educate elected officials, decision makers, and the general public about Fair Housing in FY17, as well as work on other actions and strategies identified in the FFY15-FFY20 WestMetro HOME Consortium Regional Fair Housing Plan.

With respect to the Emergency Solutions Grant (ESG), \$159,211 in funding will be distributed through an RFP process for local agencies to provide shelter services, supportive services, street outreach, rapid rehousing assistance, and homelessness prevention assistance to both homeless individuals and families and those who are at-risk of homelessness. In recent years, HUD staff has placed increased emphasis on funding rapid re-housing, and the Brookline-Newton-Waltham-Watertown Continuum of Care (BNWW CoC) will balance this priority with consideration of the greatest needs for the population in our immediate region. After input from the non-ESG funded agency board members within the CoC, funding will be awarded based on responses to the RFP in summer 2016.

In FY17, \$291,375 will be allocated to 16 different programs to assist the City's low- and moderate-income children, youth, families, persons with disabilities, and seniors. The selected programs cover a wide range of services that will address the needs of these vulnerable populations and will help them meet the Brookings Institution's "Benchmarks for Success" model recently adopted and adapted by the City. The needs were identified in numerous community meetings about the FY16-20 Consolidated Plan and were confirmed by the Human Service Advisory Committee in November 2014 and again in March 2016. Additional meetings with the Human Service Advisory Committee and the Planning and Development Board regarding the award recommendations took place in April and May of 2016.

For the neighborhood improvements program, \$87,125 will be allocated towards a project located in the Newton Corner Target Neighborhood. The scope and cost of this project is to be determined, and Division staff expects to undergo the substantial amendment process in early summer 2016 to identify and fund a project.

In FY17, \$87,125 will be allocated towards an architectural access project. This project, the FY17 Curb Cuts funding pool, will be used to fund curb cuts improvements at intersections City-wide, to improve accessibility for all residents. This project will operate only as a funding pool; once specific intersections are identified, new project budgets will be set up internally and in IDIS, without invoking the substantial amendment process as defined in the Citizen Participation Plan. Individual environmental reviews will be completed at this time as well, after intersections have been identified. Division staff is working with the City's ADA Coordinator to explore new access projects as well, including improvements to the public buildings. Once the feasibility of these projects is determined, they may be set up and funded at a later date.

The FY16-20 Consolidated Plan set a goal for job training and job creation for low- and

moderate-income (LMI) individuals. In FY16, staff reached out to local businesses and institutions in an attempt to develop a program to train LMI individuals for available jobs in the community. However, the program proved more difficult to create, as the majority of the large employers within Newton, like Boston College or Newton-Wellesley Hospital were unable to participate because their non-profit status rendered them ineligible for special economic development activities. Division staff will not officially pursue this goal in FY17.

Consortium Communities

Many of the Consortium communities identified the creation of new affordable housing, Tenant Based Rental Assistance, and rehabilitation of PHA, ownership, and rental units.

Because of market conditions in Brookline, the Town is experiencing tremendous development pressure – with a number of developers planning to build additional housing units. It is likely that the Town will be reviewing a number of Inclusionary Zoning and 40B development proposals during FY17, all of which will produce between 15% and 25% affordable units. These projects could produce a significant number of affordable units.

In FY17, Brookline’s Housing Division plans to complete a Housing Production Plan which will outline the Town’s strategy for creating new affordable housing. An outside consulting firm was hired to manage this planning process, which includes focus groups, stakeholder interviews, community forums, and presentations before the Board of Selectmen in order to garner maximum resident input of the Town’s affordable housing plan. The Housing Production Plan will be submitted to the State’s Department of Housing and Community Development to receive approval and certification.

The Town of Concord has committed HOME funds to assist in the construction of four new units at the Peter Bulkeley Terrace Senior Housing development, and will continue to work on this project.

There are no FY17 goals for the Town of Needham included in this Plan.

There are no FY17 goals for Sudbury, as funds in the FY17 periods will be used to repay Natick for funding that was borrowed to assist with financing the completed Coolidge at Sudbury project.

AP-20: Annual Goals for City of Newton & WestMetro HOME Consortium for FY17

Name of Goal	Description of Goal	Category of Goal	Geographic Area (if applicable)	Start Fiscal Year	End Fiscal Year	Outcome	Objective	Goal Outcome Indicator (GOI)	Quantity	Unit of Measurement	Priority Needs Addressed (as identified in section SP-25 of the FY16-20 Con Plan)
NEWTON											
Production of New Affordable Units	Increase production of new affordable units and visitable and accessible units through incentives, flexible funding, and inclusionary zoning.	Affordable housing	N/A - Citywide	2017	2018	Affordability	Provide decent affordable housing	Rental units constructed	10	Household housing unit	Affordable housing near amenities, additional accessible rental units and visitable housing, inclusionary zoning incentives, flexible funding for affordable housing
								Homeowner housing added	0	Household housing unit	
Housing Rehab	Continue the housing rehab program for income-eligible residents, including improvements for accessibility and safety, especially for seniors to encourage aging in place	Affordable housing	N/A - Citywide	2017	2018	Availability/accessibility	Provide decent affordable housing	Homeowner housing rehabilitated	5	Household housing unit	Housing rehab; aging in place
								Rental units rehabilitated	5	Household housing unit	
Supportive Services (ESG + CDBG)	Provide supportive services for individuals and families that are homeless or at-risk for homelessness	Homeless	N/A - Citywide	2017	2018	Availability/accessibility	Create suitable living environments	Other-Assistance to homeless and at-risk for homelessness	estimated 543	Persons assisted	Supportive services
Improve Transition to Permanent Housing	Improve the transition as families and individuals move from homelessness into permanent housing through a pilot TBRA program	Homeless	N/A - Citywide	2017	2018	Affordability	Provide decent affordable housing	Tenant-based rental assistance / rapid rehousing	3	Households Assisted	Transitional and permanent housing units; improve transition to permanent housing
Fair Housing	Meet the need for more fair housing education, enforcement, and obligations.	Other - Please Specify	N/A - Citywide	2017	2018	Availability/accessibility	Provide decent affordable housing	Other-Educational events	2	Other-Educational events held	Fair housing
								Other-Publicity and outreach	2	Other-Publicity items	
Human Services	Provide financial support for organizations and agencies serving individuals that fall under key areas of need, including children, teens, families, persons with disabilities, and seniors.	Non-homeless special needs	N/A - Citywide	2017	2018	Availability/accessibility	Create suitable living environments	Public service activities other than Low/Moderate Income Housing benefit	2,808	Persons assisted	Human services
Neighborhoods Improvements	Continue to meet the need for improvements to public facilities, infrastructure, and open space that best benefit low- and moderate-income residents in and around eligible census block groups in the Newton Corner target neighborhood	Non-housing community development	Based on area-benefit eligible block groups; Citywide	2017	2018	Availability/accessibility	Create suitable living environments	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing (LMH) Benefit	1,560	Persons Assisted	Neighborhood improvements
Architectural Access	Increase access, throughout the City, to public thoroughfares, public buildings, parks and recreational facilities, and nonprofit agencies.	Non-housing community development	N/A - Citywide	2017	2018	Availability/accessibility	Create suitable living environments	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing (LMH) Benefit	3,394	Persons Assisted	Architectural Access
BEDFORD											
Rental housing	Funds will be used to assist the creation of rental housing or to assist the rehabilitation of rental housing	Affordable housing	Bedford	2017	2018	Affordability	Provide decent affordable housing	Rental units constructed	1	Household housing unit	Rental Housing
BELMONT											
Rehab public housing	Funds will be use to install an elevator to make units accessible	Affordable housing	Belmont	2017	2018	Availability/accessibility	Create suitable living environments	Rental units rehabilitated	51	Household housing unit	Public housing; rental housing
Elderly supportive services	Funds will be provided to renovate housing so that elderly can age in place.	Affordable housing	Belmont	2017	2018	Availability/accessibility	Create suitable living environments	Rental units rehabilitated	2	Household housing unit	Accessibility
First Time Homebuyer Program	Funds will be use by first time homeowners to aid in purchasing a home.	Affordable housing	Belmont	2017	2018	Affordability	Provide decent affordable housing	Homeowner housing added	3	Household housing unit	Providing housing for small families, preserve affordable housing
BROOKLINE											
New Rental Housing	Funds will used to develop new rental housing opportunities for extremely low-, low-, and moderate-income households. This will include identifying new opportunities to construct additional affordable rental units.	Affordable housing	Brookline	2017	2018	Affordability	Provide decent affordable housing	Rental units constructed	25	Household housing unit	Rental Housing

Name of Goal	Description of Goal	Category of Goal	Geographic Area (if applicable)	Start Fiscal Year	End Fiscal Year	Outcome	Objective	Goal Outcome Indicator (GOI)	Quantity	Unit of Measurement	Priority Needs Addressed (as identified in section SP-25 of the FY16-20 Con Plan)
Preservation of Rental Housing	Funds will be used to preserve affordable rental housing for extremely low-, low-, and moderate-income households. This will include the close out of the Beals Street project as well as pursuing several new opportunities to preserve existing rental units as affordable.	Affordable housing	Brookline	2017	2018	Affordability	Provide decent affordable housing	Rental units rehabilitated	31	Household housing unit	Rental Housing
Inclusionary Units/ 40B units - rental	Market-rate rental housing developments will include 15% affordable units (or in the case of 40B 20 25% affordable units) for households serving less than 80% of AMI	Affordable housing	Brookline	2017	2018	Affordability	Provide decent affordable housing	Rental units constructed	75	Household housing unit	Rental Housing
45 Marion Street	40B Development of 64-unit rental building containing 13 units serving households earning less than 50% AMI	Affordable housing	Brookline	2017	2018	Affordability	Provide decent affordable housing	Rental units constructed	13	Household housing unit	Rental Housing
CONCORD											
Creating new Senior and Accessible Units	Funds will be used to assist the creation of rental housing for senior and disabled individuals	Public Housing	Concord	2017	2018	Availability/accessibility	Provide decent affordable housing	Rental units constructed	4	Household housing unit	Creating New Affordable Units in close proximity to Town Center
FRAMINGHAM											
Housing Development	Promote the development of new affordable units.	Affordable housing; public housing	Framingham	2017	2018	Affordability	Provide decent affordable housing	Rental units constructed	1-4	Household housing unit	Housing development
Public Housing Improvements	Support Framingham Housing Authority projects whenever possible	Affordable housing; public housing	Framingham	2017	2018	Availability/accessibility	Create suitable living environments	Rental units rehabilitated	5	Household housing unit	Housing rehab
Tenant-based Assistance	Provide funding support to organizations that deliver rental assistance to local residents	Affordable housing	Framingham	2017	2018	Affordability	Provide decent affordable housing	Tenant-based rental assistance / rapid rehousing	21	Households Assisted	Tenant-based rental assistance
LEXINGTON											
Rental housing	Funds will be used to assist the creation of rental housing or to assist the rehabilitation of rental housing	Affordable housing	Lexington	2017	2018	Affordability	Provide decent affordable housing	Rental units constructed	1	Household housing unit	Rental Housing
NATICK											
Rental Assistance	Funds will be used to assist in alleviating rental demands of persons earning at or below 80% AMI.	Affordable housing	Natick	2017	2018	Affordability	Provide decent affordable housing	Tenant-based rental assistance / rapid rehousing	40	Households Assisted	Rental Housing
NEEDHAM											
No FY17 goals.											
SUDBURY											
No FY17 goals. All funds in this year will be used to repay Natick for funds borrowed to finance the Coolidge at Sudbury project.											
WALTHAM											
Affordable Housing/Rental Assistance	Funds will be used for the TBRA Security Deposit program to provide first month's rent and security deposit payment to income-eligible households	Affordable Housing	Waltham	2017	2018	Affordability	Provide decent affordable housing	Tenant-based rental assistance / rapid rehousing	35	Households Assisted	Rental Housing
WATERTOWN											
Create affordable housing	Create additional affordable housing units	Affordable Housing	Watertown	2017	2018	Affordability	Provide decent affordable housing	Rental units constructed	5-10	Household housing unit	Rental Housing
Create additional affordable housing (families)	Create additional affordable housing with a minimum of 3 bedrooms, suitable for families	Affordable housing	Watertown	2017	2018	Affordability	Provide decent affordable housing	Rental units constructed	5-10	Household housing unit	Rental Housing
Create affordable housing suitable for the elderly	Create additional affordable housing suitable for the elderly	Non-homeless special needs	Watertown	2017	2018	Affordability	Provide decent affordable housing	Rental units constructed	5-10	Household housing unit	Rental Housing
Create affordable housing suitable for those with disabilities	Create additional housing suitable for those with disabilities	Non-homeless special needs	Watertown	2017	2018	Availability/accessibility	Create suitable living environments	Rental units constructed	5-10	Household housing unit	Rental Housing
WAYLAND											
Rental Housing	Funds will be used to supplement the administration and RFP process	Affordable housing	Wayland	2017	2018	Affordability	Provide decent affordable housing	Rental units constructed	47	Household housing unit	Rental Housing

AP-35 Projects - 91.420, 91.220(d)

1. Project information table:

See sheet AP-35: Projects at the end of this section.

2. Describe the reasons for allocation priorities and list any obstacles to addressing underserved needs. List proposed actions to overcoming those obstacles.

Division staff has allocated CDBG funding to five general categories: Housing/Homelessness, Human Services/Public Services, Neighborhood Improvements, Architectural Access, and Program Administration. These categories are funded based on the priorities and needs detailed in the FY16-20 Consolidated Plan.

Housing

The majority of funds (approximately 55 percent) will be allocated to the category of Affordable Housing. This funding will be used to facilitate rehabilitation, acquisition, and rental assistance for low- and moderate-income households.

Human Services/Public Services

The City intends to allocate the maximum allowable amount of 15 percent for this category.

Neighborhood Improvements

This project category will receive a five percent allocation in FY17. Neighborhood projects can include, but are not limited to, improvements to sidewalks, pedestrian safety, intersections, community amenities, parks, and public facilities. These projects will be completed in the areas of the City that have the highest concentration of low- and moderate-income individuals.

Architectural Access

Five percent of the City's annual CDBG allocation will be directed towards architectural access projects this year. These projects that enhance accessibility for persons with disabilities can be completed Citywide, without geographic restriction.

Program Administration

Division staff intends to allocate the maximum allowable amount of 20 percent for program administration.

AP-35: Projects for City of Newton & WestMetro HOME Consortium for FY17

Project Name	Target Area (if applicable)	Priority Needs Addressed	Project Description	Estimated Funding Allocation	Target Date of Completion	Estimate the number and type of families that will benefit from the proposed activities:	Planned Activities:
Housing Rehabilitation and Development Program Fund (CDBG)	N/A	Affordable housing near amenities; provide affordable housing in mixed-income developments; additional accessible rental units and visitable housing; increase production of new affordable housing units; housing rehab; aging in place	CDBG funds will be used for the following purposes: 1. rehabilitation of owner-occupied one- and two-family residential structures, owner-occupied condominium units and rental units owned by the Newton Housing Authority and nonprofit affordable housing development organizations and providers; 2. acquisition of housing units for permanently restricted affordable housing; 3. write down of mortgages for the purpose of creating permanently restricted affordable housing; and 4. the preservation of existing affordable housing.	\$ 568,399.00	6/30/2017	Extremely low-, low-, and moderate-income families will benefit from this project. The number of families is to be determined.	TBD
Housing Program Rehab Revolving Loan Fund (CDBG)	N/A	Housing rehab; aging in place	Estimated program income from repayment of housing rehabilitation loans to be used for new housing rehabilitation projects.	\$ 81,250.00	6/30/2017	Extremely low-, low-, and moderate-income families will benefit from this project. The number of families is to be determined.	Receipt of program income from the repayment of housing rehabilitation loans to be used for new housing rehabilitation projects. Approximately 7 homeownership units will be rehabilitated in FY17.
Housing Program Delivery (CDBG)	N/A	All housing-related priority needs identified	Administrative services in support of developing new affordable housing and the rehabilitation and preservation of existing affordable housing. A portion of these funds may be used for Fair Housing activities.	\$ 390,000.00	6/30/2017	N/A	Administrative services and costs.
Public Services (CDBG)	N/A	Human services	Funds for public services for low- and moderate-income Newton residents focusing on the following populations: children and youth, disabled adults, adults and families, and elderly. Funding is comprised of 15% of FY17 CDBG Entitlement funds (\$261,375) plus 15% of FY16 program income (\$48,000 estimate)	\$ 319,452.68	6/30/2017	Extremely low-, low-, and moderate-income families will benefit from this project. The number of families is to be determined.	16 Human Service Grants have been awarded to 16 different agencies to provide services to children and youth, persons with disabilities, survivors of domestic violence, adults and families, and elderly.
Neighborhood Improvements (CDBG)	Target Neighborhood: Newton Corner	Neighborhood improvements	Funds for projects for improvements of (including but not limited to) public facilities, infrastructure, parks and open space, and accessibility.	\$ 87,125.00	6/30/2017	Extremely low-, low-, and moderate-income families will benefit from this project. The number of families is to be determined.	Project for the FY17 Newton Corner target neighborhood is TBD
Architectural Access (CDBG)	N/A	Architectural access	Funds for projects for improvements of (including but not limited to) public facilities, infrastructure, parks and open space, and accessibility.	\$ 87,125.00	6/30/2017	Extremely low-, low-, and moderate-income families will benefit from this project. The number of families is to be determined.	FY17 Curb Cuts funding pool.
Program Administration (CDBG)	N/A	All priority needs identified	Funds for the management and implementation of the CDBG program including citizen participation.	\$ 348,505.00	6/30/2017	N/A	Administrative services and costs.
HOME Administration	N/A	N/A	Funds for the administration of the WestMetro HOME Consortium, which is equal to 10% of the annual allocation. 7% of the allocation goes to the local communities for administration of their projects. 3% of the allocation is set aside for general Consortium administration and compliance.	\$ 114,399.40	6/30/2017	N/A	Administrative services and costs.
Tenant-Based Rental Assistance (HOME)	N/A	Improve transition to permanent housing	Provide income-eligible renters with rent and/or security deposit assistance.	\$ 162,562.00	6/30/2017	One additionally income-eligible household will receive assistance in FY17, in addition to a continued second year of assistance for the 2 households assisted in FY16.	TBD
Homebuyer Assistance (HOME)	N/A	N/A	Funds for downpayment and closing cost assistance.	\$ -	6/30/2017	Extremely low-, low-, and moderate-income families will benefit from this project. The number of families is to be determined.	TBD
Housing Development (HOME)	N/A	Affordable housing near amenities; provide affordable housing in mixed-income developments; additional accessible rental units and visitable housing; increase production of new affordable units; promote private entities' use of other funding sources	Funds for the creation of new affordable housing units.	\$ 371,569.00	6/30/2017	Extremely low-, low-, and moderate-income families will benefit from this project. The number of families is to be determined.	TBD
Housing Rehabilitation (HOME)	N/A	Housing rehab; aging in place	Funds for single-family housing rehabilitation.	\$ 83,283.00	6/30/2017	Extremely low-, low-, and moderate-income families will benefit from this project. The number of families is to be determined.	TBD
CHDO Operating Expenses (HOME)	N/A	All housing-related priority needs identified for the WestMetro Consortium communities	Funds for operational expenses for Community Housing Organizations operating in the WestMetro HOME Consortium.	\$ 57,199.70	6/30/2017	N/A	Administrative services and costs.
CHDO Set-Aside (HOME)	N/A	Affordable housing near amenities; provide affordable housing in mixed-income developments; increase production of new affordable units	Funds reserved for CHDO acquisition projects	\$ 171,599.10	6/30/2017	Extremely low-, low-, and moderate-income families will benefit from this project. The number of families is to be determined.	CHDO projects are determined by an annual HOME RFP generally held in the fall.
Loan Repayment (HOME)	N/A	N/A	Repayment of loans from one WestMetro community to another	\$ 180,980.00	6/30/2017	N/A	Repayment of loans from WestMetro community to another.
ESG16 Newton	N/A	Supportive services; improve transition to permanent housing	Funds for the City of Newton are planned to operate shelters for the homeless, conduct street outreach activities, and provide homelessness prevention as well as support program administration.	\$ 159,211.00	6/30/2017	Extremely low-, low-, and moderate-income, and homeless families will benefit from this project. The number of families is to be determined.	Activities will include shelter services, street outreach, and homelessness prevention as well as support program administration, though agencies and funding amounts for each activity are to be determined.

AP-50 Geographic Distribution - 91.420, 91.220(f)

1. If your community uses geographic target areas as a basis for funding allocation priorities, describe the target areas that will receive assistance:

In the FY16-20 Consolidated Plan and the FY16 Annual Action Plan, Division staff identified five “target neighborhoods” in which to allocate CDBG funding for area-benefit activities: Newton Corner, Nonantum, Newtonville, West Newton, and Upper Falls. This designation was based on the geographic boundaries of the eligible census block groups that met or surpassed the required LMI threshold as determined by HUD LMIS data, computed from three year American Community Survey (ACS) data. Previously, HUD provided income data adapted from the long-form census, which has since been discontinued; ACS data, which is updated more frequently, will be used for LMI calculations moving forward. With the release of the new LMIS data in 2014, portions of existing target neighborhoods were no longer eligible, while new census blocks throughout the City became eligible. For a neighborhood to be eligible for area-benefit activities, block groups must be comprised of at least 51% of low- and moderate-income residents. This threshold, however, is reduced for Newton, because it contains only two block groups that meet that standard. Instead, Newton is classified as an “exception community” and the existing 64 block groups in the City are divided into quartiles, with the dividing break between the top and second quartile considered the new threshold. Block groups are considered eligible in Newton if comprised of greater than or equal to 30.68% low- and moderate-income residents. Most notably, there was an expansion of the West Newton, Newtonville, and Newton Corner boundaries as a result of this new data

A fifth target neighborhood was created for a newly eligible block group in Upper Falls based on the eligibility determination process as described above, and was included as the neighborhood to receive funding for FY16. However, project eligibility is two-pronged. The Newton Community Development program uses target neighborhood designations as a way to focus funding on areas that need it most, all projects must be justified to HUD with a service-area calculation. Because of its proximity to neighboring block groups that do not contain a minimum of 30.68% low- and moderate-income residents, staff was unable to justify any new projects when performing service area calculations. Service area calculations require staff to determine the average low- and moderate-income percentage of all block groups included within a set service area. Typically, service areas fall between a quarter- and a half-mile walking radius. Multiple calculations demonstrated service areas that did not primarily benefit low- and moderate-income residents as the calculations did not meet or exceed the average required threshold necessary for eligibility. While the Upper Falls target neighborhood fell into the top quartile of block group eligibility, it was unable to meet the service-area eligibility test. This neighborhood will be excluded from the program and funding cycle in the future. The previously allocated FY16 funding of \$88,431 will be re-programmed to another eligible activity, project, or neighborhood.

Previously, the funding for neighborhood improvements has operated on a six-year alternating rotation. Newton Corner and Nonantum each received funding once every three years, while Newtonville and West Newton each received funding once every six years. With the

introduction of the additional neighborhood, each target area would receive funding once every five years for the duration of this Plan. Though Upper Falls will be excluded for the remainder of the Consolidated Plan, a five year funding cycle will remain in place. However, the order will be rearranged to allow for adequate time for West Newton to develop projects and a committee, since its boundaries were completely revised with the 2014 LMIS data.

In FY17, \$87,125 will be allocated towards a project located in the Newton Corner Target Neighborhood. The scope and cost of this project is to be determined, and Division staff expects to undergo the substantial amendment process in early summer 2016 to identify and fund a project.

Consortium Communities

Community Development Department staff in the Town of Framingham use census tract information to determine whether to target a specific area of the community with HOME funds. With this strategy, HOME funds are designated for use in census tracts 383600.2, 383501.2, 383300.1, 383400.3, 383400.2, 383200.4, 383200.1, 383101.2, 383101.1, 383102.1, and 383102.2. These tracts house the highest number of low- and moderate-income residents.

No other Consortium communities identify target geographic areas.

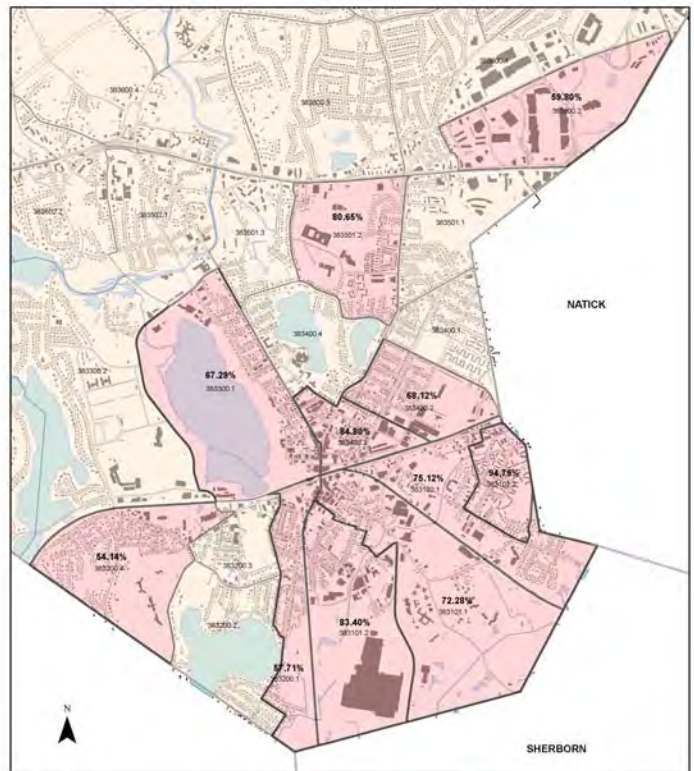
2. Describe the rationale for the priorities for allocating investments geographically.

Division staff will lead a multi-departmental team to engage the community in identifying and selecting projects. See narrative above and section SP-10 in the Strategic Plan chapter of the FY16-20 Consolidated Plan for more information on the designation of the target neighborhoods, and see the Citizen Participation Plan in the appendix for more information.

Consortium Communities

Please see narrative above, and the map, right, for the Town of Framingham’s rationale.

No other Consortium communities identify target geographic areas.



Framingham CDBG Target Areas
 MassGIS 2010 Census Data
 Framingham, MA
 September 2014
 Prepared by Community & Economic Development

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

1. Narrative:

The focus in FY17 will be on implementing a City-wide Housing Strategy. The City has engaged a consultant to provide a report to the Mayor and City Council on the housing strategy, which will be completed in FY16 and will be used by the City to develop concrete actions. This strategy will identify approaches and actions that will enable the City to achieve a minimum 10% of Newton's housing stock affordable to low- and moderate-income households by 2021. It is the City's expectation that the strategy will identify desirable locations for affordable housing. City staff will also identify potential sites for the location of nine to twelve units of permanent supportive housing for chronically homeless individuals. These units could be created either on one site or on several scattered sites throughout the City.

The Department of Planning and Development staff, along with City Council members, is undertaking an extensive, multi-year, three-phase zoning reform effort to update the City's zoning ordinance, which was last revised in 1987. In Phase 1, a consultant team worked with staff and councilors to reorganize the existing ordinance to improve legibility and clarity, and the updated ordinance became effective November 1, 2015. Phase 2, which will focus on substantial revisions to the ordinance, is scheduled to begin in the summer of 2016.

The Division will also continue to fund Housing Rehabilitation Program projects with the anticipation that 10 units will be rehabilitated in FY17. The Division will focus particular outreach efforts on homeowners that may have an existing accessory apartment that requires rehabilitation.

The Tenant-based Rental Assistance (TBRA) Pilot Program, launched in FY15, successfully housed two families in Newton and Waltham by February 2016. The TBRA Program improves the transition for homeless households currently living in motels that double as overflow emergency assistance (EA) shelters to more stable housing within Newton or in other Consortium communities. Division staff plans to re-capitalize the program in FY17, and assist one additional family this year, as well as provide a second year of assistance to the two households funded and placed in FY16.

In 2014, Newton's inclusionary housing ordinance was revised to allow an applicant to utilize public subsidy to increase affordability within a project after the 15% affordable unit requirement is achieved. The program will build on this framework to provide a subsidy source that would fund the creation of additional affordable units, provide a deeper level of affordability of existing units, and/or create physical accessibility beyond what is required by state and federal accessibility law without necessarily expanding project density. The program can also assist developers with the additional cost of providing affirmative marketing and income certifications and with technical assistance.

In FY17, The City will issue an RFP to allocate CDBG and HOME funds (and potentially inclusionary zoning funds), which will be used for the creation or preservation of affordable

housing units. This could include providing subsidy to allow for deeper affordability or to create additional affordable units in inclusionary developments beyond what is required. A funding preference will be for the creation of affordable units set aside for permanent supportive housing for chronically homeless individuals.

Consortium Communities

The Town of Bedford plans to assist four households with financial rental assistance in FY17. The Town of Belmont anticipates a large number of housing units to become available in FY17, including affordable units. The Belmont Uplands (298 rental units with 20% affordable) will begin leasing in spring 2016. Cushing Village (115 rental units with 10% affordable) expected to conclude the financing process in spring 2016, and subsequently begin construction. These two projects will provide a significant increase in the supply of both market and affordable rental housing.

In Brookline, a total of 144 new units of affordable rental housing will be produced in Brookline during FY17. Thirty-one (31) enhanced SRO units at the Beals Street project, which will primarily serve single-person households who were formerly homeless. This project was started in FY15 and its expected that Pine Street will close out the project in FY17, with the project fully occupied. The 40B mixed-income project at Marion Street is also expected to complete its construction and marketing by early FY17, and provide 13 total affordable units. Lastly, the Town is working to identify a new affordable rental development project to begin in FY17 while responding to a number of 40B proposals, which will add affordable units once the comprehensive permit process is complete.

The Town of Concord has a history of supporting efforts to establish and maintain affordable housing. The Town currently has 710 affordable units, with 10.36% of its housing included in the Commonwealth's Subsidized Housing Inventory (SHI).

Though it receives a limited annual allocation of approximately \$20,000, the Town of Lexington hopes to assist one unit of rental housing. The Natick Affordable Housing Trust is using several previous years' HOME allocations for several rehab projects in FY17. The Coolidge House Congregate building is being converted from 18 SRO units to 10 one-bedroom units, and will eventually be leased to the Massachusetts Department of Mental Health. The second project is the two-family home on Plain Street, which has been vacant for over a decade, and will be rented to families served by the Natick Housing Authority.

The Town of Wayland has been working on the development of affordable rental housing, concentrating on the proposed River's Edge Project over the last 3 years. The site consists of approximately 8 acres of town-owned land. An initial RFP was issued and unfortunately no bids were received. The Town of Wayland plans to reissue the RFP in spring 2016. If a contract is awarded in FY17, this development would produce 190 units, of which 47 will be affordable.

2. Please complete the table below:

One Year Goals for the Number of Households to be Supported (By Population Type)	
Population Type	Number of Households
Homeless (units reserved for homeless individuals and/or households):	45
Non-Homeless (for all units NOT reserved for homeless individuals and/or households):	293*
Special-Needs (units reserved for households that are not homeless but require specialized housing or supportive services)	17
Total (Consortium-wide) >>>>	355

NOTE: Units that are acquired and rehabilitated are only reported once under either rehabilitation or acquisition.

* 60 of these units are associated with the Belmont Uplands development, which is expected to begin leasing in spring 2016. 12 of these units, to be located at Cushing Village, depend on the developer securing the necessary financing. Three of these units reflect first-time homebuyer participants, and depend on securing homes within their price ranges.

2. Please complete the table below:

One Year Goals for the Number of Households Supported Through (By Program Type)	
Program Type	Number of Households
Rental Assistance (for programs such as TBRA and one-time payments to prevent homelessness):	70
The Production of New Units (construction of new units, including conversion of non-residential properties):	203*
Rehab of Existing Units (including reconstruction):	75
Acquisition of Existing Units (for programs such as downpayment assistance):	7
Total (Consortium-wide) >>>>	355

NOTE: Units that are acquired and rehabilitated are only reported once under either rehabilitation or acquisition.

* 60 of these units are associated with the Belmont Uplands development, which is expected to begin leasing in spring 2016. 12 of these units, to be located at Cushing Village, depend on the developer securing the necessary financing. Three of these units reflect first-time homebuyer participants, and depend on securing homes within their price ranges.

AP-60 Public Housing - 91.420, 91.220(h)

- 1. Briefly describe any actions planned to address the needs of public housing residents. Indicate if any funded projects will address the needs of public housing residents.**

The Newton Housing Authority is currently working on expanding its resident services program with the addition of a licensed social worker on staff. CDBG funds continue to support the resident services program and address accessibility needs for residents. Capital needs are assessed at all properties annually and emergency and preventative maintenance is used to address needs as they arise.

CDBG housing rehabilitation program funds are available as applicable for improvements and emergency maintenance for Newton Housing Authority properties.

Consortium Communities

Last year in FY16, the Bedford Housing Authority launched its Social Service Program to connect families to the resources necessary to stabilize the living situation and improve quality of life. The program will provide financial literacy education, skill training, career coaching, and other support services to up to 15 low-income households currently residing in Bedford PHA units.

In FY17, the Town of Brookline will begin to examine the Brookline Housing Authority's goals for rehabilitating two large family developments of state-owned public housing to identify ways in which the Town might provide support and preserve these units. The two developments contain a total of 306 units and are in need of substantial rehabilitation.

In Concord, the Town works closely with the Housing Authority on its two current HOME projects. The first is the implementation of a HOME-funded project for necessary repairs at 282-294 Thoreau Street, a four-house rental development owned by the CHA. The second project combines HOME funds with state and local funds to construct four new units at the CHA's Peter Bulkeley Senior Housing Development.

In FY17, the Town of Framingham will support its PHA through a contribution of HOME funds for the acquisition and rehabilitation of blighted property.

The Natick Housing Authority is focused on the successful rehabilitation of two properties using HOME funds: Coolidge House and 6 Plain Street in FY17.

Though not yet ready for funding FY17, the Town of Needham will support its PHA with the redevelopment of the 152-unit Linden-Chambers project to rehabilitate existing units and create additional units.

Beginning in FY16 and continuing in FY17, the City of Waltham will be working with the Waltham Housing Authority to contribute HOME funds to rehabilitate 80-86 Orange Street, a WHA property.

In Watertown, the Housing Authority is working with the MA Department of Housing and Community Development to administer a new state initiative implemented in FY 2015 called Mass Learning, Employment and Asset Program (MA LEAP). This program's primary goal is to increase the earned income of public housing residents through measurable, targeted improvements in several areas: Post-Secondary Education; Career Planning and Employment; Financial Literacy and Asset Development. The Watertown Housing Authority is one of five housing authorities in Massachusetts participating in this five-year pilot program and has, to date, enrolled 21 residents.

2. Briefly describe any actions planned to encourage public housing residents to become involved in management and to participate in homeownership programs. Indicate if any funded programs will address the needs of public housing residents.

The Newton Housing Authority does not participate in any homeownership programs. Residents are involved in the PHA Plan and capital needs identification process through annual tenant meetings and communication with the Resident Advisory Board.

Consortium Communities

In Bedford and Lexington, residents gather in the Community Building monthly for a social event. In the Town of Belmont, the PHA holds bi-monthly meetings at each of its developments, where time is set aside for residents to voice any concerns. When a major improvement is proposed for a specific development, residents of that development are encouraged to actively participate in providing feedback on the proposed improvement.

In Brookline, as any affordable homeownership unit becomes available through turnover, the Town's Housing Division manages this resale process and engages in extensive outreach and a lottery process. Public Housing tenants interested in homeownership opportunities are notified through the Housing Authority or by signing up for the Town's affordable housing list serve. A number of public housing tenants have taken advantage of these opportunities in the past.

In Framingham, the Town's Fair Housing Committee is organizing public forums on housing rights and education for public housing residents.

The Watertown Housing Authority has an active Tenant Association and Resident Advisory Boards (RABs) in the Family and Elderly developments. The Authority communicates all Capital need plans and operational issues to all the resident groups. As noted above, the Authority is also a member of the MA LEAP Program to enhance resident employment and life skills.

3. If the PHA is not designated as "troubled," indicate "Not Applicable." If the PHA is designated as troubled, briefly describe any assistance the jurisdiction will provide to help the PHA clear the troubled designation.

Not applicable. No PHAs in the Consortium have been designated as "troubled."

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

For the following questions, describe the link between your community's one-year goals and actions for reducing and ending homelessness.

12. Describe actions planned to address reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

- Continue to Allocate Emergency Solutions Grant funds for a Street Outreach Program and Allocate Additional Funds towards Homelessness Prevention

In FY15 and FY16, the City provided Emergency Solutions Grant funding for Street Outreach within the BNWW Continuum of Care Service Area (CoC). The Brookline Community Mental Health Center was awarded funds, and a dedicated case worker conducts the outreach. The goal is to seek out unsheltered individuals and families with the goal of connecting them with emergency shelter, housing or critical services and non-facility-based care for those unwilling or unable to access appropriate housing. At the conclusion of FY15, 11 unsheltered individuals were identified and assisted through this funded category. The Street Outreach Program has proven to be successful, so the Jurisdiction, collaborating with the CoC, will continue this effort in FY17 with an increased percentage of funds.

Through an extensive evaluation of outcomes of programs, providers, and individual cases, as well as an examination of the existing real estate market within the CoC's geography, Division staff, in coordination with the CoC, has chosen to allocate more funding towards Homelessness Prevention in FY17. Staff believes Homelessness Prevention is an effective method to reduce homelessness and has proven to be successful in the catchment area in past years.

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

CoC members have begun to finalize the process for the implementation of its Coordinated Entry System, which will provide a standardized intake and assessment process for each service provider in the CoC's network using a "no wrong door" approach. With a Coordinated Entry System in place, each provider within the CoC is able to conduct a general assessment of the person's needs and make the appropriate referral to connect them with housing and/or the appropriate services. In the spring of 2016, the CoC, along with Division staff, will be working with technical assistance providers from The Cloudburst Group to assess and execute a pilot version of the system.

Consortium Communities

Though homelessness is not a significant issue in the Town of Belmont, the Town operates a food pantry that is opened twice a month. This interaction allows staff to see if clients need further assistance, and can provide referrals to appropriate agencies.

In Concord, homeless individuals have occasionally taken up residence in the Town's public woods. When this occurs, the Town's Natural Resources Division, which oversees this land, works with the Community Services Coordinator and the Health, Fire, and Police Departments to identify, assist, and relocate these individuals and their belongings.

The Town of Framingham participates in the Balance of State Continuum of Care, and also coordinates efforts between City Departments (e.g. Veterans' Services) and local non-profits (e.g. Voices Against Violence) to better understand the needs of the homeless population and deploy resources as needed through a referral-based process.

The Natick Affordable Housing Trust uses funds to provide emergency hotel vouchers to individuals who become homeless unexpectedly.

All consortium communities coordinate with local agencies and municipal departments to refer individuals and families who are homeless, or at-risk for homelessness, to appropriate programs, resources, and services.

In the City of Waltham, Police and a Bristol Lodge Street Outreach Specialist reach out to unsheltered individuals frequently in the City and wooded areas. The Outreach Specialist works 19 hours/week with a six-person Police Task Force, which helps connect identified homeless individuals to services.

13. Describe actions planned to address emergency shelter and transitional shelter needs for homeless individuals and families, including domestic violence shelters, youth shelters, and hotel/motel voucher arrangements.

- Review Shelter Services Allocation from the Emergency Solutions Grant

Division staff utilizes ESG funds for various shelter services, including those for survivors of domestic violence and men's and women's emergency shelters. ESG funds are also awarded to the only day shelter in Waltham, which provides basic medical care, food, case management, counseling, legal services, and referrals to appropriate service providers. This funding source serves as a valuable resource for these emergency shelter providers, especially since those types of projects are not eligible to receive McKinney-Vento Act funds. The Pine Street Inn, though not funded by ESG, operates several projects within the CoC and manages an experienced outreach team that engages those choosing unable or unwilling to use a shelter and provides the individuals with referral information, food, clothing, hygiene products, and blankets.

However, thousands of families live in shelters and motel on a given night across the state. During the 2016 sheltered Point in Time Count, 350 individuals were reported as residing in DHCD-funded Emergency Assistance (EA) overflow beds located in motels in Waltham. Both the federal government and the CoC have established goals of ending family homelessness within

five and ten years, respectively. Division staff, in coordination with the CoC, carefully evaluated the appropriation of Emergency Solutions Grant funds towards the rapid rehousing and homelessness prevention components of the ESG program, which can help reduce the number of families and duration of homelessness. Additionally, although there is a clear need and benefit of providing the shelter services, the CoC must evaluate how to create housing stability and economic mobility in order to end homelessness.

- Issue additional tenant-based rental voucher(s)

In FY15, the City funded the Tenant-based Rental Assistance Program (TBRA), and two households were selected and funded in FY16. Under this pilot program the funds provide rental subsidy and support services for income-eligible households currently living in the Commonwealth's overflow emergency shelters. The program is predicated on the goal of coupling the housing with supportive services geared toward economic self-sufficiency. Since the program has proven successful thus far, the Division will issue one new voucher, in addition to funding a second year for the existing two households, in FY17.

Consortium Communities:

The Town of Belmont does not contain any emergency shelters, transitional housing, or other permanent housing specifically for homeless individuals and families. The Belmont Housing Authority provides emergency housing for income-eligible families who have lost their homes to fire or other catastrophe.

In the City of Waltham, homeless service providers and City staff manage a minimum barrier overnight homeless shelter for men and women aged 18 and older. The homeless shelter opens December through March between the hours of 8pm and 8am on days when the temperature reaches 32 degrees or below, or in the event of inclement weather like snow or freezing rain.

14. Describe actions to support:

The transition from shelter or transitional housing to permanent or independent housing

- Finalize and Review Housing Strategy to identify sites for permanent supportive housing

Following the directive of the United States Interagency Council on Homelessness (USICH) and the CoC's 2014 Ten-Year Plan to End Homelessness, the City's Department of Planning and Development is focused on developing permanent affordable housing with supportive services. The Housing Strategy, which began in the summer of 2015 and will be completed in 2016, will identify potential sites for the location of nine to twelve units of permanent supportive housing for chronically homeless individuals over the next four years. These units could be created either on one site or on several scattered sites throughout the City.

- Prioritize existing beds for chronically homeless individuals

This year, recipients of federal McKinney-Vento Act competition funds within the CoC reconfirmed the commitment to prioritizing existing permanent supportive housing beds for chronically homeless individuals upon turnover whenever possible. Participating organizations include Pine Street Inn, Advocates, and Vinfen. Twelve of these beds are located within Newton. The CoC will continue this prioritization in FY17.

a. Shortening the period of time that individuals and families experience homelessness

The Division will continue utilizing ESG funding for Rapid Rehousing projects to quickly connect individuals and families with the support they need to exit homelessness and ensure housing stability. City staff and the CoC will continue to assess the challenges of the existing rental market within the CoC communities of Brookline, Newton, Waltham and Watertown to determine the feasibility of scaling up this approach through local partnerships.

b. Preventing individuals and families who were recently homeless from becoming homeless again

- Utilize Emergency Solutions Grants for Homeless Prevention and Rapid Rehousing
- Educate service providers and CoC communities about available funds

The Division will continue to utilize ESG funding for Homeless Prevention to reduce the number of individuals and families who are evicted from housing. These funds not only provide the financial resources to keep at-risk households housed, but it also provides the supportive services to help stabilize the household and ensure successful tenancies.

- Research and disseminate best practices for working with at-risk populations
- Identify and engage job training and employment services providers

A central goal of the BNWW CoC Ten-Year Plan to End Homelessness is to reduce the number of individuals and families becoming homeless through the provision of appropriate supportive services and financial assistance. Engaging, educating and seeking cooperation with key stakeholders regarding decreasing risk factors leading to homelessness will accomplish this goal. Key partners will also be needed to ascertain and ensure that appropriate services are available to adequately engage in the prevention of homelessness and to support previously homeless individuals and families experiencing community integration issues.

15. Describe actions planned to address the prevention of homelessness for those with the greatest need:

Creating and preserving permanent affordable housing opportunities that integrate supportive

services will help individuals and families with the greatest need. Specific actions to be undertaken in FY17 include:

- Completion of a Housing Strategy that will identify approaches and actions that will enable the City to reach its goal of achieving a minimum of 10% of Newton's housing stock affordable to low- and moderate-income households by 2021. The Strategy will also identify potential sites for the location of nine to twelve units of permanent supportive housing for chronically homeless individuals. These units could be created either on one site or on several scattered sites throughout the City.
- Target ESG funds toward homeless prevention programs.

Consortium Communities

The Massachusetts Department of Social Services and Department of Mental Health provide 83 units of housing in Belmont. The majority of these units are occupied by persons with mental and/or physical disabilities. Additionally, McLean Hospital, a psychiatric hospital located in the Town, provides services within the community to ensure that patients have access to appropriate supportive housing and services necessary to reduce recidivism.

The City of Waltham allocates CDBG funds for homelessness prevention.

AP-75 Barriers to affordable housing - 91.420, 91.220(j)

- 1. Describe actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment:**

As in many other communities throughout greater Boston, one of the biggest challenges to the development of affordable housing in Newton is the Zoning Ordinance. While reasonable regulation of new development is important and to be expected, it is essential that the City closely examine its ordinances for potential obstacles to affordable housing development. Particular zoning and other City policies that have the potential to limit affordable housing include the following:

- Either a special permit or a comprehensive permit under Chapter 40B is typically required to create any multi-family housing (i.e. more than two units). These processes add time and cost to these types of developments that could otherwise more easily create affordable housing units, and the process can become controversial..
- Accessory apartments are often more affordable to rent because they tend to be smaller, but the process for approval of these units is complicated and often requires a special permit. It is estimated that there are 1000 illegal accessory apartments in the City, all of which have not been properly inspected for compliance with the State Building Code and may pose serious health and safety concerns for occupants. In a step in the right direction, the Ordinance was recently changed to permit some illegal units more easily, which can be proven to be pre-existing from 1999, to be legalized if they can be made code compliant.
- Neighborhood opposition to large-scale housing projects has also been a barrier to providing additional subsidized units and residential investment. Staff recognizes that there can be legitimate concerns about larger projects, so in July 2013, the City adopted an amendment to its Citizen Participation Plan to better inform the general public and abutters early on in the process of permitting an affordable housing project so that their input can be included in the design at an early stage.

In recognition of these existing barriers to the development of affordable housing, Division staff intend to focus on the following programs and topic areas in the upcoming year.

Zoning Reform

The Department of Planning and Development staff, along with the City Council members, is undertaking an extensive, multi-year, three-phase zoning reform effort to update the City's zoning ordinance, which was last revised in 1987. In Phase 1, a consultant team worked with staff and councilors to reorganize the existing ordinance to improve legibility and clarity, and

the updated ordinance became effective November 1, 2015. Phase 2, which will focus on substantial revisions to the ordinance, is scheduled to begin in the summer of 2016.

Revision to Homeowner Rehabilitation Program

The Newton Homeowner Rehabilitation Program will place greater emphasis on targeting assistance to correct code violations for pre-existing accessory apartments. Rental income from these apartments can help low- and moderate-income owners make mortgage payments and also offer “naturally affordable” small housing units for low- and moderate- income renters that are identified in the Needs Assessment chapter as a means toward encouraging diversity in the City’s housing stock.

Fair Housing

Actions anticipated for addressing concerns regarding fair housing include the following:

- Post a Fair Housing Statement on the City of Newton’s website. This statement can also be made available in other City documents and venues related to City-sponsored activities and to abutters of pending development, zoning, or other actions affecting housing.
- Provide, in writing, a Fair Housing Statement, with the purpose of informing the public regarding fair housing requirements and the City’s responsibility to Affirmatively Further Fair Housing.
- Offer fair housing and disparate impact education annually to City staff involved in activities relating to housing, City Councilors, members of the Planning and Development Board, members of the Zoning Board of Appeals, and members of the public.
- Include the US Department of Housing and Urban Development’s Fair Housing logo on all housing-related documents.
- Continue utilization of the discrimination reporting tool on its website, to encourage the nonprofit housing providers in the City to report acts of potential discrimination and to follow appropriate procedures in responding to the reporters of such potential discrimination.
- Post information on the Department of Planning and Development webpages to guide the public and developers on the process for developing affordable housing projects in Newton. The posting will include information on fair housing and the City’s obligation to affirmatively further fair housing. The City will have Division staff review all applicable projects for their inclusion of fair housing goals and note in writing in all applicable project reviews a statement that “the objectives of the City’s Consolidated Plan, including fair housing, have been considered in this review.”

Consortium Communities

In June of 2015, the City of Newton and the WestMetro HOME Consortium submitted its Regional Fair Housing Plan for the years FFY (federal fiscal year) 2015-2020.

The Town of Bedford also completed its Analysis of Impediments to Fair Housing Choice in 2013, which outlined five key barriers to affordable housing: lack of accessory apartments; monitoring and maintenance; density and cluster developments; parking; and other ongoing efforts. Town staff will continue to examine the Accessory Apartment Bylaws to determine how to increase the number of accessory units. Staff will work with the Regional Housing Services Office (RHSO) to fulfill monitoring requirements, as well as seek out additional affordable housing opportunities to create units within existing zoning guidelines. Finally, staff will review zoning bylaws to gain a better understanding of the impact of parking standards on affordable housing development, and promote fair housing and encourage the recruitment of minority applicants to Town boards and committees.

The Belmont Housing Trust is working to complete a Housing Production Plan (HPP) that will look at housing issues in Town and identify goals, objectives and strategies to meet the Town's housing needs. The HPP will also lay the groundwork for updating the Zoning By-laws that specifically relate to regulating housing options. It is expected that the HPP will call for increased housing opportunities in Town and identify several zoning amendments to achieve this goal. The Belmont Housing Trust will work with the Planning Board and the developer of Cushing Village to insure that the approved development, a mixed-use, 115 unit development with 12 units of affordable housing units, will be built as permitted and required by the Town's Inclusionary Housing By-Law.

Brookline will continue to use its Zoning Bylaw proactively to encourage affordable housing as part of a market-rate project through its inclusionary zoning provision. Its Housing Advisory Board may explore options to allow Accessory Dwelling Units in conjunction with the Brookline Community Aging Network. The Town may explore also the use of Zoning Overlay District to encourage the development of new mixed-income housing to serve seniors.

To address identified impediments, Concord proposes three specific actions. First, Concord will address the high cost of existing housing and shortage of available land by working with the Concord Housing Development Corporation to develop affordable housing on former State lands in West Concord; using CPA funding to restore the affordability of units at the Emerson Annex building when they become available and establish new affordable housing restrictions; assisting the CHDC's Small Grants Program to help low and moderate level homeowners make necessary safety and other improvements to their existing homes; and utilizing HOME funds to rehabilitate and improve the accessibility of existing affordable housing units and create new units when possible. The Town will also continue to support the work of the Concord Housing Authority and of the Concord Housing Development Corporation wherever possible.

Second, to address local policies which limit development, the Town will encourage development which provides new affordable units dispersed widely throughout the

community; consider new Smart Growth legislation and other models for developing housing within the community; encourage mixed use developments which provide some affordable housing at close proximity to transportation and community services; and, provide guidance and assistance to existing affordable housing homeowners and potential developers in identifying energy efficient programs and incentives to defray the cost of new construction and reduce overall housing costs.

Third, Concord will address its limited water and sewer infrastructure issues by seeking State and Federal approvals to increase the capacity of the existing waste water treatment plant using its current release systems; revising the Public Works Commission's "capacity allowance model" and other Town regulations; and, continuing efforts to identify and acquire additional land for the construction of a second waste water treatment facility.

The Town of Framingham operates with an inclusionary zoning bylaw that addresses many impediments to fair housing. This law requires 10% of units in housing developments with 10 or more units to be affordable to household at or below 80% of AMI.

The Town of Lexington completed its Analysis of Impediments to Fair Housing Choice in 2013. The single largest barrier to fair housing choice in Lexington is its high cost of entry, as a result of the relative scarcity of housing units combined with the high regional demand. In 2014, the Lexington Board of Selectmen completed the Housing Production Plan for the Town.

Natick faces the barriers of the high cost of construction and high demand for property, which makes it difficult to maintain and develop housing that is affordable to a diverse population. Natick has seen several 40B, 40R and local HOOP projects which encourage developers to provide affordable housing while developing these cost restrictive properties. Natick also promotes zoning bylaws which encourage the further development of affordable housing, including the expanding of 40R and HOOP districts and implementing Inclusionary Zoning. The Town is also exploring the creation of "Tiny Houses" to provide low-cost housing.

Given limited developable property and zoning constraints, the Town of Needham is promoting rental redevelopment projects in primarily commercial areas, where higher densities are more appropriate and where housing can create a "work, live and play" environment. For example, the Town is working with developers of property in Needham Crossing, a major business park, to develop some of their recently acquired property for residential use, including affordable housing. This project has been processed through the state's Local Initiative Program (LIP), the "friendly Chapter 40B" alternative, to override local zoning. The Town's Zoning Board of Appeals recently approved the developer's comprehensive permit application involving the creation of 390 rental units, 98 of which will be affordable based on state LIP requirements. The Town also recently approved a 136-unit Chapter 40B rental development on Greendale Avenue that will include 34 affordable units. A new Mixed-Use Overlay District (MUOD) is also being prepared to promote mixed uses, including a mandate for including affordable housing, in an area in proximity to Route 128 and Highland Avenue that is appropriate for higher housing

densities and mixed residential and commercial uses. Town Meeting is expected to rule on this new zoning at its spring 2016 meeting.

Sudbury completed an Analysis of Impediments to Fair Housing Choice in 2013, and identified three key barriers to housing: zoning, high cost of land, and lack of community support.

In FY17, the City of Waltham will utilize its HOME budget this year towards the removal of architectural access barriers within the existing affordable housing stock to increase the number of units available for low-income residents with mobility impairments.

Watertown amended its Inclusionary Zoning Ordinance by increasing the set-aside in late 2014 from 10% to 12.5%. Watertown is also considering further increasing the set-aside percentage in the proposed new Regional Mixed Use District from 12.5% to 15%. A possible barrier to the development of Affordable Housing is the relatively high parking requirement for studios, two- and three-bedroom units. Though the adopted Design Standards and Guidelines process, Watertown has lowered the parking requirements for multi-family developments.

The Town of Wayland is pursuing Chapter 40B developments to override local zoning and provide additional affordable housing units. The Town has initiated an affordable accessory apartment program that provides incentives for homeowners to rent to Section 8 voucher holders.

AP-85 Other Actions - 91.420, 91.220(k)

1. Describe actions planned to address obstacles to meeting underserved needs:

Please refer to section AP-35: Projects.

Consortium Communities

Though in the very early stages, the Town of Bedford intends to work with the U.S. Coast Guard to assess land it owns in Bedford that may become available for development.

Many of the Consortium communities will continue to work with staff, developers, consultants, and property owners to look for affordable housing development opportunities.

The Town of Framingham staff is working with the MetroWest Regional Transit Authority (MWRTA) to expand both hours of operation and routes to provide better transportation options to residents.

In the City of Waltham, 13% of the lowest income census tract is made up of non-English speaking residents, which creates a barrier between service providers, potential employers, potential landlords, and the residents. Waltham works closely with applicants of the TBRA program and social service providers to ensure the non-English speaking population understands the program and is able to apply

2. Describe actions planned to foster and maintain affordable housing:

Please refer to sections AP-55: Affordable Housing and AP-75: Barriers to Affordable Housing.

Consortium Communities

The Town of Belmont is fortunate that the majority of its affordable housing units, as identified on the SHI, are preserved in perpetuity (305 out of 388). The remaining 83 units are operated by Mass. DSS and DMH.

No Consortium communities have any properties with expiring use deadlines in FY17.

3. Describe actions planned to reduce lead-based paint hazards:

Newton's Housing Rehabilitation program currently uses CDBG funding to give grants to income-eligible homeowners to remove lead-based paint, asbestos, and other health hazards. The program also offers these homeowners zero-interest deferred payment loans to fix building and safety code violations. This successful program will be continued in FY17.

As noted in the Needs Assessment and Market Analysis Chapters of the FY16-20 Consolidated Plan, the reported incidence of lead poisoning is low in Newton and surrounding communities.

However, over 80% of housing in the City was built before 1980 and therefore a majority of those units are presumed to have lead hazards. As a result, we will continue to make lead paint abatement and the removal of asbestos and other such health hazards a priority in our Housing Rehabilitation program. These statistics on percentage of housing built prior to 1978, when lead paint was banned, are comparable to the statistics for the Consortium as a whole.

These specific lead-based paint hazard prevention and remediation activities are incorporated into the City's housing policies and procedures. The City's Housing Rehabilitation program is marketed to income-eligible homeowners and/or landlords with more than 50% income-eligible tenants to ensure suitable safe living conditions – one of the primary tenets of the CDBG program. In addition, once a rehab application is accepted, the City's Housing Rehabilitation and Construction Manager walks through the entire house with the homeowner, not just the area identified by the applicant as needing repair. In this way, staff is able to identify and remediate all unsafe or unhealthy living conditions. Often the issues identified are mental health related (i.e. hoarding, dementia etc.) as well as general physical disrepair. In these cases, the homeowner can be referred to a social service agency whose staff can appropriately address those other needs as well.

Consortium Communities

Many of the Consortium communities cited MassHousing's *Get the Lead Out* program as an option for residents. For all of the Consortium communities, new affordable construction is free from lead paint.

The Town of Concord operates a Small Grants Program that will continue to serve as a financial resource for low- and moderate-income families who need to fund lead paint remediation and other necessary repairs to maintain safe and healthy homes.

The Massachusetts Department of Public Health's Childhood Lead Poisoning Prevention Program does not consider Bedford to be a high-risk community.

All new construction in the Consortium communities is free of lead paint.

4. Describe actions planned to reduce the number of poverty-level families:

One of the priorities of the Housing and Community Development Program is to fund programs and services for poverty-level individuals and families. According to data from the previous decennial Census (in 2000), 2.6 percent of families and 4.3 percent of individuals in Newton were living below poverty level. These percentages represent 811 families and 3,604 individuals. For the most recent five-year ACS estimate (2010-2014), those figures increased to 3.9 percent and 5.6 percent, respectively, which represent approximately 1,215 households and 4,868 individuals. These numbers are similar to the 2013 estimates, as they were 4.5 and 6.5 percent respectively. The 2015 and 2016 federal poverty guidelines are listed in the following table.

Size of Household	POVERTY GUIDELINES (48 Contiguous States and D.C.)	
	2015	2016
1	\$11,770	\$11,880
2	\$15,930	\$16,020
3	\$20,090	\$20,160
4	\$24,250	\$24,300
5	\$28,410	\$28,440
6	\$32,570	\$32,580
7	\$36,730	\$36,730
8	\$40,890	\$40,890
For each additional person, add	\$4,160	\$4,160

Division staff administers the City’s Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Shelter Grant (ESG) programs. The funds from these federal programs are used locally for programs and projects that target and provide the maximum benefit to extremely low- and moderate-income persons. The services provided include rental assistance, housing and relocation stabilization services, and emergency shelter, among other critical support services.

The BNWW CoC works together to ensure the support services are well targeted, especially for chronically homeless persons within the geographic area. In 2014, the CoC developed a Ten-Year Plan to promote community-wide support to end homelessness. The Ten-Year Plan includes strategies that aim to reduce the families living in poverty and without a habitable place to live. These strategies are:

- **Prevention:** Prevention is a key to ending homelessness. Our goal is to reduce the number of individuals and families becoming homeless through the provision of appropriate supportive services and financial assistance.
- **Housing for Homeless and Chronically Homeless Individuals and Families:** Homelessness will not end without increasing the availability of affordable housing. We must reduce the number of homeless and chronically homeless individuals and families by creating opportunities for permanent housing, including supportive housing.

- **Supportive Services:** We recognize that for a significant number of homeless individuals and families, appropriate supportive services are critical to their success in transitioning from homelessness to permanent housing. We must work with providers to improve effectiveness and coordination of supportive services.
- **Engagement of Key Stakeholders:** We must advance the profile and agenda of the CoC among key stakeholders, including homeless and social service organizations throughout the CoC geographic area, in order to ensure and maintain a CoC that is strong, inclusive, and reflects our shared commitment to end homelessness.
- **Public Education and Awareness:** We must inform and educate the public on issues regarding homelessness in the CoC geographic area in order to engage them in our plans to end it.

The public service needs assessment conducted for the FY16-20 Consolidated Plan identified the following priorities for families and individuals in poverty.

- To increase the number of transitional (for survivors of DV and their families, as well as unaccompanied homeless youth) and permanent housing units within the CoC's communities of Brookline, Newton, Waltham, and Watertown;
- Continue to use CDBG, ESG, and other financial resources to provide support services for individuals and families that are homeless or are at-risk of homelessness;
- Continue to improve the transition as individual families move from homelessness to permanent housing.

A number of Newton's programs serving poverty-level and low-income households are run by its CDBG Human Service and ESG sub-recipients, such as The Second Step, REACH Against Domestic Violence, and the Community Day Center of Waltham. These programs are designed to directly address the needs of this vulnerable population.

Consortium Communities

The Bedford Youth and Family Services envisions its role as a force in fostering a healthy community and improving the quality of life for all Bedford residents by identifying and addressing the social, emotional, and developmental needs of children, youth, adults, and families. The Bedford YFS provides gift cards, fuel assistance, and refers people to other needed resources.

The Belmont Housing Trust works with the Belmont Municipal Light Department and the Council on Aging to publicize the Earned Income Tax Credit program and completes income eligible residents' income taxes for free. The Council on Aging offers elderly homeowners a Property Tax Work-Off Program to reduce their property taxes up to \$1,000 by 'volunteering' a number of hours to the Town based on the current minimum wage. Additionally, a variety of exemptions are available to reduce property tax obligations for certain qualifying taxpayers: elderly persons, blind persons, disabled veterans, surviving spouse or orphaned minor child,

widow or orphaned minor of police officer or fire fighter, and extreme hardship. Furthermore, the Belmont Food Pantry provides food to residents of the Town regardless of their income.

5. Describe actions planned to develop institutional structure:

For many of the Consortium communities, the biggest gap in institutional structure results from limited departmental capacity due to larger workloads, staff turnover, and small numbers of staff.

6. Describe actions planned to enhance coordination between public and private housing and social service agencies:

Please refer to section [AP-10: Consultation](#) at the beginning of this plan.

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

- 1. Provide a description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254.**

Bedford, Belmont, Concord, Lexington, Needham, and Wayland

These communities are unable to utilize HOME funds for ownership units due to the conflicts between the State's affordable housing deed riders and the HOME Program rule, with respect to the resale and recapture provisions. These communities understand that if a HOME-assisted homeownership project or program is put forward, the recapture/resale provision will have to be submitted to HUD (through the Consortium Administrator) for approval prior to HOME funds being used for such assistance. This guideline has not changed since the submission of the FY16-20 Consolidated Plan.

Brookline

Under recapture provisions, the seller will repay to the Town that portion of the appreciation that reflects the proportion of public subsidy to total homeowner equity. Under resale provisions, the price of the unit will be set at the original purchase price, minus the subsidy, adjusted by changes in the area median income plus compensation for approved capital improvements and, potentially, monitoring fees. The unit will be sold to an income-eligible buyer.

Framingham

The Town of Framingham employs a deed restriction to serve as a recapture mechanism for its HOME-funded down-payment assistance and housing rehabilitation programs. For both types of assistance, if the premises are sold, cease to be the mortgagor's primary residence or there is any change in the title during the term of the promissory note, which commences upon the completion date, or the mortgagor is not in substantial compliance with the promissory note and mortgage, the town will recapture the full HOME loan or the net proceeds, if the net proceeds are less than the full amount of the HOME loan and the Mortgagor's investment.

Natick

The Town of Natick will use the recapture provisions for those housing units that are not intended to be listed on the DHCD Subsidized Housing Inventory (SHI), or do not qualify for the DHCD Local Initiative Program and/or Local Action Units. In these cases, the amount subject to recapture is the amount of the direct subsidy provided to the homeowner, and/or the difference between the fair market value of the property and a reduced sales price attributable to HOME development assistance. The HOME assistance will be recaptured in the full amount of the direct subsidy based on the availability of net proceeds which is defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs.

For those housing units that are intended to be listed on the DHCD SHI and/or qualify for the DHCD Local Initiative Program or Local Action Unit, the Town of Natick will use the resale provisions to ensure long term affordability. In these cases during the HOME period of affordability, the property must remain affordable to low income homebuyers spending no more than 30 percent of gross income on mortgage payments (PITI) and condo fees; and be sold at a price that provides the owner a fair return on investment. The sale of the property is limited to a credit-worthy eligible purchaser earning between seventy and eighty percent (70-80%) of the Area Median Income for an appropriate size household. During the initial 90 days of marketing, the Town will have a Right of First Refusal to purchase the property.

The basis for a fair return on investment includes the homebuyer's original investment and capital improvements and is dependent on a maximum sales price based on the change in Area Median Income (AMI) over the period of ownership. The maximum sales price is determined by taking the ratio of the original HOME assisted unit sales price over the purchase year AMI, and multiplying this number by the current AMI to get the current base sales price, to which is added closing costs and capital improvements. Capital improvements must be approved by the Town to be considered and are defined as a necessary improvement, not covered by a condo or homeowner fee, that if not done would compromise the structural or functional integrity of the original property. The value of capital improvements at the time of resale will be based on a depreciation schedule. The Town understands that, to the extent that resale price for a HOME-subsidized unit during the HUD period of affordability exceeds what a range of income-eligible buyers can afford, it may be obligated to fund the difference.

Newton

The City of Newton utilizes HOME Program funds for new construction and rehabilitation of homeownership housing, as projects arise. Direct downpayment assistance is provided through local Community Preservation Act funds. Newton uses a resale provision when HOME program funds are used for homebuyer activities, which is incorporated into an affordable housing covenants running with the land. The terms of the resale provision, which apply during the HOME Period of Affordability, are as follows:

Long-Term Affordability. All HOME-assisted units must be sold only to a buyer whose family qualifies as a low-income family earning up to 80 percent of the Boston-Cambridge-Quincy MA-NH Area Median Income (AMI), as published by the U.S. Department of Housing and Urban Development, for the duration of the HOME Period of Affordability. If an eligible buyer is not identified within the allotted resale timeframe the City may exercise a purchase option to ensure that the HOME-assisted unit is resold to a low-income family.

Principal Residence Requirement. The initial purchaser, and all subsequent buyers of a HOME-assisted unit, must use the property as his/her/their principal residence. Newton conducts annual monitoring to ensure this requirement is met.

Resale Price & Fair Return on Investment. If the HOME-assisted unit is sold by the owner during the HOME Period of Affordability, the resale price is calculated as the percentage change of 80 percent of the AMI, as published by HUD, during the term of ownership by the homeowner, plus approved Capital Improvements depreciated over the course of their usual life.

Calculating Fair Return on Investment. Fair Return on Investment is calculated by multiplying the initial purchase price of the HOME-assisted unit by a fraction, the numerator of which is 80 percent of the AMI as published by HUD as of the date of receipt of the owner's notice to sell the affordable unit (Conveyance Notice) and the denominator of which is 80 percent of the AMI as published by HUD as of the date of the initial closing, plus approved Capital Improvements, depreciated over the course of their useful life. The original homeowner's investment (e.g. any downpayment) is included as part of the initial purchase price.

Capital Improvements. Capital Improvements are elements which may add to the value of the unit or prolong its useful life, are of function and quality consistent with comparable affordable housing units, and are owned solely by the owner (not part of any common areas). Maintenance is not considered a capital improvement. The City must approve all capital improvements prior to costs being incurred. These approved capital improvements are subject to depreciation based on the remaining useful life of the element at time of resale. Improvements that are funded by federal, state or local grant programs are not eligible. Some examples of capital improvements include the replacement of non-operational heating or hot water systems, built-in appliances, installation of energy-efficient windows, and insulation.

Continued Affordability to Homebuyers. In accordance with the HOME regulations, Newton is obligated to ensure that the owner of a HOME-assisted unit receives a Fair Return on Investment and that the unit remains affordable to a range of income eligible households upon resale. To maintain continued affordability, the City will target subsequent purchase to appropriately-sized households earning between 70 and 80 percent of the AMI spending no more than 35 percent of gross household income on fixed housing costs (principal, interest, property taxes, condominium fees, if applicable, and insurance), assuming current interest rates offered plus one quarter percent for a 30-year, fixed rate loan and a downpayment of 5 percent. If the resale price exceeds what an eligible household can afford, the City will subsidize the difference with downpayment assistance, mortgage buydown, or other subsidy, as appropriate. To be considered eligible, homebuyers will also be subject to an asset limit of \$75,000. However, any assets up to \$200,000 from the sale of a Newton residence shall be excluded from that determination (but still considered in determination of income eligibility) provided that:

- (a) the sellers must have been no less than 62 years old at the time of that sale; and
- (b) the sale of the residence must be an arms-length transaction.

Waltham

The City of Waltham enforces a recapture provision on all Down Payment assistance loans that it has provided through the WestMetro HOME Consortium. If the premises are sold, cease to be

the Mortgagor's primary residence or there is any change in the title during the term of the Promissory Note, which commences upon the Completion Date, or the Mortgagor is not in substantial compliance with the Promissory Note and Mortgage, the City will recapture the full HOME loan or the net proceeds, if the net proceeds are less than the full amount of the HOME loan and the Mortgagor's investment. The City specifically reserves the right to require full repayment, notwithstanding any deficiency in the amount of the net proceeds, in the event that repayment is triggered by a willful violation by the Borrower of the terms of the Note, or the Mortgage or any applicable HOME regulations. This recapture provision conforms to HUD HOME regulation 24 CFR 92.254 (a)(5)(ii). HUD defines the net proceeds as the sales price minus non-HOME loan repayments and closing costs. If the net proceeds are sufficient to repay both the HOME loan and the Borrower's investment (HUD defines Borrower's investment as the Borrower's down payment and any capital improvement investment), the City must recapture the full HOME loan. Please note, however, that when the net proceeds are insufficient to repay the full HOME assistance, the City will not permit the Borrower to recover more than his/her investment.

The Principal sum may be deferred annually by the City based upon annual review by the Lender of the Borrower's compliance with the terms of this Mortgage, the HOME Program and HOME Project funding agreement and the Promissory Note. The City of Waltham defines capital improvements as a necessary maintenance improvement, not covered by a condominium or homeowners association fee, that if not done would compromise the structural integrity of the property. To be considered a capital improvement, work should meet the following criteria:

- It is not a repair to keep your home in good operating condition.
- It is a new element or replacement of a permanent component of the home, which has reached the end of its useful life.
- It is not part of a common area nor covered by the condominium association fee. This applies to all condo-developed property. (If the condominium or homeowner's association has a special assessment, the City will take into consideration the cost to the homeowner on a case-by-case basis. Additional documentation will be necessary to provide proof of the special assessment.)

Repairs funded by any Federal or State or local Grant Programs are not counted or approved. Improvements such as installation of outdoor decks, additions, garages, and landscaping are luxury improvements and will not be considered as capital improvements.

Watertown

Watertown, on any new projects using HOME funds, through the Watertown Housing Partnership, will use the Massachusetts Department of Community Development and Housing's Capital Improvements Policy and Procedures. Watertown uses a recapture provision which requires the HOME loan recipient to repay the loan, and, in some cases, a pre-payment penalty and a share in the appreciation in the project from the proceeds of the sale.

2. Provide a description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds See 24 CFR 92.254(a)(4):

Bedford, Lexington, Needham, Sudbury, and Wayland

These communities are unable to utilize HOME funds for ownership units due to the conflicts between the State's affordable housing deed riders and the HOME Program rule, with respect to the resale and recapture provisions. This guideline has not changed since the submission of the FY16-20 Consolidated Plan.

Belmont

Belmont's guidelines for resale or recapture of HOME funds have not changed since the FY16-20 Consolidated Plan was drafted.

Brookline

Under recapture provisions, all properties acquired with HOME funds will have a recorded mortgage stating the affordability period and the process for calculating the recapture amounts.

Under resale provisions, all properties acquired with HOME funds will have a recorded deed restriction stating the affordability period and the process for calculating the resale amount ensuring long term affordability to an income-eligible household that will continue to live in the unit during the affordability period.

Concord

The Town of Concord will use Recapture provisions to ensure the affordability of any units acquired with HOME funds and will seek to recapture the full amount of the HOME funds used in the its purchase if the property is sold within the applicable affordability period. For example, if \$10,000 in HOME funds are needed for the purchase of an affordable unit, the period of affordability will be five years. The property owner may sell the property to any willing buyer at fair market value during the period of affordability. However, if the owner sells the property at any time before the end of that five-year period, the entire amount of the HOME Small Loan funds will be recaptured from the net proceeds of the sale, assuming that the net proceeds are greater than the HOME loan amount. Net Proceeds are defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs. If the net proceeds from the sale are less than the amount of the HOME loan amount, then the program can only recapture the lesser amount.

Framingham

In Framingham, HOME-assisted units must meet the affordability requirements of five to 20 years beginning after project completion. The affordability requirements apply without regard to the term of any loan or mortgage or the transfer of ownership. They are imposed by deed restrictions approved by HUD.

Natick

The Town of Natick will use the recapture provisions for those housing units that are not intended to be listed on the DHCD Subsidized Housing Inventory (SHI), or do not qualify for the DHCD Local Initiative Program and/or Local Action Units. In these cases, the amount subject to recapture is the amount of the direct subsidy provided to the homeowner, and/or the difference between the fair market value of the property and a reduced sales price attributable to HOME development assistance. The HOME assistance will be recaptured in the full amount of the direct subsidy based on the availability of net proceeds which is defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs.

For those housing units that are intended to be listed on the DHCD SHI and/or qualify for the DHCD Local Initiative Program or Local Action Unit, the Town of Natick will use the resale provisions to ensure long term affordability. In these cases during the HOME period of affordability, the property must remain affordable to low income homebuyers spending no more than 30 percent of gross income on mortgage payments (PITI) and condo fees; and be sold at a price that provides the owner a fair return on investment. The sale of the property is limited to a credit-worthy eligible purchaser earning between seventy and eighty percent (70-80%) of the Area Median Income for an appropriate size household. During the initial 90 days of marketing, the Town will have a Right of First Refusal to purchase the property.

The basis for a fair return on investment includes the homebuyer's original investment and capital improvements and is dependent on a maximum sales price based on the change in Area Median Income (AMI) over the period of ownership. The maximum sales price is determined by taking the ratio of the original HOME assisted unit sales price over the purchase year AMI, and multiplying this number by the current AMI to get the current base sales price, to which is added closing costs and capital improvements. Capital improvements must be approved by the Town to be considered and are defined as a necessary improvement, not covered by a condo or homeowner fee, that if not done would compromise the structural or functional integrity of the original property. The value of capital improvements at the time of resale will be based on a depreciation schedule. The Town understands that, to the extent that resale price for a HOME-subsidized unit during the HUD period of affordability exceeds what a range of income-eligible buyers can afford, it may be obligated to fund the difference.

Newton

Under resale provisions, all properties acquired through a development subsidy or receiving direct homebuyer assistance with HOME funds will have a recorded deed restriction stating the affordability period and the process for calculating the resale amount to ensure long term

affordability to an income-eligible household during the affordability period. Additionally, any loan issued by the City is secured by a mortgage and promissory note.

Waltham

Under recapture provisions, all properties receiving direct homebuyer assistance and/or rehabilitated with HOME funds will have a recorded mortgage stating the affordability period and the process for calculating the recapture amounts.

Watertown

Under recapture provisions, all properties receiving direct homebuyer assistance with HOME funds will have a recorded mortgage stating the affordability period and the process for calculating the recapture amounts.

3. Describe plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b).

No communities have plans to refinance existing debt secured by properties that have HOME funds in FY17.

Emergency Solutions Grant (ESG) Reference 91.220(l)(4)

- 1. Describe written standards for providing ESG assistance or describe requirements for subrecipients to establish and implement written standards for providing ESG assistance. The minimum requirements are set forth in 24 CFR 576.400.**

The distribution of Emergency Solutions Grant funding to sub-recipients is determined through a competitive, annual RFP process. This year, Division staff began the process by gathering input from sub-recipients as to their programs and funding needs. Additionally, in advance of each new fiscal year, the Brookline-Newton-Waltham-Watertown Continuum of Care (CoC) discusses and approves allocation percentages for all eligible program categories to help homeless individuals and families and those at-risk of becoming homeless. These services include Shelter Operations/Services, Rapid Re-housing, Homelessness Prevention, and Street Outreach. The CoC's recommendation strikes a balance between funding existing shelter services and outreach activities and focusing resources on HUD's priorities of homelessness prevention and rapid re-housing. The principles included in the CoC's "Ten-Year Plan to End Homelessness" further guides this allocation recommendation.

Once notified of the annual ESG allocation amount from HUD, Division staff develops and issues an RFP for local non-profit agencies to request funding in these four areas. The RFP requires the respondents to indicate how their programs will assist homeless individuals and families or those at risk of homelessness in each of these areas, as well as how the programs will help clients meet the 8 Benchmarks for Social Mobility. The City adopted and adapted these benchmarks based on the Brookings Institution's "Benchmarks for Success" from the Social Genome Model to promote economic mobility and stability across the lifespan for individuals and families.

- 2. Has the Continuum of Care for the jurisdiction's area established a centralized or coordinated assessment system that meets HUD requirements? If yes, describe the centralized or coordinated assessment system.**

The CoC is finalizing its centralized or coordinated assessment system. The system that will be adopted by the CoC providers is modeled in part after the system used by the Boston Continuum of Care and the Massachusetts Balance of State Continuum of Care. Since 2015, the CoC has reached a few milestones, including developing and testing a Coordinated Entry Vulnerability Assessment Tool, reviewing data sharing agreements, and considering best practices for release of information authorization forms and the use of unique identifiers. The CoC intends to do beta testing on its proposed process immediately, and providers will begin implementing the coordinated assessment process in summer 2016 with the assistance of The Cloudburst Group, HUD's technical assistance providers. Initially, providers will append the coordinated assessment forms to the existing intake process, which will be migrated into a

centralized digital database for real-time data sharing. The CoC is also exploring the creation of a coordinated exit system as well to track placements and determine “success rate” for those individuals who have exited homelessness as a result of services received.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

ESG funding is allocated through a competitive RFP process. City staff develops and issues an RFP based on input from the Brookline-Newton-Waltham-Watertown Continuum of Care (CoC). Non-profit agencies that assist the homeless or those at-risk of homelessness can request funding for their programs. Staff reviews each response to the RFP and considers eligibility under the regulations of the ESG program and feasibility of implementation. Additionally, staff analyzes data about proposed outcomes and past performance, when available, to determine whether to recommend funding for a particular program. The FY17 RFP was issued on April 19, 2016, and responses are due by June 2, 2016. The Planning and Development Board will consider the FY17 award recommendation at its July meeting as a substantial amendment, with the goal to execute contracts in late summer or early fall 2016. The Mayor approves the final allocation amounts for each grantee.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

To the extent possible, outreach is made to residents who have experienced homelessness. Each year, Division staff coordinates the Point-In-Time Count (sheltered and unsheltered) and the Housing Inventory Count for the CoC. In support of this effort, staff develops a survey to determine demographic information about this vulnerable population as well as specific reasons for why someone is homeless and/or, whenever possible, what services may be needed to improve his/her situation in the future.

In addition, the representatives of the four municipalities as well as the non-ESG recipient agencies meet annual to determine the percentage allocation for each category of eligible services: Shelter Operations/Services, Rapid Re-housing, Homelessness Prevention, and Street Outreach. The agency staff has direct contact on a daily basis with potential beneficiaries, as well as long track records of providing services directly to the homeless and at-risk for homelessness populations, and their work informs this allocation.

5. Describe performance standards for evaluating ESG.

Prior to the review and release of the RFP, City staff evaluates the uses and outcomes of

existing ESG –funded projects should the providers choose to re-apply for funds for the upcoming fiscal year. This is accomplished through the analysis of reports of monitored programs, as well as a review of quarterly performance reports that are submitted during the grant year. The CoC will be presented with this information in order to provide input about funding priorities for each ESG component. The RFP will be also be evaluated with the assistance of a quantitative scoring sheet. Additionally, Division staff has contacted DHCD’s HMIS training specialist to conduct free training to new users or users who require a refresher. This will ensure that ESG service providers learn how to navigate the Efforts to Outcomes (ETO) HMIS system and input client intake/exit information.

APPENDIX: PUBLIC COMMENTS + RESPONSES

Brookline-Newton-Waltham-Watertown Continuum of Care

March 28, 2016

Lydia Scott
Community Development Planner
City of Newton
1000 Commonwealth Avenue
Newton, MA 02459

Dear Ms. Scott,

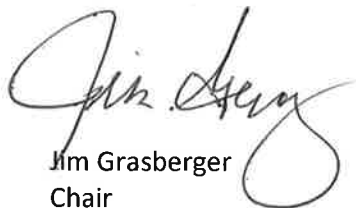
This letter documents the voting action taken by the Brookline-Newton-Waltham-Watertown Continuum of Care (BNWW CoC) on March 28, 2016 regarding the priorities for the FY2017 (FFY2016) Emergency Solutions Grant Program.

The BNWW CoC voted unanimously to recommend that HUD's grant award of \$159,211 be allocated as follows:

Eligible Category	Proposed Allocation	Percentage
Emergency Shelter Services	\$63,684	40%
Street Outreach	\$15,921	10%
Homeless Prevention	\$44,579	28%
Rapid Re-housing	\$23,086	14.5%
HMIS	\$0	0%
Administration	\$11,941	7.5%
TOTAL >>	\$159,211	100%

We believe this recommendation strikes a balance between HUD's priorities with respect to homeless prevention and rapid re-housing, as well as the needs of the communities within the CoC's jurisdiction.

Respectfully submitted on behalf of the BNWW CoC,


Jim Grasberger
Chair

Bedford
Belmont
Brookline
Concord
Framingham
Lexington

WESTMETRO HOME CONSORTIUM

City of Newton, Representative Member
1000 Commonwealth Avenue
Newton, MA 02459-1449
(617) 796-1145

Natick
Needham
Newton
Sudbury
Waltham
Watertown
Wayland

April 27, 2016

Newton City Council
City of Newton
1000 Commonwealth Ave.
Newton, MA 02459

Re: FY17 Annual Action Plan

Dear Councilors:

Please accept this letter as expressed approval and support of the FY17 Annual Action Plan which serves as the application for HOME Investment Partnership (HOME) funds, a federal formula grant program. The Annual Action Plan specifies the manner in which the anticipated \$1,142,934 will be utilized by the thirteen member communities of the WestMetro HOME Consortium.

The HOME funds are vital to the Consortium communities in their efforts to accomplish the FY17 goals which include the creation of affordable housing, administration of Tenant Based Rental Assistance (TBRA) programs, and rehabilitation of public housing authority, ownership, and rental units.

We sincerely appreciate the continued support and efforts of the City of Newton as the Representative Member of the WestMetro HOME Consortium Participating Jurisdiction and look forward to continued support of this vital grant program.

Sincerely,

(see attached pages for Member Communities signatures)

Cc: James Freas, Acting Director of Planning and Development
Mayor Setti D. Warren

Albert Rost

Bedford

Needham

Belmont

Newton

Brookline

Albert Rost

Sudbury

Marcia Rasmussen

Concord

Waltham

Framingham

Watertown

Lexington

Wayland

Natick

Lee Ann

Bedford

Needham

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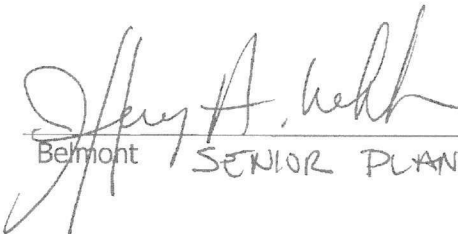
Watertown

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Wayland

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Bedford


Belmont SENIOR PLANNER

Brookline

Concord

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Newton

Sudbury

Waltham

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Paul J. ...
Newton

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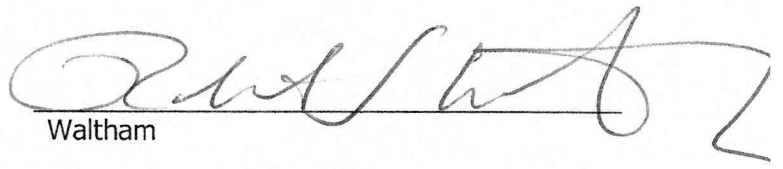
Newton

Brookline

Sudbury

Concord

Waltham

A large, stylized handwritten signature in black ink is written over the horizontal line for Waltham. The signature is cursive and appears to be 'Paul S. ...'.

Framingham

Watertown

Lexington

Wayland

Natick

Bedford

Needham

Belmont

Newton

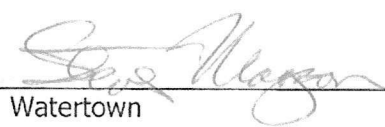
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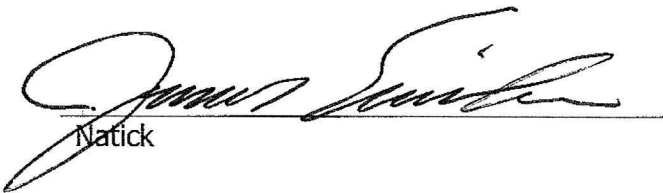
Waltham

Framingham

Watertown

Lexington

Wayland



Natick



Pine Street Inn
Ending Homelessness

WWW.PINESTREETINN.ORG

444 Harrison Avenue
Boston, MA 02118
617.892.9100

May 3, 2016

Ms. Lydia Scott
Community Development Planner
Department of Planning and Development
1000 Commonwealth Avenue
Newton, MA 02459

RE: DRAFT FY 2016 Action Plan for CDBG, HOME, ESG, HOPWA

Dear Ms. Scott:

Since its inception in 1969, Pine Street Inn (PSI) has been serving Greater Boston's homeless through a variety of responsive, community-based programs and services. Originally a shelter for approximately 250 men, PSI has grown to become the most comprehensive organization of its kind in New England, providing not only food, clothing, and shelter, but also day and night-time street-based outreach, access to health care, job training, affordable housing and other critical resources for more than 1,600 men and women each day and night at its 39 locations throughout Metropolitan Boston. In FY15, Pine Street Inn served 37 persons who identified Newton as their place of birth or last permanent address, 14 of whom were chronically homeless.

Pine Street Inn is active in the Boston, Balance of State, and Brookline-Newton-Waltham-Watertown Continuum of Care (CoC), and appreciates the symbiotic relationship which is necessary between CoC and ESG providers. *PSI would like to commend the City of Newton for the strong connections which have been made between these two systems, and the incorporation of input from the Brookline-Newton-Waltham-Watertown CoC into the ESG funding process.*

There is a clear and present need to ensure that the rising tide of people who are seeking shelter are served, as well as appropriate intervention to move towards permanent housing. The Brookline-Newton CoC's new Coordinated Access system will be instrumental in ensuring those most in need are housed. Establishing this system will

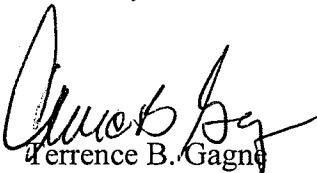
provide the foundation to end chronic homelessness in the CoC. *PSI encourages Newton's usage of a data-driven response to deploy funds where they are most needed, and in support of interventions which will support life safety as well as housing solutions.*

Pine Street Inn is also a leader in providing permanent, affordable housing for homeless persons, with over 900 units in Metropolitan Boston. *Pine Street Inn is able to create this permanent housing due to generous support from the Town of Brookline's CDBG and HOME programs* and PSI is very appreciative of the thoughtful planning process involved in allocating these funds, and the careful monitoring which ensures the projects adhere to the standards set by appropriation requirements while evaluating the projects' financial and physical health. In June PSI will complete construction on a 31-unit development in Coolidge Corner which has received steadfast support and financial investment from the Town of Brookline.

Creation and subsidization of new and existing units, coupled with targeted supportive services will ensure that homeless persons obtain and retain safe affordable housing. *PSI applauds Newton's commitment to create nine to twelve units of permanent affordable housing for the chronically homeless, and would challenge to City to expand that commitment to serve more of the community's most vulnerable citizens.* Issuing an RFP for the allocation of CDBG and HOME resources with a preference for permanent supportive housing for chronically homeless individuals is an important first step.

Pine Street Inn is eager to continue in partnership with the City of Newton and Town of Brookline to achieve these laudable goals.

Sincerely,



Terrence B. Gagne

Chief Financial Officer

Lydia Scott

From: Lucie <luciec@comcast.net>
Sent: Thursday, April 28, 2016 10:03 AM
To: Lydia Scott; Norine Silton
Subject: FW: comment on Human Service Grant to Newton Wellesley Weston Committee for Community Living Drop in Program

I forgot to send to both of you

From: Lucie [<mailto:luciec@comcast.net>]
Sent: Wednesday, April 27, 2016 10:13 PM
To: 'James Freas' <jfreas@newtonma.gov>
Cc: awhitten57@verizon.net; cdwcho@aol.com; jkd55@gmail.com; lucie chansky (luciec@comcast.net) <luciec@comcast.net>; Murnort@aol.com; pchpcarol@gmail.com
Subject: comment on Human Service Grant to Newton Wellesley Weston Committee for Community Living Drop in Program

Hi James,

As requested

I am writing to you to explain why the HSAC feels very strongly that the Drop in Program run by the Newton Wellesley Weston Committee for Community Living should be funded by the Human Service grants at a minimum of \$10,000.

The Drop in Program is unique, there is no other program like it in the Greater Boston Area and probably in the Commonwealth. It provides an opportunity at each of the eight yearly session for 45 individuals to be provided a structured experience participating in exercise, dancing, art music, holiday celebration and a dog show. It allows a unique opportunity for individuals with intellectual and developmental disabilities to socialize with a wide group of friends and acquaintances. These individuals have very few other opportunities to meet with each other and to participate in the provided activities and socializing. Most of their evenings are isolated in their own homes with parents or caregivers probably not doing much else but watching TV. Without the Human Service Grant there would probably not be other resources to fund this program. It has been in existence for 40 years

The program is staffed, in addition to regular program staff, by three individuals who have either intellectual or developmental disabilities helping them to become self-sufficient. In addition, many volunteers, youth, high school, college age and adults volunteer in the program. These volunteers become exposed to "the world " of disability resulting in wide advocacy and for some eventual professional involvement in working with people who have disabilities.

An additional outcome of this program is that parents get a rare two hours off of their caretaking role. When a family has a member with intellectual or developmental

disability somebody must always be on duty. There is rarely an evening that the member with a disability is not at home and requiring care and/or support.

This program meets the requested criteria of promoting the independence of vulnerable adults by teaching involved individuals social skills and leisure skills which can lead to becoming more independent. It allows the individuals independence from their parents for a few hours. It employs 3 individuals with disabilities teaching them employment related skills to lead them to economic mobility

We urge that the allocation for the Drop in Center is maintained at \$10,000. We have visited it and believe it is a quality program serving well its clients.

Two other members will be writing about funding for other program

.....
.....

The meeting we held tonight was not very efficient, we could have made our decisions online. We had expected someone to attend who could respond for the staff allocations and consider making the changes we requested. We tried to be very considerate of staff choices in most allocations so we requested very few changes. We hope staff are considerate of our wide knowledge of the programs.

We will be in touch with many other issues we have regarding the involvement of the HSAC, the legality of not allowing the HSAC to perform its function, the format in which the proposals were provided to us, our role in reviewing the ESG grants, questioning why there needs to be separate considerations of the grant allocations—why cannot the staff and HSAC work together, information not provided on the success of the previous grantees—did they fulfil their commitments, were the program visited, concern that the needs of individuals with disabilities were not one of the priority considerations of the grants.

Lucie Chansky

617-244-7310 TEL

617-965-7310 FAX

luciec@comcast.net

Lydia Scott

From: Joan Kunitz <jkdk55@gmail.com>
Sent: Thursday, April 28, 2016 9:30 AM
To: James Freas; Lydia Scott; cc: lucie chansky; Joan Kunitz; awhitten57@verizon.net; cdwcho@aol.com; murnort@aol.com; Carol Rubin
Subject: YMCA Youth Center

Dear James Freas,

As you are aware, there have been some questions about the differences regarding funding between the Human Service Advisory Committee and the Staff. Many on the Committee have served Newton for many years and are perhaps more aware of the needs of the Community. You may not be aware that after the Newton Community Service Center (NCSC) closed, there were NO programs specifically addressed to teens in Newton. NCSC became Family Access of Newton, primarily providing child care. Fortunately, the West Suburban YMCA was able to fill the gap and provide services to the teen population of Newton. They have done an amazing job -- providing space for and support for teens to do homework, engage in physical activities and access to the pool -- all at no cost to the teen participants. In addition, they are providing a new program to teach leadership skills to these young people. Under the aegis of the Harmony Foundation, I have provided monitoring visits to the program. The West Suburban YMCA welcomes all teens regardless of race, ethnicity, religious beliefs, sexual orientation or financial status. The HSAC recommended that the YMCA Youth Program be funded at the level of \$34,500 which is significantly less than they requested, but would provide some support for the program. The staff recommendation was \$19,500. It was unclear on what evidence they based this recommendation. Please be aware that it is currently the ONLY program which can provide these services to our teen population. As a long time provider of social services to residents of the City of Newton, and a long time member of the Human Service Advisory Committee, I am urging you to increase the allocation to the WSYMCA from the Staff recommendation to the amount recommended by the Committee.

Sincerely,

Joan M. Kunitz
51 Pratt Drive, Newton, MA 02465
617 332 9108

Lydia Scott

From: Carol Rubin <pchpcarol@gmail.com>
Sent: Thursday, April 28, 2016 7:12 AM
To: James Freas; Lydia Scott
Cc: lucie chansky; Joan Kunitz; awhitten57@verizon.net; cdwcho@aol.com; murnort@aol.com
Subject: Allocation to Crittenton

Hello James.

I am sorry that you had a crisis today, and hope all is now well. We missed you at the meeting. Norine said that we should write to you about any allocations that we differ on. So I am writing about the staff's recommendation to the Crittenton and hope that we can find common ground so that we don't have to present separate recommendations to the board.

My thoughts are shared by the other members of the human services committee who participated in the discussion tonight.

1. This is a new proposal for CDBG funding. No one on the staff or the human services committee has met the people who will be running the new program. In the past, new applicants have been invited to attend the human services meeting so that we could meet them, ask questions, find out more about the proposal, and the professionals running the program.

Given that this is a new project with no track record, it makes sense to us that a \$50,000 allocation (18% of the total funds) is just way off the mark.

It is the second highest allocation, a huge amount of money considering the total amount available to us. It takes funding away from other Newton agencies with proven track records.

2. The Crittenton has proposed an interesting, LONG-TERM project, which does match one of the consolidated goals of economic self-sufficiency.

However, they are a Boston/Brighton agency. They are not located in Newton, and although they propose to serve Newton residents, they are not part of the fabric of human service agencies in our city.

3. The proposal to serve EIGHT people, who would be asked to travel to Boston, make a THREE year commitment, is simply spending much too much money on one person. (over \$6000 per individual). In the history of CDBG funding, we have never allocated this amount of money for an individual.

4. Since this is a new, pilot program, we propose funding them a portion of what they are requesting (\$14,000). This would allow them to enroll 2 Newton residents, and at the end of next year, we could re-evaluate the program's success and effectiveness. This seems to be a reasonable compromise. I think that if other worthy, hardworking agencies were aware that a new proposal from Boston was requesting and receiving close to \$50,000, folks would be understandably upset.

I hope that you will consider our points, and make the above change before the board meeting to reflect the considered opinion of the committee. We decided to write to you about 2 other allocations, (Lucie and Joan will be sending you 2 additional emails), and to go along with the majority of the staff's recommendations. We also hope that moving forward, we can meet earlier with the staff and come together on ONE slate for allocations. This is the way it always worked, and we want to continue working WITH the staff to find consensus and common ground.

Thank you very much for your consideration, and for your work on behalf of Newton residents.

Sincerely,
Carol Rubin



Carol M. Rubin, MSW, LICSW
Massachusetts Regional Coordinator
[617 964 2524](tel:6179642524)
pchpcarol@gmail.com
www.parent-child.org



May 9, 2016

All Members
Human Service Advisory Committee
Newton, MA

RE: Response to Comments Received on Draft FY17 Annual Action Plan

Dear Human Service Advisory Committee Members,

Thank you very much for your comments on the City of Newton's Draft FY17 Annual Action Plan regarding the proposed award recommendations for the CDBG-funded Human Service grant program. Staff carefully considered the received comments regarding both the recommendations and the review process this year. The comments highlighted three discrepancies between the HSAC recommendation and the staff recommendation, which focused on the proposals submitted by the West Suburban YMCA, the Crittenton Women's Union, and the NWW Committee for Community Living. Staff chose to fund CWU's proposal because it aligned so closely with this year's revised RFP, and the agency's clear plan of providing intensive, long-term support will foster the economic mobility and self-sufficiency of its participating families. Staff review of the WSYMCA's proposal found it to be lacking in detail, especially in regards to the income verification of its participants and how the program would operate within the organization's existing Teen Center. Finally, while staff recognizes the social benefits of NWW's program, it does not advance the economic independence of its attendees.

The Planning and Development Board carefully considered all recommendations, staff memos, and the HSAC's public comments on May 2, as part of a continuation of the discussion from the initial presentation of the FY17 Annual Action Plan on April 4, 2016. The Board approved the staff recommendation as presented.

The final draft of the Annual Action Plan will be available shortly and will be submitted to HUD on or before the May 15, 2016 deadline. The Plan will be made available online following its completion. After submission of the Plan, award letters will be distributed to the FY17 Human Service grantees in the coming weeks.

Thank you again for your comments on the FY17 Annual Action Plan.

Sincerely,

James Freas
Acting Director
Department of Planning and Development
City of Newton

Philip B. Herr

20 MARLBORO STREET, NEWTON, MA 02458 617-969-5367

pherr@alum.mit.edu

April 4, 2016

Newton Planning and Development Committee
City Hall
1000 Commonwealth Ave.,
Newton MA 02459

Re: Draft FY17 Annual Action Plan – April 1, 2016

Members,

Timing has not yet enabled either the Newton Housing Partnership or the Newton Fair Housing Committee to meet and review the Draft FY17 Annual Action Plan, so my comments today are only my own and not those of either of those organizations. However, the Fair Housing Committee will meet on Wednesday morning April 6 and I have put review of this document on its agenda. The Housing Partnership is scheduled to meet on April 13 and I will attempt to have this on its agenda as well. Both, I am sure, would be gratified to have one or more of the Plan's authors join us at either or both of those meetings.

Even more than in the past, the Draft deserves commendation. It is well and almost completely prepared, bringing together information not only on multiple aspects of housing but also across the other 12 municipalities in the Consortium. Given the other recent strains on the same staff, it is a remarkably good document. Very briefly, there are some items that I find questionable. Discussion between staff and members of the two organizations on which I serve might well identify more concerns or lead to not supporting some of these.

First, I wish the draft had page numbers. I have numbered my comments by the pages of the draft as counted by my computer. The cover and the five cited pages follow these two. The full text of the draft Annual Action Plan is at [A A Plan 1 April 16 Draft.pdf](#).

Page 28 *Fair Housing*. All items appear to be so fine that efforts are already underway for implementing a number of them. FYI:

First bullet. The Fair Housing Committee has recently completed drafting of a Fair Housing Statement, thanks to member Sheila Mondshein. It is appended to this message, and staff is in the process of distributing it as suggested.

Second bullet. Ms. Mondshein has also drafted an article that includes Affirmatively Furthering Fair Housing and the Newton TAB has agreed to publish it this month, since it is Fair Housing month.

Fourth bullet. Fair Housing member and Councilor Hess-Mahan has docketed an order re including HUD's Fair Housing logo on housing documents.

Page 51. AP-12: Citizen Participation Outreach, first and second rows ("Newton Housing Partnership" and "Fair Housing Committee"). The summary of response/attendance seems far lower than experience in recent years would suggest. The Housing Partnership has significant public attendance at the majority of its meetings, and the Fair Housing Committee typically has attendees more than 8 times per year.

Page 54. AP-20: Annual Goals for FY17.

Production of new affordable units. A goal as shown of only 10 affordable rental units and no affordable ownership units next year is strikingly below the City Administration's target of 800 added affordable units in about five years. That disparity deserves explanation. Surely the City goal is far higher, if not assured or even expected. If not, the Administration's Goal should be reconsidered, as many believe it should be.

Fair Housing. In contrast with the above, the 2 educational events and 2 publicity items are exactly what is anticipated, barring some contingency.

Page 57. AP-35 Projects for City of Newton row Neighborhood Improvements (CBDG) versus page 60 Newton CDBG Block Grant Program row CD17-08V. Page 57 correctly notes that the Improvement project for Newton Corner is "to be determined." However, page 60 shows it as "Newton Corner Pedestrian Safety Improvements." That is premature at best. Presentation of that proposal then and later has encountered fierce neighborhood opposition for that as being a poor usage of these funds.

As best I can, I will provide updates to the City staff on any departure from or additions to the above following the upcoming meetings of the Fair Housing Committee and the Newton Housing Partnership.

Sincerely,



Philip Herr
Chair, Newton Fair Housing Committee
Co-chair with the other three Newton Housing Partnership members

FY17 ANNUAL ACTION PLAN

DRAFT – April 1, 2016

PAGES 28, 51, 54 & 57 & 60

FOR THE
CITY OF NEWTON
HOUSING AND COMMUNITY DEVELOPMENT PROGRAM
AND THE
WESTMETRO HOME CONSORTIUM

JULY 1, 2016 – JUNE 30, 2017

*For submission to the Department of Housing and Urban Development
May 15, 2016*

Fair Housing

Actions anticipated for addressing concerns regarding fair housing include the following:

- Post a Fair Housing Statement on the City of Newton’s website. This statement is also be made available in other City documents and venues related to City-sponsored activities to abutters of pending development, zoning, or other actions affecting housing. The City intends to include that statement in all notice to abutters. ←
- Provide, in writing, a Fair Housing Statement, with the purpose of informing the public of the City’s responsibility to Affirmatively Further Fair Housing. ←
- Provide Disparate Impact Education annually to City Councilors, City staff involved in activity relating to housing, and the public.
- Include the US Department of Housing and Urban Development’s Fair Housing logo on all housing-related documents. ←
- Continue utilization of the discrimination reporting tool on its website, and to encourage the reporting of potentially discriminatory action, especially by encouraging nonprofit housing providers in the City to report acts of potential discrimination, as well as follow its procedures to be responsive to the reporters of such potential discrimination.
- Post information on the Planning and Development Department website page to guide the public and developers on the process for developing affordable housing projects in Newton. The posting will include information on fair housing and the City’s obligation to affirmatively further fair housing. The City will have its Planning Department review all applicable projects for their inclusion of fair housing goals and note in writing in all applicable project reviews a statement that “the objectives of the City’s Consolidated Plan, including fair housing, have been considered in this review”

Consortium Communities

In June of 2015, the City of Newton and the WestMetro HOME Consortium submitted its Regional Fair Housing Plan for the years FFY (federal fiscal year) 2015-2020.

The Town of Bedford also completed its Analysis of Impediments to Fair Housing Choice in 2013, which outlined five key barriers to affordable housing: lack of accessory apartments; monitoring and maintenance; density and cluster developments; parking; and other ongoing efforts. Town staff will continue to examine the Accessory Apartment Bylaws to determine how to increase the number of accessory units. Staff will work with the Regional Housing Services Office (RHSO) to fulfill monitoring requirements, as well as seek out additional affordable housing opportunities to create units within existing zoning guidelines. Finally, staff will review zoning bylaws to gain a better understanding of the impact of parking standards on affordable

AP-12: Citizen Participation Outreach for the City of Newton and the WestMetro HOME Consortium

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted	Other from Mode
NEWTON					
Public Meeting	General	3	Significant barrier to affordable housing is the high land values in Newton. Would like to see a report/presentation on housing-related spending and accomplishments for the year	N/A	Newton Housing Partnership
Public Meeting	General	8	Inclusion of a paragraph about the FHC and the "Fair Housing Policy statement"; education/training sessions on "disparate impact" for City Councilors; additional educational community meetings; making fair housing a priority; education for community, landlords, & CDBG service providers	N/A	Fair Housing Committee
Public Meeting	General	14	Needs for additional resources; needs for permanent supportive housing development; needs for homeless veterans' emergency shelter; need for implementation of coordinated entry system; discussion of Engine 6 voluntary compliance agreement; need for additional performance measures specifically pertaining to homelessness	N/A	Homelessness; Brookline-Newton-Waltham-Watertown Continuum of Care
Public Meeting	General	5	Discussion regarding FY17 Human Service program awards.	N/A	Human Services Advisory Committee
Public Meeting	General	16	Discussion of proposed FY17 pedestrian safety and traffic improvements project	N/A	Newton Corner Target Neighborhood
Public Hearing	General	TBD	Discussion of draft FY17 Annual Action Plan	N/A	P&D Review
Public Meeting	General	11	Selection of an FY17 access project and discussion of upcoming projects to be finalized and set up later in FY17	N/A	Commission on Disability
BEDFORD					
Public Hearing	Non-targeted/broad community	Bedford Housing Partnership members attended	Approval of plan	N/A	N/A
BELMONT					
Public Meeting	Non-targeted/broad community	12 people attended the meeting including representatives from the Planning Board	Discussed the need for more small-scale housing; affordable housing; mixed-use in appropriate locations; how to reduce associated barriers	N/A	N/A
Public Meeting	Non-targeted/broad community	Meeting with the Belmont Housing	Discussed various goals, objectives and strategies.	N/A	N/A
Other	Other	A series of working meetings with the Board of Selectmen, Planning Board and Belmont Housing Trust.	Reviewed the draft Housing Production Plan and discussed goals, objectives and strategies.	N/A	N/A
BROOKLINE					
Public Meeting	Non-targeted/broad community	Meeting of the Housing Advisory Board	Regularly scheduled meeting included discussion of looking for a new rental development project.	N/A	N/A
CONCORD					
Meeting	Non-targeted/broad community	Discussion with the Concord Housing Authority	None received.	N/A	N/A
FRAMINGHAM					
Public Meeting	Non-targeted/broad community	Meeting held on September 22, which had 9 attendees representing various members of the community. Four community development committee members in attendance.	Attendees provided their input on the CAPER.	N/A	N/A
Needs Assessment	Nonprofit agency providers/residents	Meeting held on December 1, 2015 which had 20 attendees representing various agencies and their representatives. Four community development committee members in attendance.	Need for new and diverse amenities in the community, such as more open space, youth oriented facilities and programming and economic development initiatives that support downtown businesses.	N/A	N/A
Committee Meeting	Committee members/broad community	Meeting held on January 19 by committee members to vote in officers and set a 2016 agenda	Members set the 2016 agenda and elected officers.	N/A	N/A

AP-20: Annual Goals for City of Newton & WestMetro HOME Consortium for FY17

Name of Goal	Description of Goal	Category of Goal	Geographic Area (if applicable)	Start Fiscal Year	End Fiscal Year	Outcome	Objective	Goal Outcome Indicator (GOI)	GOI Quantity	GOI Unit of Measurement	Priority Needs Addressed (listed in sheet SP-25 of the FY16-20 Con Plan)
NEWTON											
Production of New Affordable Units	Increase production of new affordable units and visible and accessible units through incentives, flexible funding, and inclusionary zoning.	Affordable housing	N/A - Citywide	2017	2018	Affordability	Provide decent affordable housing	Rental units constructed	10	Household housing unit	Affordable housing near amenities, additional accessible rental units and visible housing, inclusionary zoning incentives, flexible funding for affordable housing
Housing Rehab	Continue the housing rehab program for income-eligible residents, including improvements for accessibility and safety, especially for seniors to encourage aging in place.	Affordable housing	N/A - Citywide	2017	2018	Availability/accessibility	Provide decent affordable housing	Homeowner housing rehabilitated	5	Household housing unit	Housing rehab; aging in place
Supportive Services (ESG + CDBG)	Provide supportive services for individuals and families that are homeless or at-risk for homelessness	Homeless	N/A - Citywide	2017	2018	Availability/accessibility	Creates suitable living environments	Other-Assistance to homeless and at-risk for homelessness	estimated 543	Persons assisted	Supportive services
improve Transition to Permanent Housing	Improve the transition as families and individuals move from homelessness into permanent housing through a pilot TBRA program	Homeless	N/A - Citywide	2017	2018	Affordability	Provide decent affordable housing	Tenant-based rental assistance / rapid rehousing	3	Households Assisted	Transitional and permanent housing units; improve transition to permanent housing
Fair Housing	Meet the need for more fair housing education, enforcement, and obligations.	Other - Please Specify	N/A - Citywide	2017	2018	Availability/accessibility	Provide decent affordable housing	Other-Educational events	2	Other-Educational events held	Fair housing
Human Services	Provide financial support for organizations and agencies serving individuals that fall under key areas of need, including children, teens, families, and persons with disabilities. This number excludes seniors served through Human Service projects.	Non-homeless special needs	N/A - Citywide	2017	2018	Availability/accessibility	Creates suitable living environments	Public service activities other than Low/Moderate Income Housing Benefit	1,213	Persons assisted	Human services
Human Services - Aging in Place	Support older adults and adults with disabilities to allow them to remain in Newton as they age, through CDBG-Funded Human Service projects.	Non-homeless special needs	N/A - Citywide	2017	2018	Availability/accessibility	Creates suitable living environments	Public service activities other than Low/Moderate Income Housing Benefit	1,266	Persons assisted	Aging in place
Neighborhood Improvements	Continue to meet the need for improvements to public facilities, infrastructure, and open space that benefit low- and moderate-income residents in and around eligible census block groups in the Newton Corner target neighborhood	Non-housing community development	Based on area-benefit eligible block groups; Citywide	2017	2018	Availability/accessibility	Creates suitable living environments	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing (LMH) Benefit	1,560	Persons Assisted	Neighborhood Improvements
Architectural Access	Increase access, throughout the City, to public thoroughfares, public buildings, parks and recreational facilities, and nonprofit agencies.	Non-housing community development	N/A - Citywide	2017	2018	Availability/accessibility	Creates suitable living environments	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing (LMH) Benefit	3,394	Persons Assisted	Architectural Access
BEDFORD											
Rental housing	Funds will be used to assist the creation of rental housing or to assist the rehabilitation of rental housing	Affordable housing	Bedford	2017	2018	Affordability	Provide decent affordable housing	Rental units constructed	1	Household housing unit	Rental Housing
BELMONT											
Rehab public housing	Funds will be used to install an elevator to make units accessible	Affordable housing	Belmont	2017	2018	Availability/accessibility	Creates suitable living environments	Rental units rehabilitated	51	Household housing unit	Public housing; rental housing
Elderly supportive services	Funds will be provided to renovate housing so that elderly can age in place.	Affordable housing	Belmont	2017	2018	Availability/accessibility	Creates suitable living environments	Rental units rehabilitated	2	Household housing unit	Accessibility
Rehab public housing	Funds will be used to assess the possibility of more housing development to offset costs of rehabilitating existing units	Public housing	Belmont	2017	2018	Affordability	Provide decent affordable housing	Rental units constructed	10	Household housing unit	Public housing; rental housing
First Time Homebuyer Program	Funds will be used by first time homebuyers to aid in purchasing a home.	Affordable housing	Belmont	2017	2018	Affordability	Provide decent affordable housing	Homeowner housing added	3	Household housing unit	Providing housing for small families, preserve affordable housing

AP-35: Projects for City of Newton & WestMetro HOME Consortium for FY17

Project Name	Target Area (if applicable)	Priority Needs Addressed	Project Description	Estimated Funding Allocation	Target Date of Completion	Estimate the number and type of families that will benefit from the proposed activities:	Planned Activities:
Housing Rehabilitation and Development Program Fund (CDBG)	N/A	Affordable housing near amenities; provide affordable housing in mixed-income developments; additional accessible rental units and visitable housing; increase production of new affordable housing units; housing rehab; aging in place	CDBG funds will be used for the following purposes: 1. rehabilitation of owner-occupied one- and two-family residential structures, owner-occupied condominium units and rental units owned by the Newton Housing Authority and nonprofit affordable housing development organizations and providers; 2. acquisition of housing units for permanently restricted affordable housing; 3. write down of mortgages for the purpose of creating permanently restricted affordable housing; and 4. the preservation of existing affordable housing.	\$ 568,399.00	6/30/2017	Extremely low-, low-, and moderate-income families will benefit from this project. The number of families is to be determined.	TBD
Housing Program Rehab Revolving Loan Fund (CDBG)	N/A	Housing rehab; aging in place	Estimated program income from repayment of housing rehabilitation loans to be used for new housing rehabilitation projects.	\$ 81,250.00	6/30/2017	Extremely low-, low-, and moderate-income families will benefit from this project. The number of families is to be determined.	Receipt of program income from the repayment of housing rehabilitation loans to be used for new housing rehabilitation projects. Approximately 7 homeownership units will be rehabilitated in FY17.
Housing Program Delivery (CDBG)	N/A	All housing-related priority needs identified	Administrative services in support of developing new affordable housing and the rehabilitation and preservation of existing affordable housing. A portion of these funds may be used for Fair Housing activities.	\$ 390,000.00	6/30/2017	N/A	Administrative services and costs.
Public Services (CDBG)	N/A	Human services	Funds for public services for low- and moderate-income Newton residents focusing on the following populations: children and youth, disabled adults, adults and families, and elderly. Funding is comprised of 15% of FY17 CDBG Entitlement funds (\$261,375) plus 15% of FY16 program income (\$48,000 estimate)	\$ 309,375.00	6/30/2017	Extremely low-, low-, and moderate-income families will benefit from this project. The number of families is to be determined.	16 Human Service Grants have been awarded to 16 different agencies to provide services to children and youth, persons with disabilities, survivors of domestic violence, adults and families, and elderly.
Neighborhood Improvement (CDBG)	Target Neighborhood: Newton Corner	Neighborhood improvements	Funds for projects for improvements of (including but not limited to) public facilities, infrastructure, parks and open space, and accessibility.	\$ 87,125.00	6/30/2017	Extremely low-, low-, and moderate-income families will benefit from this project. The number of families is to be determined.	Project for the FY17 Newton Corner target neighborhood is TBD
Architectural Access (CDBG)	N/A	Architectural access	Funds for projects for improvements of (including but not limited to) public facilities, infrastructure, parks and open space, and accessibility.	\$ 87,125.00	6/30/2017	Extremely low-, low-, and moderate-income families will benefit from this project. The number of families is to be determined.	FY17 Curb Cuts funding pool.
Program Administration (CDBG)	N/A	All priority needs identified	Funds for the management and implementation of the CDBG program including citizen participation.	\$ 348,505.00	6/30/2017	N/A	Administrative services and costs.
HOME Administration	N/A	N/A	Funds for the administration of the WestMetro HOME Consortium, which is equal to 10% of the annual allocation. 7% of the allocation goes to local communities for administration of their projects. 3% of the allocation is set aside for general Consortium administration and compliance.	\$ 113,782.70	6/30/2017	N/A	Administrative services and costs.
Tenant-Based Rental Assistance (HOME)	N/A	Improve transition to permanent housing	Provide income-eligible renters with rent and/or security deposit assistance.	\$ 281,878.00	6/30/2017	One additionally income-eligible household will receive assistance in FY17, in addition to a continued second year of assistance for the 2 households assisted in FY16.	TBD
Homebuyer Assistance (HOME)	N/A	N/A	Funds for downpayment and closing cost assistance.	\$ -	6/30/2017	Extremely low-, low-, and moderate-income families will benefit from this project. The number of families is to be determined.	TBD
Housing Development (HOME)	N/A	Affordable housing near amenities; provide affordable housing in mixed-income developments; additional accessible rental units and visitable housing; increase production of new affordable units; promote private entities' use of other funding sources	Funds for the creation of new affordable housing units.	\$ 481,470.00	6/30/2017	Extremely low-, low-, and moderate-income families will benefit from this project. The number of families is to be determined.	TBD
Housing Rehabilitation (HOME)	N/A	Housing rehab; aging in place	Funds for single-family housing rehabilitation.	\$ 68,497.00	6/30/2017	Extremely low-, low-, and moderate-income families will benefit from this project. The number of families is to be determined.	TBD
CHDO Operating Expenses (HOME)	N/A	All housing-related priority needs identified for the WestMetro Consortium communities	Funds for operational expenses for Community Housing Organizations operating in the WestMetro HOME Consortium.	\$ 56,891.35	6/30/2017	N/A	Administrative services and costs.
CHDO Set-Aside (HOME)	N/A	Affordable housing near amenities; provide affordable housing in mixed-income developments; increase production of new affordable units	Funds reserved for CHDO acquisition projects	\$ 170,874.05	6/30/2017	Extremely low-, low-, and moderate-income families will benefit from this project. The number of families is to be determined.	CHDO projects are determined by an annual HOME RFP generally held in the fall.
Loan Repayment (HOME)	N/A	N/A	Repayment of loans from one WestMetro community to another	\$ 15,133.00	6/30/2017	N/A	Repayment of loans from WestMetro community to another.
ESG16 Newton	N/A	Supportive services; improve transition to permanent housing	Funds for the City of Newton are planned to operate shelters for the homeless, conduct street outreach activities, and provide homelessness prevention as well as support program administration.	\$ 159,211.00	6/30/2017	Extremely low-, low-, and moderate-income, and homeless families will benefit from this project. The number of families is to be determined.	Activities will include shelter services, street outreach, and homelessness prevention as well as support program administration, through agencies and funding amounts for each activity are to be determined.

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 (Estimated)	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 Program	\$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
CD17-05F		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 for Survivors of Domestic Violence	\$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 Service Program Income Reserve (for FY17 projects-do not include in FY16 budget totals)		\$18,750		
HUMAN SERVICES TOTAL (Cannot exceed 15% of current year LOC + 15% of prior year program income)						\$261,375.00	\$18,750.00	\$30,000.00	\$291,375.00
Tier 2 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 Cousens Industrial Fund / Emergency Payment for Families in Financial Crisis		\$6,000 ESTIMATE	
					CD17-05J	NWW Committee / Wednesday Night Drop-In		\$6,000 ESTIMATE	
					CD17-05K	Plowshares Education Development Center / Tuition Assistance for Preschool and After School		\$6,000 ESTIMATE	
NEIGHBORHOOD IMPROVEMENTS									
CD17-08V		project by project	15V114	5797	Newton Corner Pedestrian Safety Improvements	\$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			
STRATION TOTAL (Cannot exceed 20% of current year LOC + 20% of current year program income- must also include Planning activities)						\$348,505.00	\$25,000.00	\$0.00	\$373,505.00
GRAND TOTAL ALL PROGRAM AREAS						\$1,742,529.00	\$125,000.00	\$30,000.00	\$1,791,654.00
FY17 CDBG Letter of Credit Funds from HUD B-16-MC-25-0019						\$1,742,529.00			

* FY17 CDBG is a 1.48% decrease from FY16 (\$1,768,620)

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May 9, 2016

Philip B. Herr
20 Marlboro Street
Newton, MA 02458

RE: Response to Comments Received on Draft FY17 Annual Action Plan

Dear Mr. Herr

Thank you very much for your comments on the City of Newton's Draft FY17 Annual Action Plan, addressed to the Planning and Development Board in preparation for the Board's meeting on April 4, 2016.

In regards to your comments, you will find that the section AP-75: Barriers to Affordable Housing incorporates much of the text reflected by the Fair Housing Committee. The chart for section AP-12: Citizen Participation Outreach only identifies the most recent meetings of the advisory committees, so the chart may not reflect a committee's typical or average attendance over a longer period of time. While the chart for AP-20: Annual Goals proposes the creation of 10 affordable rental units in the next year, this chart only reflects those units to be created with the assistance of federal funds. It does not reflect the affordable units that may be created through other funding sources or inclusionary zoning. Finally, the FY17 project for the Newton Corner Target Neighborhood was identified in error in the Plan; the project is still to be determined, though will be set up at a later date and will be funded by the FY17 allocation of \$87,125.

The final draft of the Annual Action Plan will be available shortly and will be submitted to HUD on or before the May 15, 2016 deadline. The Plan will be made available online following its completion. After submission of the Plan, award letters will be distributed to the FY17 Human Service grantees in the coming weeks.

Thank you again for your comments on the FY17 Annual Action Plan.

Sincerely,

James Freas
Acting Director
Department of Planning and Development
City of Newton

APPENDIX: CITY COUNCIL RESOLUTION LANGUAGE



City Council Actions

In City Council

Monday, May 2, 2016

Present: Councilors Albright, Auchincloss, Baker, Blazar, Brousal-Glaser, Ciccone, Cote, Crossley, Danberg, Fuller, Gentile, Harney, Hess-Mahan, Kalis, Lappin, Laredo, Leary, Lennon, Lipof, Norton, Rice, Sangiolo, Schwartz and Yates.

The City Council discussed the following items on Second Call:

The following item was denied by the City Council on December 21, 2015 and requires a suspension of the Rules to be referred to Committee:

Referred to Public Facilities Committee

Public hearing to be assigned for June 8, 2016

#124-16 National Grid Grant of Location Petition for Old Farm Road

NATIONAL GRID petitioning to install and maintain 200'± of 4" gas main in Old Farm Road from the existing 12" gas main in Brookline Street southerly to 12 Old Farm Road for a new gas service. (Ward 8) [03/22/16 @ 3:09 PM]

City Council Postponed to a Date Certain of May 2, 2016 by Voice Vote

Motion to suspend the rules to accept to the docket and refer to the Public Facilities Committee was approved by Voice Vote.

Clerk's Note: As this item was denied by the City Council within the past year, the Council must suspend its rules to allow its being heard again. The Chair of the Public Facilities Committee noted that the Commissioner of the DPW was in favor of allowing the request to move forward and asked that it be accepted to the docket and referred to Public Facilities Committee.

Referred to Committee of the Whole

#175-16 Authorization to enter into a settlement agreement with National Grid.

HIS HONOR THE MAYOR requesting authorization for the City to enter into a settlement agreement with Boston Gas Company d/b/a National Grid. [04/25/16 @ 6:52 PM]

Motion to refer to a Committee of the Whole was Approved by Voice Vote

Clerk's Note: As this item was a direct referral to a Committee of the Whole, by Council rules the Council needed to vote to accept the referral.

Referred to Zoning & Planning Committee

#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]

Zoning & Planning Approved as Amended 8-0

Item Chartered by Councilor Cote

Clerk’s Note: Councilor Cote had some concerns about why this item had to be undertaken now and wanted some more information. He chartered the item. It will be back before the Council on May 16, 2016

Referred to Zoning & Planning Committee

#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]

Zoning & Planning Approved 4-0-4 (Yates, Kalis, Baker and Sangiolo abstaining)

Motion to amend to add a Resolution seeking edits to clarify the text of section AP-75 Barriers to affordable housing was Approved by Voice Vote

City Council Approved as Amended 24 yeas.

Resolution Text: To request that the Planning Department make edits consistent with the following clarifications to AP-75 Barriers to affordable housing - 91.420, 91.220(j):

1. Describe actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment:

~~One of the biggest challenges to the development of affordable housing in Newton is the outdated Zoning Ordinance. Particular zoning and other City policies that limit affordable housing include the following:~~

- x ~~Either a special permit or a comprehensive permit under Chapter 40B is typically required to create any multi-family housing (i.e. more than two units). These processes add time and cost to these types of developments that could otherwise more easily create affordable housing units and the process can be political.~~
- x ~~Accessory apartments are often more affordable to rent because they tend to be smaller, but the process for approval of these units is cumbersome and often requires a special permit. It is estimated that there are 1000 illegal accessory apartments in the City all of which have not been properly inspected for compliance with the State Building Code and may pose serious health and safety concerns for occupants. In a step in the right direction, the Ordinance was recently changed to permit some illegal units more easily, which can be proven to be pre-existing from 1999, to be legalized if they can be made code compliant.~~
- x ~~Neighborhood opposition to large scale housing projects has also been a barrier to providing additional~~

~~subsidized units and residential investment.~~ Staff recognizes that there can be legitimate concerns about larger projects, so in July 2013, the City adopted an amendment to its Citizen Participation Plan to better inform the general public and abutters early on in the process of permitting an affordable housing project so that their input can be included in the design at an early stage.

In recognition of these existing barriers to the development of affordable housing, Division staff intend to focus on the following programs and topic areas in the upcoming year.

Zoning Reform

The Department of Planning and Development staff, along with the City Council members, is undertaking an extensive, multi-year, three-phase zoning reform effort to update the City's zoning ordinance, which was last revised in 1987. In Phase 1, a consultant team worked with staff and councilors to reorganize the existing ordinance to improve legibility and clarity, and the updated ordinance became effective November 1, 2015. Phase 2, which will focus on substantial revisions to the ordinance, is scheduled to beginning in the summer of 2016.

Revision to Homeowner Rehabilitation Program

The Newton Homeowner Rehabilitation Program will place greater emphasis on targeting assistance to correct code violations for pre-existing accessory apartments. Rental income from these apartments can help low- and moderate-income owners make mortgage payments and also offer "naturally affordable" small housing units for low- and moderate- income renters that are identified in the Needs Assessment chapter as a means toward encouraging diversity in the City's housing stock.

Fair Housing

Actions anticipated for addressing concerns regarding fair housing include the following:

- x Post a Fair Housing Statement on the City of Newton's website. This statement is also being made available in other City documents and venues related to City-sponsored activities to abutters of pending development, zoning, or other actions affecting housing. ~~The City intends to include that statement in all notice to abutters.~~
- x Provide, in writing, a Fair Housing Statement, with the purpose of informing the public regarding fair housing requirements and the City's responsibility to Affirmatively Further Fair Housing.
- x Provide fair housing and disparate impact education annually to ~~City Councilors,~~ City staff **and others** involved in activities relating to housing, ~~members of the Planning and Development Board, members of the Zoning Board of Appeals, and members of the public.~~
- x Include the US Department of Housing and Urban Development's Fair Housing logo on all housing-related documents.
- x Continue utilization of the discrimination reporting tool on its website, to encourage the nonprofit housing providers in the City to report acts of potential discrimination and to follow appropriate procedures in responding to the reporters of such potential discrimination.
- x Post information on the Department of Planning and Development webpages to guide the public and developers on the process for developing affordable housing projects in Newton. The posting will include information on fair housing and the City's obligation to affirmatively further fair housing. The City will have Division staff review all applicable projects for their inclusion of fair housing goals and note in writing in all applicable project reviews a statement that "the objectives of the City's Consolidated Plan, including fair housing, have been considered in this review."

Clerk's Note: Councilor Hess-Mahan stated that he had filed this item on behalf of the Fair Housing Committee. It was noted that the HUD Action Plan must be submitted by May 15, 2016. The funds discussed in the action plan were established by congress to benefit low to moderate income persons

as well as other services including the Boys and Girls Club and Riverside which helps to prevent youth suicide. A waiver for Newton allows participation in targeted neighborhood improvements including improvements to Farlow Park and accessibility improvements for people with disabilities. A portion of these funds are used for affordable housing to service low to moderate income individuals. Councilor Hess-Mahan expressed concern that if the item is not approved tonight, Newton, as well as the other participating communities in our consortium would lose funds.

A number of Councilors were not comfortable voting the item as some questions appeared unanswered by the Planning Department in the text of the document.

Councilor Laredo explained that he felt the presentation by the Planning Department was as much a political statement as anything else. In his opinion, statements made in the report were unfair. He noted that the report stated that Newton zoning was an impediment. He stated that zoning is always going to be an impediment. If you are a home owner or a developer and there is no zoning code to be bound by, you would be able to build anywhere and in any manner you want. Zoning codes are designed to limit the manner in which people build in a way that the community deems acceptable and appropriate.

Councilor Baker acknowledged that passing this item would be a benefit to the city by providing significant amounts of money that will do a great deal of good for the city. He noted that if the Council doesn't vote tonight then these funds will disappear. However, he moved that a resolution be added to the item. The resolution would recommend the Planning Department to make edits consistent with a set of edits that he offered the Council.

There was some disagreement about the edits offered. One edit of concern was the requirement that all members of public bodies go through an educational process. Councilor Baker felt the educational process should be fully understood before including it in the report. Councilor Hess-Mahan and others noted that training was a good thing and that there was a docket item that is under consideration that addressed this issue regardless of whether it is in the Action Plan.

Councilor Baker's resolution was voted and adopted. The Council unanimously approved the main item with the resolution to the Planning Department to make the indicated edits.

Referred to Land Use Committee

#94-16

Special Permit Petition for 2171 Commonwealth Avenue

PHILIP HRESKO/THEODOROS VENTOURIS petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to build a two story garage/barn style addition to the rear of an existing structure to allow a private garage with a footprint of 1,169 square feet with provisions for four cars where 700 sq. ft. and three cars is allowed by right at 2171 Commonwealth Avenue, Ward 4, Auburndale on land known as SBL 41, 18, 32A containing approximately 20,952 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec 7.3.3, 7.4, 3.4.2.C.1 of Chapter 30 of the City of Newton Rev Zoning Ord., 2015.

Land Use Approved 4-0-1 (Laredo Abstaining)

City Council Approved 22 Yeas, 2 Nays (Councilors Gentile and Sangiolo)

APPENDIX: FY17 CDBG-ESG-HOME BUDGETS

Newton Community Development Block Grant Program - FY17 Budget

PROJECT #	IDIS #	Env. Review	Budget Code	Account	Projects	Letter-of-Credit (LOC) Budget	FY17 Program Income (Estimated)	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 rehab loan repayments)		\$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 Program	\$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	Horace Cousens Industrial Fund / Emergency Payment for Families in Financial Crisis			\$ 9,359.23	\$9,359.23
CD17-05F		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
CD17-15J		Exempt	15V114	5797	NWW Committee / Wednesday Night Drop-In			\$ 9,359.22	\$9,359.22
CD17-15K		Exempt	15V114	5797	Plowshares Education Development Center / Tuition Assistance for Preschool and After School			\$ 9,359.23	\$9,359.23
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 for Survivors of Domestic Violence	\$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 Service Program Income Reserve**** (for FY17 projects- do not include in FY16 budget totals)		\$18,750		
HUMAN SERVICES TOTAL <small>(Cannot exceed 15% of current year LOC + 15% of prior year program income)</small>						\$261,375.00	\$18,750.00	\$58,077.68	\$319,452.68
NEIGHBORHOOD IMPROVEMENTS									
CD17-08V		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			
MINISTRATION TOTAL <small>(Cannot exceed 20% of current year LOC + 20% of current year program income- must also include Planning activities)</small>						\$348,505.00	\$25,000.00	\$0.00	\$373,505.00
GRAND TOTAL ALL PROGRAM AREAS						\$1,742,529.00	\$125,000.00	\$58,077.68	\$1,906,856.68
FY17 CDBG Letter of Credit Funds from HUD B-16-MC-25-0019						\$1,742,529.00			

* FY17 CDBG is a 1.48% decrease from FY16 (\$1,768,620)

**** FY17 Program Income for Human Services (\$18,750) is not included in total as it is reserved for FY18 programs

Newton Emergency Solutions Grants Program - FY17 Budget

Service Area Split Per Continuum of Care unanimous vote on 3.28.2016

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-MC-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

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	\$ 2,082.00
HM17-01B	16R1141	5797		Project by Project	Bedford TBRA	\$ 20,821.00
TOTAL						\$ 22,903.00
BELMONT						
HM17-02A	16R1142	5715		Exempt	Belmont HOME Administration	\$ 3,283.00
HM17-02B	16R1142	5797		Project by Project	Belmont Projects / Programs	\$ 32,833.00
TOTAL						\$ 36,116.00
BROOKLINE						
HM17-03A	16R1143	5715		Exempt	Brookline HOME Administration	\$ 16,657.00
HM17-03B	16R1143	5797		Project by Project	Brookline Projects / Programs Loan Repayment to Waltham	\$ 166,566.00 \$ (166,566.00)
TOTAL						\$ 16,657.00
CONCORD						
HM17-13A	16R11413	5715		Exempt	Concord HOME Administration	\$ 1,441.00
HM17-13B	16R11413	5796		Project by Project	Concord Projects / Programs Loan Repayment to Lexington	\$ 14,414.00 \$ (14,414.00)
TOTAL						\$ 1,441.00
FRAMINGHAM						
HM17-09A	16R1149	5715		Exempt	Framingham HOME Administration	\$ 16,737.00
HM17-09B	16R1149	5797		Project by Project	Framingham Projects / Programs	\$ 167,366.00
TOTAL						\$ 184,103.00
LEXINGTON						
HM17-12A	16R11412	5715		Exempt	Lexington HOME Administration	\$ 2,803.00
HM17-12B	16R11412	5797		Underway	5 Keeler Farm Way Loan Repayment from Concord - 5 Keeler Farm Way	\$ 28,028.00 \$ 14,414.00
TOTAL						\$ 45,245.00
NATICK						
HM17-11A	16R11411	5715		Exempt	Natick HOME Administration	\$ 3,684.00
HM17-11B	16R11411	5797		Project by Project	Natick Projects / Programs Loan Repayment from Sudbury	\$ 36,837.00 \$ 2,402.00
TOTAL						\$ 42,923.00
NEEDHAM						
HM17-05A	16R1145	5715		Exempt	Needham HOME Administration	\$ 1,922.00
HM17-05B	16R1145	5797		Project by Project	Needham Projects / Programs	\$ 19,219.00
TOTAL						\$ 21,141.00
NEWTON						
HM17-06A	16R1146	5715		Exempt	Newton HOME Administration	\$ 10,891.00
HM17-06B	16R1146	5797		Project by Project	Newton Projects / Programs	\$ 108,907.80
TOTAL						\$ 119,798.80
SUDBURY						
HM17-10A	16R11410	5715		Exempt	Sudbury HOME Administration	\$ 240.00
HM17-10B	16R11410	5797		Project by Project	Sudbury Projects / Programs Loan Repayment to Natick	\$ 2,402.00 \$ (2,402.00)
TOTAL						\$ 240.00
WALTHAM						
HM17-07A	16R1147	5715		Exempt	Waltham HOME Administration	\$ 14,174.00
HM17-07B	16R1147	5797		Project by Project	Waltham Projects / Programs Loan Repayment from Brookline	\$ 141,741.00 \$ 166,566.00
TOTAL						\$ 322,481.00
WATERTOWN						
HM17-08A	16R1148	5715		Exempt	Watertown HOME Administration	\$ 5,445.00
HM17-08B	16R1148	5797		Project by Project	Watertown Projects / Programs	\$ 54,454.00
TOTAL						\$ 59,899.00
WAYLAND						
HM17-14A	16R11414	5715		Exempt	Wayland HOME Administration	\$ 721.00
HM17-14B	16R11414	5797		Project by Project	Wayland Projects / Programs	\$ 7,207.00
TOTAL						\$ 7,928.00

CONSORTIUM ADMINISTRATION						
HM17-99	16R11415	5715		Exempt	Consortium HOME Administration	\$ 34,319.40
HM17-15A	16R11415	5797		Project by Project	Competitive Funding Pool	\$ -
HM17-15B	16R11415	5797		Underway	CHDO Operating Expenses Funding Pool	\$ 57,199.70
HM17-15C	16R11415	5797		Project by Project	CHDO Set Aside Funding Pool	\$ 171,599.10
TOTAL						\$ 263,118.20

TOTAL FY17 HOME CONSORTIUM BUDGET \$ 1,143,994.00

FY17 HOME Consortium Letter of Credit Funds M16-DC25-0213	\$ 1,143,994.00
------------------------------------------------------------------	------------------------

FY17 HOME is a 1.63% increase from FY16 (\$1,125,677)

HOME Projects and Programs	\$800,795.80
Total Administrative Costs (10% of total allocation)	\$114,399.40
<i>Local Administration (7% of total allocation)</i>	\$80,080.00
<i>Consortium Administration (3% of total allocation)</i>	\$34,319.40
Total CHDO Operating Expenses (5% of total allocation)	\$57,199.70
Total CHDO Set-Aside (15% of total allocation)	\$171,599.10
TOTAL FY17 HOME CONSORTIUM BUDGET	\$1,143,994.00

NON-STATE CERTIFICATIONS

FORM SF-424

Application for Federal Assistance SF-424											
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application			* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision			* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>					
* 3. Date Received: <input type="text"/>			4. Applicant Identifier: B-16-MC-25-0019								
5a. Federal Entity Identifier: UOG Code: MA251650 NEWTON			5b. Federal Award Identifier: B-16-MC-25-0019								
State Use Only:											
6. Date Received by State: <input type="text"/>			7. State Application Identifier: <input type="text"/>								
8. APPLICANT INFORMATION:											
* a. Legal Name: City of Newton											
* b. Employer/Taxpayer Identification Number (EIN/TIN): 46-001404			* c. Organizational DUNS: 0765768260000								
d. Address:											
* Street1:		1000 Commonwealth Avenue									
Street2:		<input type="text"/>									
* City:		Newton									
County/Parish:		Middlesex									
* State:		MA: Massachusetts									
Province:		<input type="text"/>									
* Country:		USA: UNITED STATES									
* Zip / Postal Code:		02459-1149									
e. Organizational Unit:											
Department Name: Planning and Development			Division Name: Housing/Community Development								
f. Name and contact information of person to be contacted on matters involving this application:											
Prefix:		Ms.		* First Name:		Danielle					
Middle Name:		M									
* Last Name:		Bailey									
Suffix:		<input type="text"/>									
Title:		Grants Manager									
Organizational Affiliation: City of Newton											
* Telephone Number:			617-796-1156			Fax Number:			617-796-1142		
* Email:		dbailey@newtonma.gov									

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

X: Other (specify)

Type of Applicant 3: Select Applicant Type:

* Other (specify):

WestMetro HOME Cons; BNWW CoC

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

CDBG/Entitlement Grant Program (14.218)

*** 12. Funding Opportunity Number:**

B-16-MC-25-0019

* Title:

City of Newton CDBG Program

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Form SF 424 Attachment - Question 14.pdf

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

City of Newton CDBG Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="1,742,529.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text" value="125,000.00"/>
* g. TOTAL	<input type="text" value="1,867,529.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed:

Form SF 424
City of Newton

14. Areas Affected by Project – Attachment

CDBG Program: City of Newton

WestMetro HOME Consortium: Bedford, Belmont, Brookline, Concord, Framingham, Lexington, Natick, Needham, Newton, Sudbury, Waltham, Watertown, and Wayland

Continuum of Care and/or ESG: Brookline, Newton, Waltham, Watertown

Form SF 424
City of Newton

16. Congressional Districts of Program/Project – Attachment
MA-003; MA-004; MA-005; MA-006

Application for Federal Assistance SF-424											
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application			* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision			* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>					
* 3. Date Received: <input type="text"/>			4. Applicant Identifier: M16-DC25-0213								
5a. Federal Entity Identifier: UOG Code: MA251650 NEWTON			5b. Federal Award Identifier: M16-DC25-0213								
State Use Only:											
6. Date Received by State: <input type="text"/>			7. State Application Identifier: <input type="text"/>								
8. APPLICANT INFORMATION:											
* a. Legal Name: City of Newton											
* b. Employer/Taxpayer Identification Number (EIN/TIN): 46-001404			* c. Organizational DUNS: 0765768260000								
d. Address:											
* Street1:		1000 Commonwealth Avenue									
Street2:		<input type="text"/>									
* City:		Newton									
County/Parish:		Middlesex									
* State:		MA: Massachusetts									
Province:		<input type="text"/>									
* Country:		USA: UNITED STATES									
* Zip / Postal Code:		02459-1149									
e. Organizational Unit:											
Department Name: Planning and Development			Division Name: Housing/Community Development								
f. Name and contact information of person to be contacted on matters involving this application:											
Prefix: Ms.		* First Name: Danielle									
Middle Name: M											
* Last Name: Bailey											
Suffix:		<input type="text"/>									
Title: Grants Manager											
Organizational Affiliation: City of Newton											
* Telephone Number: 617-796-1156			Fax Number: 617-796-1142								
* Email: dbailey@newtonma.gov											

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

X: Other (specify)

Type of Applicant 3: Select Applicant Type:

* Other (specify):

WestMetro HOME Cons; BNWW CoC

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

HOME Investment Partnerships Program

*** 12. Funding Opportunity Number:**

M16-DC25-0213

* Title:

WestMetro HOME Consortium

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Form SF 424 Attachment - Question 14.pdf

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

WestMetro HOME Consortium (HOME Investment Partnerships Program)

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="1,143,994.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text" value="100,000.00"/>
* g. TOTAL	<input type="text" value="1,243,994.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- Yes
- No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed:

Form SF 424
City of Newton

14. Areas Affected by Project – Attachment

CDBG Program: City of Newton

WestMetro HOME Consortium: Bedford, Belmont, Brookline, Concord, Framingham, Lexington, Natick, Needham, Newton, Sudbury, Waltham, Watertown, and Wayland

Continuum of Care and/or ESG: Brookline, Newton, Waltham, Watertown

Form SF 424
City of Newton

16. Congressional Districts of Program/Project – Attachment
MA-003; MA-004; MA-005; MA-006

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		
* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision		
* If Revision, select appropriate letter(s): _____ * Other (Specify): _____		
* 3. Date Received: _____		4. Applicant Identifier: E16-MC-25-0010
5a. Federal Entity Identifier: UOG Code: MA251650 NEWTON		5b. Federal Award Identifier: E16-MC-25-0010
State Use Only:		
6. Date Received by State: _____		7. State Application Identifier: _____
8. APPLICANT INFORMATION:		
* a. Legal Name: City of Newton		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 46-001404		* c. Organizational DUNS: 0765768260000
d. Address:		
* Street1: 1000 Commonwealth Avenue		
Street2: _____		
* City: Newton		
County/Parish: Middlesex		
* State: MA: Massachusetts		
Province: _____		
* Country: USA: UNITED STATES		
* Zip / Postal Code: 02459-1149		
e. Organizational Unit:		
Department Name: Planning and Development		Division Name: Housing/Community Development
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Ms.		* First Name: Danielle
Middle Name: M		
* Last Name: Bailey		
Suffix: _____		
Title: Grants Manager		
Organizational Affiliation: City of Newton		
* Telephone Number: 617-796-1156		Fax Number: 617-796-1142
* Email: dbailey@newtonma.gov		

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

X: Other (specify)

Type of Applicant 3: Select Applicant Type:

* Other (specify):

BNWW CoC

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.231

CFDA Title:

ESG Program (14.231)

*** 12. Funding Opportunity Number:**

E16-MC-25-0010

* Title:

City of Newton ESG Program

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Form SF 424 Attachment - Question 14.pdf

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

City of Newton ESG Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="159,211.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="159,211.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- Yes No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

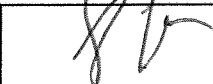
Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed:

Form SF 424
City of Newton

14. Areas Affected by Project – Attachment

CDBG Program: City of Newton

WestMetro HOME Consortium: Bedford, Belmont, Brookline, Concord, Framingham, Lexington, Natick, Needham, Newton, Sudbury, Waltham, Watertown, and Wayland

Continuum of Care and/or ESG: Brookline, Newton, Waltham, Watertown

Form SF 424
City of Newton

16. Congressional Districts of Program/Project – Attachment
MA-003; MA-004; MA-005; MA-006

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

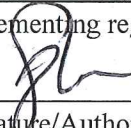
Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.



Signature/Authorized Official

Date 5/13/14

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) _____, _____ (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

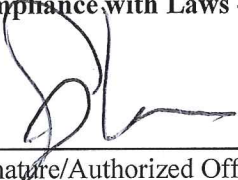
jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.



Signature/Authorized Official

5/13/16

Date

Mayor

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



Signature/Authorized Official

5.13.16

Date

Mayor

Title

ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

Major rehabilitation/conversion – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

Matching Funds – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

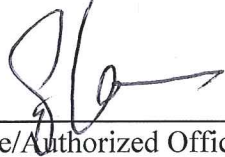
Confidentiality – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction's consolidated plan.

Discharge Policy – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from

publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

A handwritten signature in black ink, appearing to be 'J. L.', written over a horizontal line.

Signature/Authorized Official

5.13.16

Date

Mayor

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.