

FY16 ANNUAL ACTION PLAN

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

JULY 1, 2015 – JUNE 30, 2016

*For submission to the Department of Housing and Urban Development
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FY16 ANNUAL ACTION PLAN

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

1. Anticipated Resources Table:

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. CPA funding can also be implemented to produce mixed-income developments since this money can be used for housing units that are affordable to households earning below 100% of AMI. The federal funds can also leverage the City's Inclusionary Zoning (IZ) funds. 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 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.

Many of the Consortium communities will be repaying loans to other member communities during FY16. More detailed information can be found in the FY16 HOME Budget in the appendix of this Plan.

In Natick, staff anticipates the re-allocation of approximately \$79,000 previously allocated for a Tenant Based Rental Assistance Program in FY15.

AP-15: Anticipated Resources for City of Newton & WestMetro HOME Consortium for FY16

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 (\$):	\$ 1,768,620.00	Please see word document for narrative.
			Program Income (\$):	\$ 125,000.00	
			Prior Year Resources (\$):		
			Total (\$):	\$ 1,893,620.00	
HOME	public - federal	Acquisition, Homebuyer Assistance, Homeowner Rehab, Multifamily rental new construction, Multifamily rental rehab, New construction for ownership, TBRA	Annual allocation (\$):	\$ 1,125,677.00	Please see word document for narrative.
			Program Income (\$):		
			Prior Year Resources (\$):		
			Total (\$):	\$ 1,125,677.00	
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 (\$):	\$ 159,511.00	Please see word document for narrative.
			Program Income (\$):		
			Prior Year Resources (\$):		
			Total (\$):	\$ 159,511.00	
Other (specify)	public-local	Housing, Homebuyer Assistance, Multifamily rental new construction, Multifamily rental rehab, New construction for ownership	Annual allocation (\$):	\$ 2,117,318.00	Expected allocation of new Community Preservation Act funds for open space, community housing and historic preservation for FY16. 10% of allocation reserved for community housing. Please see Annual Action Plan text for narrative.
			Program Income (\$):		
			Prior Year Resources (\$):		
			Total (\$):	\$ 2,117,318.00	
Continuum of Care	public-federal	Admin and Planning, Housing, Financial assistance, overnight shelter, transitional housing	Annual allocation (\$):	\$ 1,419,518.00	CoC Funding includes a match and leverage requirement for each grantee. Please see Annual Action Plan text for narrative.
			Program Income (\$):		
			Prior Year Resources (\$):		
			Total (\$):	\$ 1,419,518.00	
Other (specify)	public-local	Housing, Homebuyer Assistance, Multifamily rental new construction, Multifamily rental rehab, Conversion and rehab for transitional housing, Overnight shelter, New construction for ownership, Transitional housing	Annual allocation (\$):		Inclusionary Housing Funds. Growth of this funding source is dependent upon the City's new residential production and associated payment-in-lieu fees contributions. Please see Annual Action Plan text for narrative.
			Program Income (\$):		
			Prior Year Resources (\$):	\$ 176,065.00	
			Total (\$):	\$ 176,065.00	

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

3. Goals Summary Table:

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

4. Narrative descriptions of goals specifically for FY16:

In FY16, 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 Planning and Development Department will work to develop a City-wide Housing Strategy. This strategy will identify approaches and actions that will enable the City to reach its goal of achieving 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. The City may then consider higher investments to offset the higher land costs associated with these 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.

We will also continue to consider funding the creation of new affordable housing units as developments are proposed and as resources as available. Further, if the Tenant-Based Rental Assistance (TBRA) pilot program initiated in FY15 proves to be successful, the Division will issue another voucher in FY16. The TBRA Program is designed to help formerly homeless families living in overflow emergency shelters to be able to afford to live in the City. Staff will continue to explore opportunities to partner with the Massachusetts Rental Voucher Program. Finally, staff will continue marketing and administering 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.

In addition to the specific construction and rehabilitation projects noted above, in FY16 staff will develop a program to encourage production of more affordable housing units through inclusionary zoning. City staff will be trained on the fair housing obligations of the City and will in turn develop and host programs to educate elected officials, decision makers and the general public about these obligations.

With respect to the Emergency Solutions Grant (ESG), this funding will be distributed through an RFP process for local agencies to provide shelter services, supportive services, rapid re-housing and transitional housing to homeless individuals and families and those who are at-risk of homelessness. HUD's stated priority for this funding is for rapid re-housing and the Brookline-Newton-Waltham-Watertown Continuum of Care (CoC) will consider this priority while also considering the greatest needs for this population in our immediate region. After the CoC develops allocation priorities, funding will be awarded based on responses to the RFP.

In FY16 \$276,720 will be allocated to 15 different organizations in support of 20 programs to assist low- and moderate-income residents and families as well as persons with disabilities and

seniors. The programs selected to be funded cover a wide range of services that will address the needs of these vulnerable populations and will help them meet the “Benchmarks for Success” model recently adopted 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.

Throughout the Consolidated Plan process, Division staff considered making revisions to the process for funding infrastructure improvement projects, such as geographically-based neighborhood improvements to public facilities and City-wide improvements to enhance accessibility for persons with disabilities. Various proposals were presented during public meetings throughout early 2015 to receive feedback and comments from the existing citizen advisory bodies for these project categories. The changes discussed included a consolidation of the funding pools and advisory committees to better serve unmet needs across the City. However, staff received many public comments on this issue, and will keep the funding pools and advisory roles for neighborhood improvements and accessibility projects separate. An additional target neighborhood and advisory committee for the newly-eligible area of Upper Falls will be created, and the five-year funding cycle will be revised accordingly.

Since the process for approval of any changes to funding structure was being developed for the City’s Citizen Participation Plan and FY16-20 Consolidated Plan, any revisions to the system were not in place in time to choose specific projects to be funded in FY16 in time for their inclusion in the FY16 Annual Action Plan. Nonetheless, there was agreement to commit 5% of the total CDBG grant allocation to neighborhood improvements projects, and 5% to accessibility projects. The specific projects will be determined within the first quarter of FY16 and will be approved by substantial amendment.

Finally, the FY16-20 Consolidated Plan sets a goal for job training and job creation for low- and moderate-income (LMI) individuals. In FY16, staff will forge partnerships with local businesses and institutions and will develop a program to train LMI individuals for available jobs in the community. It is our goal to capitalize this program in FY17 and beyond.

Many of the Consortium communities identified the creation of new affordable housing, if possible, as a goal for FY16.

In the Consortium, Brookline will be completing two new affordable rental projects (Dummer Street and Beals Street) providing affordable units for families, seniors, single-person households, and homeless individuals. Dummer Street is currently being built on land owned by the Brookline Housing Authority. Brookline staff anticipates that 79 new units of affordable rental housing will be produce during FY16 and continuing into FY17.

Concord is currently working to complete two projects with the common goal of providing decent affordable rental units. The first project on Thoreau Street will rehabilitate four units which were originally built in the 1980s, and the second will construct four new units at the Peter Bulkeley Terrace Senior Housing development.

The Natick Affordable Housing Trust anticipates providing rental assistance (in a TBRA program) for those earning incomes in the range of 50% to 80% AMI. In evaluating local conditions it was apparent there was an immediate need for transitional housing, and family housing at incomes closer to 50% AMI.

There are no FY16 goals for Sudbury, as funds in the FY16 period will be used to repay Natick for funding that was borrowed to assist with financing the Coolidge at Sudbury project.

There are no FY16 goals for Needham, though the community anticipates that a major affordable project at the Linden-Chambers development will be financed in FY17.

AP-20: Annual Goals for City of Newton & WestMetro HOME Consortium for FY16

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)
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	2016	2017	Affordability	Provide decent affordable housing	Rental units constructed	21	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	3	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	2016	2017	Availability/accessibility	Provide decent affordable housing	Homeowner housing rehabilitated	6	Household housing unit	Housing rehab; aging in place
								Rental units rehabilitated	1	Household housing unit	
Supportive Services	Provide supportive services for individuals and families that are homeless or at-risk for homelessness	Homeless	N/A - Citywide	2016	2017	Availability/accessibility	Create suitable living environments	Other-Assistance to homeless and at-risk for homelessness	547	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	2016	2017	Affordability	Provide decent affordable housing	Tenant-based rental assistance / rapid rehousing	1	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	2016	2017	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, and persons with disabilities	Non-homeless special needs	N/A - Citywide	2016	2017	Availability/accessibility	Create suitable living environments	Public service activities other than Low/Moderate Income Housing benefit	1,691	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	Non-homeless special needs	N/A - Citywide	2016	2017	Availability/accessibility	Create suitable living environments	Public service activities other than Low/Moderate Income Housing benefit	4,507	Persons assisted	Aging in place
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 throughout the City	Non-housing community development	Based on area-benefit eligible block groups; Citywide	2016	2017	Availability/accessibility	Create suitable living environments	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing (LMH) Benefit	417	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	2016	2017	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 development of affordable rental housing	Affordable housing	Bedford	2016	2020	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	2016	2017	Availability/accessibility	Create suitable living environments	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	51	Households Assisted	Providing housing for the elderly
First Time Homebuyer Program	Funds will be use by first time homeowners to aid in purchasing a home.	Affordable housing	Belmont	2016	2017	Affordability	Provide decent affordable housing	Homeowner housing added	3	Household housing unit	Providing housing for small families, preserve affordable housing
BROOKLINE											

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)
86 Dummer Street Project	Funds will be used to build new rental units at 86 Dummer Street that will provide housing for low- and extremely low-income households.	Affordable housing	Brookline	2016	2017	Affordability	Provide decent affordable housing	Rental units constructed	32	Household housing unit	Affordable rental housing to meet needs of households earning less than 80% of AMI - one, two, and three bedroom
51-57 Beals Street Project	Funds will be used to rehabilitate rental units at 51-57 Beals Street which will provide housing for homeless individuals earning less than 30% of AMI	Affordable housing	Brookline	2016	2017	Affordability	Provide decent affordable housing	Rental units constructed	31	Household housing unit	Affordable rental housing/ service-enriched SRO housing for persons with disabilities earning less than 30% of AMI.
45 Marion Street	408 Development with 65 unit rental building containing 16 units serving households earning less than 80% AMI	Affordable housing	Brookline	2016	2017	Affordability	Provide decent affordable housing	Rental units constructed	13	Household housing unit	Affordable rental housing to meet needs of households earning less than 50% of AMI - studio, one- and two- bedroom units.
CONCORD											
Maintain Public Housing	Funds will rehabilitate kitchens and bathrooms in four existing Concord Housing Authority units on Thoreau Street	Public Housing	Concord	2016	2015	Availability/accessibility	Provide decent affordable housing	Rental units rehabilitated	4	Household housing unit	Maintaining Existing Affordable Units
Creating new Senior and Accessible Units	Funds will assist in constructing 4 new units in Senior Housing Development, including one which will be fully accessible.	Public Housing	Concord	2016	2017	Availability/accessibility	Create suitable living environments	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	2016	2017	Affordability	Provide decent affordable housing	Rental units constructed	25	Household housing unit	Housing development
Public Housing Improvements	Make units ADA-compliant and perform weatherization.	Affordable housing; public housing	Framingham	2016	2017	Availability/accessibility	Create suitable living environments	Rental units rehabilitated	51	Household housing unit	Housing rehab
Tenant-based Assistance	Rehabilitation of rental housing	Affordable housing	Framingham	2016	2017	Affordability	Provide decent affordable housing	Rental units rehabilitated	4	Household housing unit	Housing rehab; tenant-based assistance
LEXINGTON											
Rental housing	Funds will be used to assist development of affordable rental housing	Affordable housing	Lexington	2016	2020	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 50% to 80% AMI.	Affordable housing	Natick	2016	2020	Affordability	Provide decent affordable housing	Tenant-based rental assistance / rapid rehousing	20	Households Assisted	Rental Housing
NEEDHAM											
No FY16 goals											
SUDBURY											
No FY16 goals											
WALTHAM											
Public Housing	Rehabilitation of public housing units.	Public housing	Waltham	2016	2020	Availability/accessibility	Provide decent affordable housing	Rental units rehabilitated	24	Household housing unit	Affordable Housing
WATERTOWN											
Create additional affordable housing (families)	Create additional affordable housing with a minimum of 3 bedrooms, suitable for families	Affordable housing	Watertown	2016	2017	Affordability	Provide decent affordable housing	Rental units constructed	1	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	2016	2017	Affordability	Provide decent affordable housing	Rental units constructed	1	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	2016	2017	Affordability	Provide decent affordable housing	Rental units constructed	1	Household housing unit	Rental Housing
WAYLAND											
Create additional affordable rental housing	Create additional affordable rental housing	Affordable housing	Wayland Overlay District	2016	2020	Affordability	Create economic opportunities	Rental units constructed	47	Household housing unit	Rental Housing

AP-35 Projects – 91.220(d)

5. Project Information Table:

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

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

The Community Development and Housing Division staff has allocated CDBG funding to five general categories: Housing/Homelessness, Human Services/Public Services, Infrastructure Improvements, and Program Administration. The projects are funded based on the priorities and needs determined for each category in our FY16-20 Consolidated Plan.

Housing/Homelessness

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

Human Services/Public Services

The Human Service Grants will fund 20 public service projects in FY16 through 15 different sub-grantee agencies and City departments. 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 FY16. 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. These projects that enhance accessibility for persons with disabilities can be completed Citywide, without geographic restriction.

Program Administration

We intend to allocate the maximum allowable amount of 20 percent for program administration.

The primary obstacle to addressing underserved needs in the categories listed above is the lack of funding. For FY16, the City received a 1.17% reduction in CDBG and a 9.2% percent reduction in HOME funds from FY15.

AP-35: Projects for City of Newton & WestMetro HOME Consortium for FY16

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.	\$ 582,741.00	6/30/2016	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	6/30/2016	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 6 homeownership units will be rehabilitated in FY16.
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	6/30/2016	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.	\$ 279,293.00	6/30/2016	Extremely low-, low-, and moderate-income families will benefit from this project. The number of families is to be determined.	20 Human Service Grants have been awarded to 15 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 Neighborhoods: Newtonville, Newton Corner, Nonantum, West Newton, Upper Falls	Neighborhood improvements	Funds for projects for improvements of (including but not limited to) public facilities, infrastructure, parks and open space, and accessibility.	\$ 88,431.00	6/30/2016	Extremely low-, low-, and moderate-income families will benefit from this project. The number of families is to be determined.	To be determined by the Substantial Amendment process throughout FY16.

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:
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.	\$ 88,431.00	6/30/2016	Extremely low-, low-, and moderate-income families will benefit from this project. The number of families is to be determined.	To be determined by the Substantial Amendment process throughout FY16.
Program Administration (CDBG)	N/A	All priority needs identified	Funds for the management and implementation of the CDBG program including citizen participation.	\$ 378,724.00	6/30/2016	N/A	Administrative services and costs.
HOME Administration	N/A	N/A	Funds for the administration of the WestMetro HOME Consortium.	\$ 112,567.70	6/30/2016	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.	TBD	6/30/2016	Two income-eligible families will benefit from this program, beginning in FY15 and continuing into FY16.	TBD
Homebuyer Assistance (HOME)	N/A	N/A	Funds for downpayment and closing cost assistance.	TBD	6/30/2016	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.	TBD	6/30/2016	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.	TBD	6/30/2016	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.	\$ 56,283.85	6/30/2016	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	\$ 168,851.55	6/30/2016	Extremely low-, low-, and moderate-income families will benefit from this project. The number of families is to be determined.	TBD
Loan Repayment (HOME)	N/A	N/A	Repayment of loans from one WestMetro community to another	TBD	6/30/2016	N/A	Repayment of loans from WestMetro community to another.

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:
ESG15 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.	\$ 159,511.00	6/30/2016	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 are to be determined.

AP-50 Geographic Distribution – 91.220(f)

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

As mentioned in the Strategic Plan chapter of the FY16-20 Consolidated Plan, Newton has, in previous years, identified four “target neighborhoods” in which to allocate CDBG funding for area benefit improvements: Newton Corner, Nonantum, Newtonville, and West Newton. This designation was based primarily upon the geographic boundaries of the eligible census block groups that met or surpassed the required LMI threshold as determined by past HUD LMISD numbers. However, with the release of new LMIS data in the summer of 2014, portions of target neighborhoods are no longer eligible, while new census blocks throughout the City have become eligible. Blocks groups are considered eligible if they have greater than or equal to 30.68% low- and moderate-income residents. For the FY16-20 Consolidated Plan, new target neighborhood boundaries will be developed. Most notably, there will be an expansion of the West Newton, Newtonville, and Newton Corner boundaries, and the addition of a fifth target neighborhood for the newly-eligible portion of Upper Falls. A new advisory committee of Upper Falls residents will be created.

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 the additional neighborhood, each target area will receive funding once every five years for the duration of this Plan. Upper Falls will be the target neighborhood to receive funding in FY16.

None of the Consortium communities identify target geographic areas.

8. Summarize the rationale for a geographic distribution, or include the information from the SP-10 section of the Strategic Plan chapter.

Each of the five target neighborhoods will have its own neighborhood advisory committee to work with staff, provide recommendations on projects, and serve as a representative body of the target area. See above and section SP-10 in the Strategic Plan chapter for more information on the designation of the target neighborhoods. See the Citizen Participation Plan in the appendix for more information on the composition and role of the advisory committees.

None of the Consortium communities identify target geographic areas.

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

9. Narrative:

The focus in FY16 will be on developing a City-wide Housing Strategy. This strategy will identify approaches and actions that will enable the City to reach its goal of achieving 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. The City may then consider higher investments to offset the higher land costs associated with these 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 Division will also continue to fund Housing Rehabilitation Program projects with the anticipation that seven units will be rehabilitated in FY16. The Division will focus particular outreach efforts to homeowners that may have an accessory apartment that requires rehabilitation. In addition, the Division is currently seeking \$1,057,000 in Community Preservation funds to recapitalize the Homebuyer Assistance Program. If approved by the Newton Board of Aldermen, this additional funding would bring the Program's total budget to \$1,590,000 and would provide buy-down assistance for up to six (6) first-time homebuyers to purchase a home in Newton. The Division anticipates that it will be able to advertise a lottery, select applicants, and expend the funds in FY16.

Depending upon the success of the Tenant-based Rental Assistance (TBRA) Pilot Program launched in FY15, the Division will issue an additional voucher in FY16. The TBRA Program improves the transition for homeless households currently living in hotels doubling as overflow emergency shelters to more stable housing within Newton. Providing one voucher keeps the Program's administration manageable while keeping some of Newton's HOME funding available to capitalize a Request for Proposals for permanent supportive housing for homeless households.

In Wayland, staff is working on a proposal for an affordable rental housing project at River's Edge. The 2014 Annual Town Meeting approved the transfer of town-owned land for the development of up to 190 one- and two-bedroom rental units, 47 of which would be affordable.

11. Please complete the table below:

One Year Goals for the Number of Households to be Supported (By Population Type)	
Homeless (units reserved for homeless individuals and/or households):	41-44 households
Non-Homeless (for all units NOT reserved for homeless individuals and/or households):	286 households *
Special-Needs (units reserved for households that are not homeless but require specialized housing or supportive services)	14 households
Total (Consortium-wide) >>>>	341-344 households

One Year Goals for Affordable Housing by Support Requirement

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

*: Overlap between units funded by CDBG and HOME reported by Waltham

12. Please complete the table below:

One Year Goals for the Number of Households Supported Through (By Program Type)	
Rental Assistance (for programs such as TBRA and one-time payments to prevent homelessness):	73 household
The Production of New Units (construction of new units, including conversion of non-residential properties):	173-177 households
Rehab of Existing Units (including reconstruction):	65 households
Acquisition of Existing Units (for programs such as downpayment assistance):	9 households
Total (Consortium-wide)>>>>	320-323 households

One Year Goals for Affordable Housing by Support Type

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

AP-60 Public Housing – 91.220(h)

13. Describe the actions planned during the next year (FY16) to address the needs of public housing residents, and indicate if any funded projects will address the needs of PH residents:

CDBG housing rehabilitation funds are used for capital needs for Newton Housing Authority properties, which are assessed and planned annually as well as for preventative and emergency maintenance to address unforeseen needs.

Concord anticipates working closely with the CHA this year on two projects. The first is the implementation of a HOME funded project which will complete necessary repairs and improvements at 282-294 Thoreau Street, a four house rental development owned by the Housing Authority. The second project would combine HOME funds with State and local funding resources to construct four additional units at the CHA's Peter Bulkeley Senior Housing Development.

The Natick Housing Authority has several properties which remain uninhabitable. In recent years the NHA has worked with DHCD and the Town in turning a large portion of their portfolio into respectable and comfortable living conditions. As a result, a vacancy rate of over 50% has dropped down to less than 5%. The two properties, one at the Coolidge House and the other at 6 Plain Street, will be rehabbed using HOME funds

14. Describe the actions to encourage public housing residents to become more involved in management and participate in homeownership, and indicate if any funded projects will address the needs of PH residents:

The Newton Housing Authority does not offer any homeownership programs. Residents are informed and involved in planning for capital needs.

The Bedford Housing Authority plans to launch a Social Service Program this year to connect families to all the resources necessary to stabilize their living situation and improve their quality of life. The Program will provide up to 15 low-income families currently residing in Bedford public housing with the educational, financial literacy, skill training, career coaching, and other support services that will enable them to become economically self-sufficient. Individual family needs will determine the best mix of required resources and goal setting.

Concord has partnered with the Regional Housing Services Office (RHSO) to hold new homeowner education sessions that teach budgeting and general home maintenance concerns and practice. Last year, the Town also hosted an RHSO training and educational program for Condominium and Homeowner Association members to assist them in developing processes that encourage fair and reliable practices.

15. If your community's PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance. If the PHA is not designated as trouble, indicate "Not Applicable."

Not applicable. None of the Consortium communities' Housing Authorities have been designated as troubled under 24 CFR part 902.

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

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

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

- Allocate Emergency Solutions Grant funds for a Street Outreach Program.

In FY15, the City provided Emergency Solutions Grant funding for Street Outreach within the BNWW Continuum of Care Service Area (CoC). Brookline Community Mental Health Center was awarded the grant, and 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. If the Street Outreach Program proves successful, the Jurisdiction, collaborating with the BNWW CoC, will continue this effort in FY16.

- Utilize, Evaluate and Adapt the Continuum of Care’s Coordinated Entry System

The CoC has a Coordinated Entry System, which provides a standardized intake and assessment process for each service provider in the CoC’s network using a “no wrong door” approach. By having a Coordinated Entry System, 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.

17. 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.

- Carefully Evaluate Shelter Services Allocation from the Emergency Solutions Grant

The CoC utilizes the ESG funds for various shelter services, including those for survivors of domestic violence, and men’s and women’s shelters. There is also one existing day shelter in Waltham, which provides warmth, food, case management, counseling, legal services and referrals to appropriate service providers. The Pine Street Inn runs several projects within the CoC and has an experienced outreach team that engages those choosing to not utilize a shelter and provides the individuals with referral information, food, clothing, hygiene products, blankets, etc.

However, with over 4,800 families living in shelters and motel on a given night along with the federal and BNWW CoC goals of ending family homelessness within five and ten years,

respectively, the Division will carefully evaluate the appropriation of Emergency Solutions Grant funds against rapid rehousing and homeless prevention components of the ESG program, which are more in-line with the BNWW CoC's Ten-Year Plan. Although there is a clear need and benefit of providing the shelter services, the CoC needs to carefully evaluate how to create housing stability and economic mobility in order to avoid the need for households living in shelters and to end homelessness.

- Issue additional tenant-based rental voucher(s)

In FY15 the City funded the Tenant-based Rental Assistance Program (TBRA). 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. If the pilot program proves successful in FY15, the Division will issue at least one voucher in FY16.

18. Describe actions to support:

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

- Develop Housing Strategy to identify sites for permanent supportive housing

Following the directive of the United States Interagency Council on Homelessness and the BNWW Ten-Year Plan to End Homelessness, the Division is focusing on creating permanent affordable housing with supportive services. A Housing Strategy will be developed in FY16 that will 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.

- Prioritize existing beds for chronically homeless individuals

In FY15, each recipient of federal McKinney-Vento Homelessness funds within the BNWW CoC committed to prioritizing its existing permanent supportive housing beds to chronically homeless individuals upon turnover. The organizations responsible for this include the City of Newton, Pine Street Inn, Advocates, and Vinfen. This is a total of 75 beds, 12 of which are in the City of Newton. The CoC will continue this prioritization in FY16.

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

The Division will continue to utilize ESG funding for Rapid Rehousing services within the CoC and 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 are also central in providing financial education and supportive services.

c. Facilitating access for homeless individuals and families to affordable housing units

- Utilize existing resources and build relationship with mainstream housing providers

As part of the strategy to reduce homelessness, the Division will explore partnering with mainstream multi-family housing providers within the BNWW CoC to establish a preference and/or create set-aside units for homeless households.

d. 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 and Rapid Rehousing services within the CoC and 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 should also be used to provide them with financial education and supportive services.

- 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.

19. 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 FY16 include:

- Develop a Housing Strategy that will identify approaches and actions that will enable the City to reach its goal of achieving 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.
- Utilize CDBG funds to create job training and placement programs
- Target ESG funds toward homeless prevention programs
- In conjunction with the Town of Brookline and the Brookline Mental Health Center, research and disseminate best practices for working with at-risk populations.
- In conjunction with the BNWW CoC Public Relations and Marketing Committee, foster relationships with facilities potentially discharging participants to homelessness.
- In conjunction with the BNWW CoC Services Committee, create resources and referrals for at-risk individuals and families for assistance and information.

AP-75 Barriers to affordable housing – 91.220(j)

20. Describe the 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, or growth policies):

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

- A special permit from the Board of Aldermen is required to create any multi-family housing (i.e. more than two units). The special permit process adds time and cost to these types of developments that could otherwise more easily create affordable housing units.
- 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 from the Board of Aldermen. As a result, 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 illegal units, 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 affordable housing projects has also been a barrier to providing additional subsidized units and residential investment. In July 2013, the City adopted an amendment to its Citizen Participation Plan in an effort to 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.
- The City's procurement policy for affordable housing projects using Community Development Block Grant and HOME Program funds can increase overall project costs and the upfront time required to develop plans and specifications. The City may explore changes to the policy that could mitigate this barrier but still ensure fair and open competition.

Create an Affordable Housing Trust

In FY 16, the Planning Department will continue the initiative to establish an Affordable Housing Trust, with the goal of capitalizing the Trust in FY17. The Division staff will likely resubmit a proposal for Community Preservation Funds to capitalize the Trust. An Affordable Housing Trust could streamline and create continuity in the funding process for affordable housing development. The Trust could create a more predictable, efficient process within the City's

control to provide the financial subsidies necessary to develop affordable housing in Newton. A Trust may also attract outside financial resources to City-funded projects, helping with federal leveraging requirements and stretching Newton dollars further.

Revision to Homeowner Rehabilitation Program

Beginning in FY16 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.

Inclusionary Housing Program

To assist with the production of new affordable units, the Planning Department will pilot an Inclusionary Housing Fund Program. 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.

Research and development of this program will begin in FY16 in conjunction with the Newton Housing Partnership and the Planning and Development Board. The goal is to capitalize it in FY17. Possible sources to capitalize the program include CDBG, HOME, Community Preservation Funds and Inclusionary Housing Funds.

Consortium

Efforts undertaken by the Consortium communities to reduce the barriers to affordable housing include, but are not limited to, the following:

- review of accessory apartment bylaws;
- continuation of monitoring and maintenance;
- review of parking standards;
- promotion of fair housing;
- creation of Housing Production Plans;
- hiring of community housing specialists;
- amendment of inclusionary zoning ordinances;
- leveraging of Community Preservation Funds and private resources;
- development of a zoning overlay district.

AP-85 Other Actions – 91.220(k)

- 12. Describe the actions planned for the next year to address obstacles to meeting underserved needs. (Obstacles can be any issue that is preventing a community from realizing a goal).**

Please refer to section AP-35: Projects.

- 13. Describe the actions planned for the next year to preserve affordable housing units.**

The City of Newton's affordable housing inventory does not include any properties with expiring use contracts in FY16.

Brookline will work with the property owner to pursue state funds to preserve a 116-unit senior building, which is part of a 307-unit expiring use property within the Town. The owner has received permission to prepay the mortgage on this property but has agreed to work with Town officials to apply for financing to refurbish and preserve affordability in this portion of the property for at least another 30 years.

- 14. Describe the actions planned for the next year to reduce the number of housing units containing lead-based paint hazards.**

Please refer to sections SP-65: Lead-based Paint Hazards and AP-55: Affordable Housing, specifically rehabilitation projects. Many of the Consortium communities cited MassHousing's *Get The Lead Out* program as an option for residents.

- 15. Describe the actions planned for the next year to reduce the number of poverty-level families.**

Please refer to section SP-70: Anti-Poverty Strategy in the FY16-20 Consolidated Plan.

- 16. Describe the actions planned for the next year to develop institutional structure.**

Please refer to section SP-40: Institutional Delivery Structure in the FY16-20 Consolidated Plan.

- 17. List and describe the actions planned to enhance coordination between public and private housing and social service agencies.**

Please refer to section PR-10: Consultation in the FY16-20 Consolidated Plan.

AP-90 Program Specific Requirements – 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, Lexington, Needham, Sudbury, Wayland

These communities are not utilizing HOME funds to create ownership units due to the conflicts between the State's affordable housing deed restriction 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.

Brookline

When providing homebuyer assistance, that is, funding directly to a homebuyer to purchase an existing unit at a market price, the Town will continue to pursue two different strategies.

- (1) If the unit is located in a property with fewer than six units, at the time of resale, the seller will repay to the Town the downpayment assistance provided plus that portion of the net appreciation, if any (current market price minus original sales price, appraisal fee, if any, brokerage fee up to five percent of resale price, and the depreciated cost of approved capital improvements) which reflects the proportion of public subsidy to total equity invested. Total equity consists of Town homebuyer assistance, owner downpayment, owner pay-down of principal and, for consistency with HUD requirements, the cost of capital improvements referenced earlier. In no case will the owner be required to repay the Town more than the net proceeds for the sale, that is, the sales price minus non-HOME loan repayment and sale-related and closing costs.
- (2) If the unit is in a property with six or more units, the Town will have a right of first refusal at a price which represents the original purchase price, minus the subsidy, adjusted by changes in AMI or 80 percent of median income, whichever is lower, plus compensation for the depreciated cost of approved capital improvements, plus the amount in the condominium association's segregated capital replacement account attributable to the unit. In the event that the Town cannot exercise its rights, the seller will be free to sell on the market and repay the loan with shared appreciation in accordance with (1), above.

The Town will continue to use the Commonwealth of Massachusetts' Affordable Housing Deed Rider as a resale restriction for units which are offered – through inclusionary zoning, the State Chapter 40B program and/or various non-HOME subsidies. According to this deed rider, resale price is based upon increases over time in Area Median Income, adjusted by the commercially

reasonable cost of approved capital improvements, depreciated over the remaining years of the owner's occupancy, as long as the price at resale is neither more than what a range of income-eligible buyers can afford nor less than the owner's initial purchase price.

However, where HOME funds are provided to a developer in order to acquire and rehab or build new units for sale at affordable prices, the Town will use a resale agreement running with the land that will provide the owner with a fair return on investment, while assuring that the unit will be affordable to a range of income-eligible buyers at least through the HOME period of affordability. Resale price will be the initial sales price plus the commercially reasonable cost of approved capital improvements depreciated over the remaining years of the owner's occupancy, plus return on investment. Investment will be defined as the original downpayment, annual contributions to principal, and commercially reasonable cost of approved capital improvements. Return on investment will be calculated as the sum of the annual interest on the owner's cumulative investment (without compounding), based on the interest rate of ten-year bond obligations of the United States Treasury.

With regard to repayment for capital improvements, capital improvements must be approved beforehand, and be of function and quality (or be so valued) consistent with the use of the housing as affordable housing. The capital improvements are those owned by the condominium owner (and not part of common space) and might include, for example, the replacement, due to damage or long term wear and tear, of windows, heating or hot water systems, and stove, refrigerator or dishwasher.

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. A resale price is within the range of income-eligible buyers if it is based upon what a household with a size which equals the number of bedrooms plus one and an income 10 percent below the relevant income limit can afford when spending no more than 30 percent of gross income on housing costs (mortgage, real estate taxes, home and private mortgage insurance, and condo fees), assuming current interest rates offered plus one quarter percent for a 30 year, no point fixed-rate loan with a down payment of five percent of total costs.

With regard to the preservation of affordable rental housing, when providing funding to developers/owners of rental properties, the Town will continue to structure the subsidy as a long-term deferred interest loan, which may be extended if required for continued affordability, and to reserve for the Town a right of first refusal to purchase the property should the owner seek to sell.

Concord

The Town of Concord will use Recapture provisions for both its Downpayment Assistance and Initial Occupancy Small Loan Program and its Small Loan and Rehabilitation Program. For both programs, the Town will seek to recapture the full amount of the HOME funds awarded to the homeowner if the property is sold within the applicable affordability period. For example, if

\$10,000 in HOME Small Loan funds are awarded as a direct subsidy to the property owner, the period of affordability will be five years. The homeowner may sell the property to any willing buyer at fair market value during the period of affordability. However, if the homeowner 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

The Town of Framingham will employ a Deed Restriction to serve as a recapture mechanism for its HOME-funded Downpayment 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. When the net proceeds are insufficient to repay the full HOME assistance, the Town will not permit the Mortgagor to recover more than his/her investment. For homebuyer assistance loans and rehabilitation loans made to multi-family rentals for low-income tenants, these recapture provisions remain in effect for five to twenty years, depending on the amount of HOME assistance provided, per HOME affordability standards. Home rehabilitation loans made to owner-occupiers of single family homes have a 20-year recapture period. Deleading forgivable loans have a 10 year recapture period, forgiven at 10% per year.

The Community Development Department, as required by HOME regulations, shall ensure that recipients of HOME-funded subsidies continually meet program requirements regarding primary residences, avoiding displacement, and retaining tenants at affordable rents from the time of purchase. Recaptured funds will be used by the Town on other eligible housing activities, possibly including homebuyer assistance and housing rehabilitation. The Town 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 Mortgagor of the terms of the Promissory Note, or the Mortgage or any applicable HOME regulations. This recapture provision conforms to the HUD HOME regulation 24 CFR 92.254 (a) (5) (ii). HUD defines the net proceeds as the sales price minus the loan repayments and closing costs. If the net proceeds are sufficient to repay both the HOME loan and the Mortgagor's investment (HUD defines Mortgagor's investment as the Mortgagor's down payment, principal payments and any capital improvement invested), the Town must recapture the full HOME loan. If, however, the net proceeds are insufficient to repay both the HOME assistance and the Mortgagor's investment, the Town must recapture the net proceeds less the Mortgagor's investment. When the net proceeds are insufficient to repay the full HOME assistance, the Town will not permit the Mortgagor to recover more than his/her investment. HOME Homebuyer Assistance and Housing Rehabilitation Agreements, Notes, and Mortgages will

contain legal language that obligates, to the greatest extent possible, the borrower and the lender to release information to the Town of any difficulties encountered in meeting financing payments and terms. The Town will seek early warning of issues, as well as rights to remedy and cure, and rights of first refusal should a borrower be in default and face foreclosure. Every effort will be made to induce and require the borrower/buyer to participate in post purchase

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.)

Examples:

- Replacement of a heating system or central AC unit.
- Replacement of all fixed appliances, stove, stove hood/microwave installed as hood, dishwasher.
- Replacement of bathroom and kitchen fixtures, cabinets or countertops. (*limited to non-luxury improvements)
- Paint or siding to an exterior of a home
- New Roof
- Replacement of flooring due to damage or excessive wear (does not include carpeting)
- Lighting that cannot be removed (recessed) (ceiling fans, chandeliers are not covered)
- Windows

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

Consistent with Title 92 Code of Federal Regulations Section 254, (92 CFR 254) Watertown intends to use the Massachusetts Department of Community Development and Housing's *Capital Improvements Policy and Procedures* for the Local Initiative Program. Please see the appendix for the policy text.

2. 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, Belmont, Lexington, Needham, Sudbury, Wayland

These communities will not utilize HOME funds for ownership units due to the conflicts between the State's affordable housing deed restriction and the HOME Program Final Rule with respect to the resale and recapture provisions.

Brookline

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.

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 ensuring long term

affordability to an income-eligible household that will continue to live in the unit during the affordability period.

Concord

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

Framingham

The Town of Framingham will employ a Deed Restriction to serve as a recapture mechanism for its HOME-funded Downpayment 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. When the net proceeds are insufficient to repay the full HOME assistance, the Town will not permit the Mortgagor to recover more than his/her investment. For homebuyer assistance loans and rehabilitation loans made to multi-family rentals for low-income tenants, these recapture provisions remain in effect for five to twenty years, depending on the amount of HOME assistance provided, per HOME affordability standards. Home rehabilitation loans made to owner-occupiers of single family homes have a 20-year recapture period. Deleaving forgivable loans have a 10 year recapture period, forgiven at 10% per year.

The Community Development Department, as required by HOME regulations, shall ensure that recipients of HOME-funded subsidies continually meet program requirements regarding primary residences, avoiding displacement, and retaining tenants at affordable rents from the time of purchase. Recaptured funds will be used by the Town on other eligible housing activities, possibly including homebuyer assistance and housing rehabilitation. The Town 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 Mortgagor of the terms of the Promissory Note, or the Mortgage or any applicable HOME regulations. This recapture provision conforms to the HUD HOME regulation 24 CFR 92.254 (a) (5) (ii). HUD defines the net proceeds as the sales price minus the loan repayments and closing costs. If the net proceeds are sufficient to repay both the HOME loan and the Mortgagor's investment (HUD defines Mortgagor's investment as the Mortgagor's down payment, principal payments and any capital improvement invested), the Town must recapture the full HOME loan. If, however, the net proceeds are insufficient to repay both the HOME assistance and the Mortgagor's investment, the Town must recapture the net proceeds less the Mortgagor's investment. When the net proceeds are insufficient to repay the full HOME assistance, the Town will not permit the Mortgagor to recover more than his/her investment. HOME Homebuyer Assistance and Housing Rehabilitation Agreements, Notes, and Mortgages will contain legal language that obligates, to the greatest extent possible, the borrower and the lender to release information to the Town of any difficulties encountered in meeting financing

payments and terms. The Town will seek early warning of issues, as well as rights to remedy and cure, and rights of first refusal should a borrower be in default and face foreclosure. Every effort will be made to induce and require the borrower/buyer to participate in post purchase

Natick

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.

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.

Emergency Solutions Grant (ESG) Program

- 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.**

Emergency Solutions Grant funding to subrecipients is allocated through an RFP process. Each Fiscal Year the Brookline-Newton-Waltham-Watertown Continuum of Care (CoC) discusses and approves allocation percentages for all services to help homeless individuals and families and those at risk of becoming homeless. These services include Emergency Shelter services, Rapid Re-housing, Homelessness Prevention and Outreach services. The CoC's recommendation strikes a balance between funding existing shelter services and focusing resources on HUD's priorities of Rapid Re-housing and Permanent Supportive Housing. The principles included in the CoC's "Ten-Year Plan to End Homelessness" further guides this allocation recommendation.

Once we receive our annual ESG allocation from HUD, City staff develops and issues an RFP for local non-profit agencies to request funding in these four areas. The RFP requires the respondent's 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 Brookings Institute's "Benchmarks for Success." The City has adopted these Benchmarks and has begun to focus a significant amount of City funding, aimed at helping low- and moderate-income residents, on public and private programs that will help this target population attain self-sufficiency.

- 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 Brookline-Newton-Waltham-Watertown Continuum of Care (BNWW CoC) is currently in the process of finalizing its coordinated assessment system. The system that will be adopted by the BNWW 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. Presently, the providers are reviewing data sharing agreements and best practices for release of information forms and unique identifiers. The BNWW CoC intends to do beta testing on its proposed process immediately, and providers will begin implementing the coordinated assessment process in July 2015. Initially, providers will append the coordinated assessment forms to the existing intake process, and then will deliver the information to the City of Newton staff to enter the data into a centralized digital database. The BNWW 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 an RFP process. City staff develops and issues an RFP based on input from the Brookline-Newton-Waltham-Watertown Continuum of Care (CoC). Local non-profit agencies that assist the homeless or those at risk of homelessness can request funding for their programs. Staff initially reviews each response to the RFP and uses data about proposed outcomes and past performance, when available, to determine whether to recommend funding for a particular program. Per our Citizen Participation Plan, staff recommendations are forwarded to the Human Service Advisory Committee for its input and then to the Planning and Development for a public hearing. The Mayor approves the final allocation amounts.

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, City staff reaches out to residents who have experienced homelessness. Each year, we coordinate the Point-In-Time Count for the Brookline-Newton-Waltham-Watertown Continuum of Care. In support of this effort, City 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 CoC, comprised of staff from the four municipalities as well as from local non-profit agencies that serve the homeless population, proposes allocations for each category of services: Shelter services; Rapid Re-housing; Homelessness Prevention and; Outreach. The agency staff has direct contact on a daily basis with potential beneficiaries and their work informs the CoC's decisions.

5. Describe performance standards for evaluating ESG.

City staff reviews all the responses to the RFP for ESG funding and uses data about proposed outcomes and past performance, when available, to determine whether to recommend funding for a particular program. In addition, the City recently adopted the Brookings Institute's "Benchmarks for Success" and we have been working to create and implement a framework to focus city-controlled social service funding in areas and on programs that will substantially assist our low- and moderate-income residents reach these benchmarks and ultimately attain self-sufficiency.

Project Name:	Newton Housing Services and Administration		
Description:	Administrative support for all CDBG-funded affordable housing and rehabilitation programs.		
Address:	City of Newton, 1000 Commonwealth Avenue Newton, MA 02459		
Expected Completion:	6/30/2016		
HUD Matrix Code:	14H Rehabilitation Administration 570.202		
Priority Need	Planning Administration		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Increase the supply of affordable rental housing; Increase the quality of affordable rental housing; Improve access to affordable rental housing; Improve the quality of owner housing; Increase range of housing options and related services for persons with special needs		
Outcome:	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG		
Amount:	\$390,000		
Proposed Accomplishments:	Number: 1		Type: Organization

Project Name:	Housing Program Fund		
Description:	Funding pool for the acquisition, rehabilitation, or preservation of affordable housing. Funds will capitalize the Newton Housing Rehabilitation Program and site specific housing developments.		
Address:	City-wide		
Expected Completion:	6/30/2016		
HUD Matrix Code:	14A Rehab; Single-Unit Residential 570.202 14D Rehab; Other Publicly-Owned Residential Buildings 570.202 14I Lead-Based/Lead Hazard Test/Abate 570.202		
Priority Need	Rental Housing; Homeownership (second priority)		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Increase the supply of affordable rental housing; Improve access to affordable rental housing; Increase the quality of affordable rental housing; Increase range of housing options & related services for persons with special needs		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG		
Amount:	\$582,741		
Proposed Accomplishments:	Number: Estimated 7 units (Newton Housing Rehabilitation Program); 3 units of additional affordable housing		Type: Rental and Owner-Occupied Homeowner

Project Name:	Newton Housing Rehabilitation Revolving Loan Fund		
Description:	CDBG funds from loan repayments to support housing rehabilitation project costs.		
Address:	City-wide		
Expected Completion:	6/30/2016		
HUD Matrix Code:	08 Relocation 570.210 (i) 14A Rehab; Single-Unit Residential 570.202		
Priority Need	Owner-occupied housing		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Increase the quality of affordable rental housing; Improve access to affordable rental housing; Improve the quality of owner housing		
Outcome:	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	Program Income		
Amount:	\$81,250		
Proposed Accomplishments:	Number: 7 (Newton Housing Rehabilitation Program)		Type: Housing units

Project Name:	Infrastructure Improvements Funding Pool		
Description:	Physical and accessibility improvements to public infrastructure, parks and public buildings. Specific projects to be determined by the Infrastructure Improvements Advisory Committee through the Substantial Amendment process during FY16.		
Address:	City-wide		
Expected Completion:	6/30/2016		
HUD Matrix Code:	03 Public Facilities and Improvements 570.201 (c)		
Priority Need	Infrastructure		
Objective:	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Improve quality/increase quantity of public improvements for lower income persons		
Outcome:	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG		
Amount:	\$176,862		
Proposed Accomplishments:	Number: 4		Type: Public Facility

Project Name:	SUMMER CAMP FINANCIAL AID John M. Barry Boys & Girls Club of Newton		
Description:	The Summer Camp Program offers children opportunities to explore their creative and athletic potential while cultivating friendships and sharing new experiences with peers. The grant allows the Club to provide financial aid packages for eligible families from Newton.		
Address:	675 Watertown Street, Newton, MA 02460		
Expected Completion:	6/30/2016		
HUD Matrix Code:	05L Child Care Services 570.201 (e)		
Priority Need	Public Services		
Objective:	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Improve services for low/mod income persons		
Outcome:	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG		
Amount:	\$5,500		
Proposed Accomplishments:	Number: 10		Type: Persons Assisted

Project Name:	TEEN PROGRAMMING John M. Barry Boys & Girls Club of Newton		
Description:	The CDBG grant provides scholarship assistance to teens (ages 12-18) from low to moderate income families from Newton to cover the cost of participation in Club teen programs including the Summer Leadership Program.		
Address:	675 Watertown Street, Newton, MA 02460		
Expected Completion:	6/30/2016		
HUD Matrix Code:	05D Youth Services 570.201 (e)		
Priority Need	Public Services		
Objective:	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Improve quality/increase quantity of public improvements for lower income persons		
Outcome:	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG		
Amount:	\$7,000		
Proposed Accomplishments:	Number: 30		Type: Persons Assisted

Project Name:	CARING CHOICES Jewish Community Housing for the Elderly Services		
Description:	CaringChoices provides low-income seniors living in JCHE's two Newton affordable independent supportive communities with care coordination; subsidized in-home services, wellness assessments and health monitoring; and falls prevention strategies. This enables residents to live independently with dignity in their own JCHE apartments.		
Address:	30 Wallingford Road, Brighton, MA 02135		
Expected Completion:	6/30/2016		
HUD Matrix Code:	05A Senior Services 570.201 (e)		
Priority Need	Public Services		
Objective:	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Improve services for low/mod income persons		
Outcome:	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG		
Amount:	\$10,000		
Proposed Accomplishments:	Number: 413		Type: Persons Assisted

Project Name:	STIPENDS FOR MODERATE AND LOW- INCOME NEWTON FAMILIES Charles River Center		
Description:	The CDBG grant provides stipends to Newton adults and children with moderate to severe developmental disabilities so that they may relieve some of the financial stress associated with having a family member with special needs. Funds could be used for a respite support, recreational and social community integration activities, child care, home management support services, short term emergency needs, specialized evaluation and therapeutic services and support, adaptive equipment and supplies, specialized nutrition and clothing, and others per the guidelines.		
Address:	59 East Militia Heights Road, Needham, MA 02494		
Expected Completion:	6/30/2016		
HUD Matrix Code:	05L Child Care Services 570.201 (e)		
Priority Need	Public Services		
Objective:	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Improve services for low/mod income persons		
Outcome:	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG		
Amount:	\$3,000		
Proposed Accomplishments:	Number: 43		Type: Persons Assisted

Project Name:	FAMILY CRISIS STABILIZATION Riverside Community Care		
Description:	The Family Crisis Stabilization service of Newton-Needham Home Based Services is a mobile counseling service for families with adolescents in crisis. Staff provide in-home family and parent support, crisis stabilization, linkage with resources, and arrange for safe, stable living situations when needed.		
Address:	20 Hartford Street, Newton Highlands, MA 02461		
Expected Completion:	6/30/2016		
HUD Matrix Code:	05D Youth Services 570.201 (e)		
Priority Need	Public Services		
Objective:	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Improve services for low/mod income persons		
Outcome:	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG		
Amount:	\$5,500		
Proposed Accomplishments:	Number: 45	Type: Persons Assisted	

Project Name:	MENTAL HEALTH AND SUBSTANCE ABUSE RECOVERY PROGRAM Riverside Community Care		
Description:	Riverside Outpatient Center at Newton is seeking renewed funding to continue to provide mental health and substance abuse recovery services to low and moderate income children, adolescents, parents, families and adults in Newton who are underinsured.		
Address:	64 Eldredge Street, Newton, MA 02458		
Expected Completion:	6/30/2016		
HUD Matrix Code:	05F Substance Abuse Services 570.201 (e)		
Priority Need	Public Services		
Objective:	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Improve services for low/mod income persons		
Outcome:	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG		
Amount:	\$17,620		
Proposed Accomplishments:	Number: 200	Type: Persons Assisted	

<i>Project Name:</i>	STABILIZATION & RECOVERY SERVICE FOR PEOPLE WITH PERSISTENT MENTAL ILLNESS Jewish Family & Children's Service		
<i>Description:</i>	The Stabilization and Recovery Service will provide intensive case management and problem-solving support for Newton residents with persistent mental illness, helping them resolve crises, achieve stability in the community, and pursue recovery goals.		
<i>Address:</i>	1430 Main Street, Waltham, MA 02451		
<i>Expected Completion:</i>	6/30/2016		
<i>HUD Matrix Code:</i>	050 Mental Health Services 570.201 (e); 05A 05A Senior Services 570.201 (e)		
<i>Priority Need</i>	Public Services		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve services for low/mod income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$17,500		
<i>Proposed Accomplishments:</i>	Number: 25		Type: Persons Assisted

<i>Project Name:</i>	CHILD CARE SCHOLARSHIPS FUND The Newton Partnership Inc.		
<i>Description:</i>	The CCSF helps Newton families manage exorbitant child care expenses; enables families to remain more stable financially, and with greater chance of self-sufficiency; and allows families to choose licensed child care/early childhood education services, developmentally appropriate for their children.		
<i>Address:</i>	246 Dudley Road, Newton, MA 02459		
<i>Expected Completion:</i>	6/30/2016		
<i>HUD Matrix Code:</i>	05L Child Care Services 570.201 (e)		
<i>Priority Need</i>	Public Services		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve services for low/mod income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$15,000		
<i>Proposed Accomplishments:</i>	Number: 90		Type: Persons Assisted

Project Name:	RESIDENT SERVICES PROGRAM Newton Community Development Foundation		
Description:	Essential to NCDF affordable housing communities, Resident Services enriches lives, encourages self-sufficiency, promotes healthy lifestyles, fosters diversity. Seniors and persons with disabilities receive educational, cultural, socialization services/support to sustain independent living. Youth programs encourage learning, build confidence, and address developmental issues.		
Address:	425 Watertown Street, Suite 205, Newton, MA 02458		
Expected Completion:	6/30/2016		
HUD Matrix Code:	05A Senior Services 570.201 (e); 05B Handicapped Services 570.201 (e)		
Priority Need	Public Services		
Objective:	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Improve services for low/mod income persons		
Outcome:	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG		
Amount:	\$22,000		
Proposed Accomplishments:	Number: 384	Type: Persons Assisted	

Project Name:	EARLY LEARNING CENTER SCHOLARSHIP FUND Family ACCESS of Newton		
Description:	Family ACCESS Early Learning Center provides developmentally-focused education and childcare for infants, toddlers and pre-schoolers for a diverse group of Newton families. Scholarships allow youngsters to thrive in supportive surroundings while parents of low to moderate income pursue educational/career goals.		
Address:	492 Waltham Street, Newton, MA 02465		
Expected Completion:	6/30/2016		
HUD Matrix Code:	05L Child Care Services 570.201 (e)		
Priority Need	Public Services		
Objective:	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Improve services for low/mod income persons		
Outcome:	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG		
Amount:	\$25,000		
Proposed Accomplishments:	Number: 40	Type: Persons Assisted	

Project Name:	EARLY LITERACY SERVICES AND SCHOOL READINESS PROGRAM Family ACCESS of Newton		
Description:	Family ACCESS Early Literacy Services promote daily reading habits and quality parent-child interactions to close the achievement gap for at-risk young children by enhancing language/literacy skills and social-emotional development and strengthening parents' involvement in their academic success.		
Address:	492 Waltham Street, Newton, MA 02465		
Expected Completion:	6/30/2016		
HUD Matrix Code:	05L Child Care Services 570.201 (e)		
Priority Need	Public Services		
Objective:	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Improve services for low/mod income persons		
Outcome:	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG		
Amount:	\$5,000		
Proposed Accomplishments:	Number: 28	Type: Persons Assisted	

Project Name:	COUNSELING AND CONSULTATION SERVICES Family ACCESS of Newton		
Description:	Family ACCESS Counseling and Consultation Services provides mental health, case management and classroom consultation services to children and families. The continuum of services promotes healthy child development, strengthens parenting skills and positive parent-child relationships, and develops family stability and self-sufficiency.		
Address:	492 Waltham Street, Newton, MA 02465		
Expected Completion:	6/30/2016		
HUD Matrix Code:	05 Public Services (General) 570.201 (e)		
Priority Need	Public Services		
Objective:	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Improve services for low/mod income persons		
Outcome:	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG		
Amount:	\$24,000		
Proposed Accomplishments:	Number: 100	Type: Persons Assisted	

Project Name:	WEDNESDAY NIGHT DROP-IN, NWW Committee For Community Living		
Description:	The Wednesday Night Drop-In Program provides adults with intellectual and developmental disabilities opportunities to connect with friends, in an integrated, safe and accepting environment. Additional components include: respite care for families, and employment for individuals with developmental disabilities.		
Address:	1301 Centre Street, Newton, MA 02459		
Expected Completion:	6/30/2016		
HUD Matrix Code:	05B Handicapped Services 570.201 (e)		
Priority Need	Public Services		
Objective:	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Improve services for low/mod income persons		
Outcome:	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG		
Amount:	\$7,100		
Proposed Accomplishments:	Number: 110	Type: Persons Assisted	

Project Name:	INDIVIDUAL SUPPORT AND ADVOCACY PROGRAM, REACH Beyond Domestic Violence		
Description:	REACH provides individual and group services to survivors of domestic violence. CDBG funds support the hotline, support groups, legal advocacy, and individual advocacy services to residents of the City of Newton.		
Address:	P.O. Box 540024, Waltham, MA 02454		
Expected Completion:	6/30/2016		
HUD Matrix Code:	05G Battered and Abused Spouses 570.201 (e)		
Priority Need	Public Services		
Objective:	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Improve services for low/mod income persons		
Outcome:	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG		
Amount:	\$5,000		
Proposed Accomplishments:	Number: 50	Type: Persons Assisted	

Project Name:	SENIOR CENTER PROGRAM COORDINATOR, Department of Senior Services		
Description:	The Senior Services' Program Coordinator develops and promotes health and wellness, educational, cultural, and socialization programs and services to seniors with the purpose of promoting healthy aging.		
Address:	345 Walnut Street, Newton, MA 02460		
Expected Completion:	6/30/2016		
HUD Matrix Code:	05A Senior Services 570.201 (e)		
Priority Need	Public Services		
Objective:	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Improve services for low/mod income persons		
Outcome:	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG		
Amount:	\$16,250		
Proposed Accomplishments:	Number: 3,000	Type: Persons Assisted	

Project Name:	SOCIAL SERVICES CASE MANAGEMENT PROGRAM, Department of Senior Services		
Description:	The CDBG grant funds the Clinical Social Worker and the Senior Outreach Worker. These positions provide mental health services, case management and assistance in obtaining entitlements and social service support.		
Address:	345 Walnut Street, Newton, MA 02460		
Expected Completion:	6/30/2016		
HUD Matrix Code:	05A Senior Services 570.201 (e)		
Priority Need	Public Services		
Objective:	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Improve services for low/mod income persons		
Outcome:	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG		
Amount:	\$23,250		
Proposed Accomplishments:	Number: 600	Type: Persons Assisted	

<i>Project Name:</i>	PAYMENT OF RENT AND UTILITY BILLS The Horace Cousens Industrial Fund		
<i>Description:</i>	The Cousens Fund helps residents of Newton who have suffered a temporary financial hardship. These families most common request is assistance in paying their rent or utility bills.		
<i>Address:</i>	1000 Commonwealth Avenue, Newton, MA 02459		
<i>Expected Completion:</i>	6/30/2016		
<i>HUD Matrix Code:</i>	05 Public Services (General) 570.201 (e)		
<i>Priority Need</i>	Public Services		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve services for low/mod income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$10,000		
<i>Proposed Accomplishments:</i>	Number: 120	Type: Persons Assisted	

Project Name:	NEWTON TEEN CENTER West Suburban YMCA		
Description:	The Newton Teen Center is located at the West Suburban YMCA. The center provides a welcoming, supportive, and enriching community for all teens age 13 – 18, after school M-F, 5:00 pm – 9:00 pm and is supervised by caring, trained adults who provide resources, encouragement, and inspiration at no cost to the participants.		
Address:	276 Church Street, Newton, MA 02458		
Expected Completion:	6/30/2016		
HUD Matrix Code:	05D Youth Services 570.201 (e)		
Priority Need	Public Services		
Objective:	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Improve services for low/mod income persons		
Outcome:	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG		
Amount:	\$33,000		
Proposed Accomplishments:	Number: 180	Type: Persons Assisted	

Project Name:	RIVERSIDE NEWTON YOUTH OUTREACH PROGRAM, Department of Health and Human Services		
Description:	The Newton Youth Outreach Program is provided, through a sub-contract, by Riverside Community Care. Master-level clinicians provide a range of mental health services to clients including school-based or community-based outreach, assessment, case management, and individual, group and family counseling. The CDBG grant subsidizes services to Newton adolescents from low and moderate income families.		
Address:	1294 Centre Street, Newton, MA 02459		
Expected Completion:	6/30/2016		
HUD Matrix Code:	05 Public Services (General) 570.201 (e); 05D Youth Services 570.201 (e)		
Priority Need	Public Services		
Objective:	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Improve services for low/mod income persons		
Outcome:	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG		
Amount:	\$15,000		
Proposed Accomplishments:	Number: 98	Type: Persons Assisted	

Project Name:	RESIDENTIAL AND COMMUNITY PROGRAMS, The Second Step		
Description:	The Second Step provides adult and children survivors of domestic violence with support services as they move from crisis to stabilization to thriving. Clients have access to individual advocacy, life and parenting skills development, legal advocacy, emergency financial assistance, and children's services, including in-house Therapeutic Afterschool Program. Furthermore, job and career counseling is available, together with financial literacy and language literacy programs and, if needed, referrals to mental health and substance abuse programs.		
Address:	P.O. Box 600213, Newtonville, MA 02460		
Expected Completion:	6/30/2016		
HUD Matrix Code:	05G Battered and Abused Spouses 570.201 (e); 05L Child Care Services 570.201 (e)		
Priority Need	Public Services		
Objective:	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Improve services for low/mod income persons		
Outcome:	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG		
Amount:	\$10,000		
Proposed Accomplishments:	Number: 650		Type: Persons Assisted

Project Name:	Program Administration		
Description:	Funds for the overall management of Newton's CDBG program.		
Address:	1000 Commonwealth Avenue Newton, MA 02459		
Expected Completion:	6/30/2016		
HUD Matrix Code:	21A General Program Administration 570.206		
Priority Need	Planning/Administration		
Objective:	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective			
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input checked="" type="checkbox"/>
Funding Source:	CDBG and Program Income		
Amount:	\$377,724		
Proposed Accomplishments:	Number: 1		Type: Organization

Project Name:	Citizen Participation		
Description:	Funds for activities to enhance citizen participation.		
Address:	1000 Commonwealth Avenue Newton, MA 02459		
Expected Completion:	6/30/2016		
HUD Matrix Code:	21C Public Information		
Priority Need	Planning/Administration		
Objective:	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective			
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input checked="" type="checkbox"/>
Funding Source:	CDBG		
Amount:	\$1,000		
Proposed Accomplishments:	Number: 1		Type: Organization

Project Name:	ESG Program Administration		
Description:	Funds for the overall management of the ESG program		
Address:	1000 Commonwealth Ave., Newton, MA 02459		
Expected Completion:	6/30/2016		
HUD Matrix Code:	Administration		
Priority Need	Planning/Administration		
Objective:	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective			
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input checked="" type="checkbox"/>
Funding Source:	ESG		
Amount:	\$11,963		
Proposed Accomplishments:	Number: 1	Type: Organization	

Project Name:	Shelter Services, Street Outreach, HMIS Operation and Administration, and Homelessness Prevention		
Description:	Funding for agencies that provide shelter services, street outreach, and homelessness prevention to homeless and at-risk for homelessness individuals and families, as well as agency HMIS operation and administration.		
Address:	Various – Agencies to Be Determined in FY16		
Expected Completion:	6/30/2016		
HUD Matrix Code:	Shelter and Homelessness Prevention Services		
Priority Need	Homelessness		
Objective:	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Improve services for low/mod income persons		
Outcome:	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	ESG		
Amount:	\$147,548		
Proposed Accomplishments:	Number: 500	Type: Persons Assisted	

Project Name:	Bedford HOME Administration		
Description:	Bedford has joined with several neighboring communities to establish a Regional Housing Services Office that assists in administering and monitoring the Town's affordable housing programs.		
Address:	The RHSO is located in Town of Concord, 141 Keyes Road, Concord, MA 01742.		
Expected Completion:	6/30/2016		
Priority Need	Planning/Administration		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Increase the quality of affordable rental housing		
Outcome:	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	HOME		
Amount:	\$1,261		
Proposed Accomplishments:	Number: 1		Type: Organizations

Project Name:	Bedford Projects/Programs		
Description:	Funds available for HOME-eligible housing development and/or programs to assist low- and moderate-income households		
Address:	Town of Bedford, 10 Mudge Way, Bedford, MA 01730		
Expected Completion:	6/30/2016		
Priority Need	Rental Housing		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Increase the quality of affordable rental housing		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	HOME		
Amount:	\$12,607		
Proposed Accomplishments:	Number: 1		Type: Housing Units

Project Name:	Bedford CHDO Set-Aside		
Description:	Funds to assist Community Housing Development Organizations (CHDOs) in the development, sponsorship, or ownership of affordable housing developments in the Consortium.		
Address:	Town of Bedford, 10 Mudge Way, Bedford, MA 01730		
Expected Completion:	6/30/2016		
Priority Need	Rental Housing		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Increase the quality of affordable rental housing		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	HOME		
Amount:	\$2,702		
Proposed Accomplishments:	Number: 1		Type: Housing Units

Project Name:	Bedford CHDO Operating Expenses		
Description:	Operating funds to assist Community Housing Development Organizations (CHDOs) in the development of affordable housing.		
Address:	Town of Bedford, 10 Mudge Way, Bedford, MA 01730		
Expected Completion:	6/30/2016		
Priority Need	Rental Housing		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Increase the quality of affordable rental housing		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	HOME		
Amount:	\$901		
Proposed Accomplishments:	Number: 1		Type: Organizations

Project Name:	Belmont HOME Administration		
Description:	Administration of Belmont's HOME program.		
Address:	Town of Belmont, 19 Moore Street, Belmont, MA 02478		
Expected Completion:	6/30/2016		
Priority Need	Planning/Administration		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Increase the supply of affordable rental and homeowner housing		
Outcome:	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	HOME		
Amount:	\$3,546		
Proposed Accomplishments:	Number: 1		Type: Organizations

Project Name:	Belmont Projects/Programs		
Description:	Funds available for HOME-eligible housing development and/or programs to assist low- and moderate-income households		
Address:	Town of Belmont, 19 Moore Street, Belmont, MA 02478		
Expected Completion:	6/30/2016		
Priority Need	Homeownership, Rental Housing Production, Accessibility Improvements in Rental Housing		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Increase the quantity and quality of affordable rental housing; Increase the quantity of homeownership units		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	HOME		
Amount:	\$35,458		
Proposed Accomplishments:	Number: 2		Type: Housing Units

Project Name:	Belmont CHDO Set-Aside		
Description:	Funds to assist Community Housing Development Organizations (CHDOs) in the development, sponsorship, or ownership of affordable housing developments in the Consortium.		
Address:	Town of Belmont, 19 Moore Street, Belmont, MA 02478		
Expected Completion:	6/30/2016		
Priority Need	Homeownership, Rental Housing Production, Accessibility Improvements in Rental Housing		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Increase the quantity and quality of affordable rental housing; Increase the quantity of homeownership units		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	HOME		
Amount:	\$7,598		
Proposed Accomplishments:	Number: 1		Type: Housing Units

Project Name:	Belmont CHDO Operating Expenses		
Description:	Operating funds to assist Community Housing Development Organizations (CHDOs) in the development of affordable housing.		
Address:	Town of Belmont, 19 Moore Street, Belmont, MA 02478		
Expected Completion:	6/30/2016		
Priority Need	Homeownership, Rental Housing Production, Accessibility Improvements in Rental Housing		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Increase the supply and quality of affordable rental and homeownership housing		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	HOME		
Amount:	\$2,533		
Proposed Accomplishments:	Number: 1		Type: Organizations

Project Name:	Brookline HOME Administration		
Description:	Administration of Brookline's HOME program.		
Address:	Town of Brookline, 333 Washington Street, Brookline, MA 02445		
Expected Completion:	6/30/2016		
Priority Need	Planning/Administration		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Increase the supply of affordable rental and homeowner housing		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	HOME		
Amount:	\$18,123		
Proposed Accomplishments:	Number: 1		Type: Organizations

Project Name:	Brookline Projects/Programs		
Description:	Funds available for HOME-eligible housing development and/or programs to assist low- and moderate-income households		
Address:	Town of Brookline, 333 Washington Street, Brookline, MA 02445		
Expected Completion:	6/30/2016		
Priority Need	Rental Housing, Housing Rehabilitation, Housing Development, Homeownership, and Homelessness Prevention and Rapid Re-housing		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Increase the supply of affordable rental housing, increase quality of affordable rental housing by rehabilitating existing stock of housing authority units; increase affordability of homeownership units through subsidies		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	HOME		
Amount:	\$0 (Brookline repaid loan to Waltham in the amount of \$186,863.54)		
Proposed Accomplishments:	Number:		Type: Housing Units

Project Name:	Brookline CHDO Set-Aside		
Description:	Funds to assist Community Housing Development Organizations (CHDOs) in the development, sponsorship, or ownership of affordable housing developments in the Consortium.		
Address:	Town of Brookline, 333 Washington Street, Brookline, MA 02445		
Expected Completion:	6/30/2016		
Priority Need	Rental Housing, Housing Rehabilitation, Housing Development, Homeownership, and Homelessness Prevention and Rapid Re-housing		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Increase the supply of affordable rental housing, increase quality of affordable rental housing by rehabilitating existing stock of housing authority units; increase affordability of homeownership units through subsidies		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	HOME		
Amount:	\$33,207.46		
Proposed Accomplishments:	Number: 1		Type: Housing Units

Project Name:	Brookline CHDO Operating Expenses		
Description:	Operating funds to assist Community Housing Development Organizations (CHDOs) in the development of affordable housing. Brookline's CHDO is the Brookline Improvement Coalition.		
Address:	Town of Brookline, 333 Washington Street, Brookline, MA 02445		
Expected Completion:	6/30/2016		
Priority Need	Rental Housing, Housing Rehabilitation, Housing Development, Homeownership, and Homelessness Prevention and Rapid Re-housing		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Increase the supply of affordable rental housing, increase quality of affordable rental housing by rehabilitating existing stock of housing authority units; increase affordability of homeownership units through subsidies		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	HOME		
Amount:	\$12,945		
Proposed Accomplishments:	Number: 1		Type: Organizations

Project Name:	Concord HOME Administration		
Description:	Concord has joined with several neighboring communities to establish a Regional Housing Services Office that assists in administering and monitoring the Town's affordable housing programs.		
Address:	Town of Concord, 141 Keyes Road, Concord, MA 01742		
Expected Completion:	6/30/2016		
Priority Need	Planning /Administration		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Increase the supply and quality of affordable rental housing		
Outcome:	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	HOME		
Amount:	\$1,024		
Proposed Accomplishments:	Number: 1	Type: Organizations	

Project Name:	Concord Projects/Programs		
Description:	Funds available for HOME-eligible housing development and/or programs to assist low- and moderate-income households		
Address:	Town of Concord, 141 Keyes Road, Concord, MA 01742		
Expected Completion:	6/30/2016		
Priority Need	Rental Housing		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Increase the supply and quality of affordable rental housing		
Outcome:	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	HOME		
Amount:	\$0 (Loan Repayment to Lexington \$12,439)		
Proposed Accomplishments:	Number:	Type: Organizations	

Project Name:	Concord CHDO Set-Aside		
Description:	Funds to assist Community Housing Development Organizations (CHDOs) in the development, sponsorship, or ownership of affordable housing developments in the Consortium.		
Address:	Town of Concord, 141 Keyes Road, Concord, MA 01742		
Expected Completion:	6/30/2016		
Priority Need	Rental Housing		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Increase the supply and quality of affordable rental housing		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	HOME		
Amount:	\$0		
Proposed Accomplishments:	Number:		Type: Housing Units

Project Name:	Concord CHDO Operating Expenses		
Description:	Operating funds to assist Community Housing Development Organizations (CHDOs) in the development of affordable housing.		
Address:	Town of Concord, 141 Keyes Road, Concord, MA 01742		
Expected Completion:	6/30/2016		
Priority Need	Rental Housing		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Increase the supply and quality of affordable rental housing		
Outcome:	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	HOME		
Amount:	\$732		
Proposed Accomplishments:	Number: 1		Type: Organizations

<i>Project Name:</i>	Framingham HOME Administration		
<i>Description:</i>	Administration of Framingham's HOME program.		
<i>Address:</i>	Town of Framingham, 150 Concord Street, Framingham, MA 01702		
<i>Expected Completion:</i>	6/30/2016		
<i>Priority Need</i>	Planning/Administration		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	(awaiting submission of materials)		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$15,365		
<i>Proposed Accomplishments:</i>	Number: 1		Type: Organizations

<i>Project Name:</i>	Framingham Projects/Programs		
<i>Description:</i>	Funds available for HOME-eligible housing development and/or programs to assist low- and moderate-income households		
<i>Address:</i>	Town of Framingham, 150 Concord Street, Framingham, MA 01702		
<i>Expected Completion:</i>	6/30/2016		
<i>Priority Need</i>	(awaiting submission of materials)		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	(awaiting submission of materials)		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$153,656		
<i>Proposed Accomplishments:</i>	Number: 2		Type: Housing Units

Project Name:	Framingham CHDO Set-Aside		
Description:	Funds to assist Community Housing Development Organizations (CHDOs) in the development, sponsorship, or ownership of affordable housing developments in the Consortium.		
Address:	Town of Framingham, 150 Concord Street, Framingham, MA 01702		
Expected Completion:	6/30/2016		
Priority Need	(awaiting submission of materials)		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	(awaiting submission of materials)		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	HOME		
Amount:	\$32,926		
Proposed Accomplishments:	Number: 1		Type: Housing Units

Project Name:	Framingham CHDO Operating Expenses		
Description:	Operating funds to assist Community Housing Development Organizations (CHDOs) in the development of affordable housing.		
Address:	Town of Framingham, 150 Concord Street, Framingham, MA 01702		
Expected Completion:	6/30/2016		
Priority Need	(awaiting submission of materials)		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	(awaiting submission of materials)		
Outcome:	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	HOME		
Amount:	\$10,975		
Proposed Accomplishments:	Number: 1		Type: Organizations

Project Name:	Lexington HOME Administration		
Description:	Lexington has joined with several neighboring communities to establish a Regional Housing Services Office that assists in administering and monitoring the Town's affordable housing programs.		
Address:	The RHSO is located in Town of Concord, 141 Keyes Road, Concord, MA 01742.		
Expected Completion:	6/30/2016		
Priority Need	Planning/Administration		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Increase the supply and quality of affordable rental housing		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	HOME		
Amount:	\$2,443		
Proposed Accomplishments:	Number:1		Type: Organizations

Project Name:	Lexington Affordable Housing Development Pool		
Description:	Funding pool for the creation of affordable housing		
Address:	Town of Lexington, 1625 Massachusetts Avenue, Lexington, MA 02420		
Expected Completion:	6/30/2016		
Priority Need	Rental Housing		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Increase the supply and quality of affordable rental housing		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	HOME		
Amount:	\$24,427		
Proposed Accomplishments:	Number: 1		Type: Housing Units

Project Name:	Lexington CHDO Set-Aside		
Description:	Funds to assist Community Housing Development Organizations (CHDOs) in the development, sponsorship, or ownership of affordable housing developments in the Consortium.		
Address:	Town of Lexington, 1625 Massachusetts Avenue, Lexington, MA 02420		
Expected Completion:	6/30/2016		
Priority Need	Rental Housing		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Increase the supply and quality of affordable rental housing		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	HOME		
Amount:	\$7,429		
Proposed Accomplishments:	Number: 1		Type: Housing Units

Project Name:	Lexington CHDO Operating Expenses		
Description:	Operating funds to assist Community Housing Development Organizations (CHDOs) in the development of affordable housing.		
Address:	Town of Lexington, 1625 Massachusetts Avenue, Lexington, MA 02420		
Expected Completion:	6/30/2016		
Priority Need	Rental Housing		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Increase the supply and quality of affordable rental housing		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	HOME		
Amount:	\$1,745		
Proposed Accomplishments:	Number: 1		Type: Organizations

<i>Project Name:</i>	Lexington : Loan Repayment from Concord		
<i>Description:</i>	Loan repayment funds to be used to support affordable rental housing		
<i>Address:</i>	Town of Lexington, 1625 Massachusetts Avenue, Lexington, MA 02420		
<i>Expected Completion:</i>	6/30/2016		
<i>Priority Need</i>	Rental Housing		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Increase the supply and quality of affordable rental housing		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$10,244		
<i>Proposed Accomplishments:</i>	Number: TBD		Type: Housing Units

<i>Project Name:</i>	Natick HOME Administration		
<i>Description:</i>	Administration of Natick's HOME program.		
<i>Address:</i>	Town of Natick, 13 East Central Street, Natick, MA 01760		
<i>Expected Completion:</i>	6/30/2016		
<i>Priority Need</i>	Planning/Administration		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Increase the supply and quality of affordable rental housing		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$2,679		
<i>Proposed Accomplishments:</i>	Number: 1		Type: Organizations

<i>Project Name:</i>	Natick Projects/Programs		
<i>Description:</i>	Funds available for HOME-eligible housing development and/or programs to assist low- and moderate-income households		
<i>Address:</i>	Town of Natick, 13 East Central Street, Natick, MA 01760		
<i>Expected Completion:</i>	6/30/2016		
<i>Priority Need</i>	Rental Assistance		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve access to affordable rental housing		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$26,791		
<i>Proposed Accomplishments:</i>	Number: 2		Type: Housing Units

Project Name:	Natick CHDO Set-Aside		
Description:	Funds to assist Community Housing Development Organizations (CHDOs) in the development, sponsorship, or ownership of affordable housing developments in the Consortium.		
Address:	Town of Natick, 13 East Central Street, Natick, MA 01760		
Expected Completion:	6/30/2016		
Priority Need	Rental Assistance		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Improve access to affordable rental housing		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	HOME		
Amount:	\$6,754		
Proposed Accomplishments:	Number: 1		Type: Housing Units

Project Name:	Natick CHDO Operating Expenses		
Description:	Operating funds to assist Community Housing Development Organizations (CHDOs) in the development of affordable housing.		
Address:	Town of Natick, 13 East Central Street, Natick, MA 01760		
Expected Completion:	6/30/2016		
Priority Need	Rental Assistance		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Improve access to affordable rental housing		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	HOME		
Amount:	\$1,914		
Proposed Accomplishments:	Number: 1		Type: Organizations

<i>Project Name:</i>	Natick: Loan Repayment from Sudbury		
<i>Description:</i>	Loan repayment funds(FY10 Loan) to be used to support affordable rental housing.		
<i>Address:</i>	Town of Natick, 13 East Central Street, Natick, MA 01760		
<i>Expected Completion:</i>	6/30/2016		
<i>Priority Need</i>	Rental Assistance		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve access to affordable rental housing		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$4,727		
<i>Proposed Accomplishments:</i>	Number:		Type: Housing Units

Project Name:	Needham HOME Administration		
Description:	Administration of Needham's HOME program		
Address:	Town of Needham, 500 Dedham Avenue Needham, MA 02492		
Expected Completion:	6/30/2016		
Priority Need	Planning/Administration		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Increase production of new affordable rental housing Support local housing authority projects		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	HOME		
Amount:	\$1,576		
Proposed Accomplishments:	Number: 1		Type: Organizations

Project Name:	Needham Projects/Programs		
Description:	Funds available for HOME-eligible housing development and/or programs to assist low- and moderate-income households		
Address:	Town of Needham, 500 Dedham Avenue Needham, MA 02492		
Expected Completion:	6/30/2016		
Priority Need	Rental Housing, New Affordable Housing		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Increase production of new affordable rental housing Support local housing authority projects		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	HOME		
Amount:	\$15,760		
Proposed Accomplishments:	Number: 1		Type: Housing Units

Project Name:	Needham CHDO Set-Aside		
Description:	Funds to assist Community Housing Development Organizations (CHDOs) in the development, sponsorship, or ownership of affordable housing developments in the Consortium.		
Address:	Town of Needham, 500 Dedham Avenue Needham, MA 02492		
Expected Completion:	6/30/2016		
Priority Need	Rental Housing, New Affordable Housing		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Increase production of new affordable rental housing Support local housing authority projects		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	HOME		
Amount:	\$3,377		
Proposed Accomplishments:	Number:		Type: Housing Units

Project Name:	Needham CHDO Operating Expenses		
Description:	Operating funds to assist Community Housing Development Organizations (CHDOs) in the development of affordable housing.		
Address:	Town of Needham, 500 Dedham Avenue Needham, MA 02492		
Expected Completion:	6/30/2016		
Priority Need	Rental Housing, New Affordable Housing		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Increase production of new affordable rental housing Support local housing authority projects		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	HOME		
Amount:	\$1,126		
Proposed Accomplishments:	Number: 1		Type: Organizations

Project Name:	Newton HOME Administration		
Description:	Administration of Newton's HOME program		
Address:	City of Newton, 1000 Commonwealth Avenue, Newton, MA 02459		
Expected Completion:	6/30/2016		
Priority Need	Planning/Administration		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Increase the supply and quality of affordable rental housing; Promote housing development and /or rehabilitation that addresses fair housing, aging in place, inclusion of supportive services, proximity to amenities, and accessibility; Increase transitional and permanent housing units		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	HOME		
Amount:	\$9,850.39		
Proposed Accomplishments:	Number: 1		Type: Organizations

Project Name:	Newton Projects/Programs		
Description:	Funds available for HOME-eligible housing development and/or programs to assist low- and moderate-income households		
Address:	City of Newton, 1000 Commonwealth Avenue, Newton, MA 02459		
Expected Completion:	6/30/2016		
Priority Need	Rental Housing, Housing Rehabilitation, Permanent Housing		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Increase the supply and quality of affordable rental housing; Promote housing development and /or rehabilitation that addresses fair housing, aging in place, inclusion of supportive services, proximity to amenities, and accessibility; Increase transitional and permanent housing units		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	HOME		
Amount:	\$98,496.90		
Proposed Accomplishments:	Number: 2		Type: Housing Units

Project Name:	Newton CHDO Set-Aside		
Description:	Funds to assist Community Housing Development Organizations (CHDOs) in the development, sponsorship, or ownership of affordable housing developments in the Consortium.		
Address:	City of Newton, 1000 Commonwealth Avenue, Newton, MA 02459		
Expected Completion:	6/30/2016		
Priority Need	Rental Housing, Housing Rehabilitation, Permanent Housing		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Increase the supply and quality of affordable rental housing; Promote housing development and /or rehabilitation that addresses fair housing, aging in place, inclusion of supportive services, proximity to amenities, and accessibility; Increase transitional and permanent housing units		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	HOME		
Amount:	\$21,106.55		
Proposed Accomplishments:	Number: 1		Type: Housing Units

Project Name:	Newton CHDO Operating Expenses		
Description:	Operating funds for Newton's CHDO to assist in the development of affordable housing in Newton. Citizens for Affordable Housing in Newton Development Organization, Inc. (CAN-DO) is Newton's CHDO.		
Address:	City of Newton, 1000 Commonwealth Avenue, Newton, MA 02459		
Expected Completion:	6/30/2016		
Priority Need	Rental Housing, Housing Rehabilitation, Permanent Housing		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Increase the supply and quality of affordable rental housing; Promote housing development and /or rehabilitation that addresses fair housing, aging in place, inclusion of supportive services, proximity to amenities, and accessibility; Increase transitional and permanent housing units		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input checked="" type="checkbox"/>
Funding Source:	HOME		
Amount:	\$7,033.85		
Proposed Accomplishments:	Number: 1		Type: Organizations

<i>Project Name:</i>	Consortium HOME Administration		
<i>Description:</i>	Administration of the MetroWest HOME Consortium program		
<i>Address:</i>	City of Newton, 1000 Commonwealth Avenue, Newton, MA 02459		
<i>Expected Completion:</i>	6/30/2016		
<i>Priority Need</i>	Planning/Administration		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Increase the supply and quality of affordable housing		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$33,770.31		
<i>Proposed Accomplishments:</i>	Number: 1		Type: Organizations

Project Name:	Sudbury HOME Administration		
Description:	Sudbury has joined with several neighboring communities to establish a Regional Housing Services Office that assists in administering and monitoring the Town's affordable housing programs.		
Address:	The RHSO is located in Town of Concord, 141 Keyes Road, Concord, MA 01742.		
Expected Completion:	6/30/2016		
Priority Need	Planning/Administration		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Increase the availability of affordable housing		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	HOME		
Amount:	\$473		
Proposed Accomplishments:	Number: 1		Type: Organizations

Project Name:	Sudbury Projects/Programs		
Description:	Funds available for HOME-eligible housing development and/or programs to assist low- and moderate-income households		
Address:	Town of Sudbury, 278 Old Sudbury Road, Sudbury, MA 01776		
Expected Completion:	6/30/2016		
Priority Need	Rental Housing		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Increase the supply and quality of affordable rental housing		
Outcome:	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	HOME		
Amount:	\$0 (Loan repayment to Natick \$5,740)		
Proposed Accomplishments:	Number:		Type: Housing Units

Project Name:	Sudbury CHDO Set-Aside		
Description:	Funds to assist Community Housing Development Organizations (CHDOs) in the development, sponsorship, or ownership of affordable housing developments in the Consortium.		
Address:	Town of Sudbury, 278 Old Sudbury Road, Sudbury, MA 01776		
Expected Completion:	6/30/2016		
Priority Need	Rental Housing		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Increase the supply and quality of affordable rental housing		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	HOME		
Amount:	\$0		
Proposed Accomplishments:	Number:		Type: Housing Units

Project Name:	Sudbury CHDO Operating Expenses		
Description:	Operating funds to assist Community Housing Development Organizations (CHDOs) in the development of affordable housing.		
Address:	Town of Sudbury, 278 Old Sudbury Road, Sudbury, MA 01776		
Expected Completion:	6/30/2016		
Priority Need	Rental Housing		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Increase the supply and quality of affordable rental housing		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input checked="" type="checkbox"/>
Funding Source:	HOME		
Amount:	\$338		
Proposed Accomplishments:	Number: 1		Type: Organizations

Project Name:	Waltham HOME Administration		
Description:	Administration of Waltham's HOME program		
Address:	City of Waltham, 119 School Street, Waltham MA 02451		
Expected Completion:	6/30/2016		
Priority Need	Planning/Administration		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Increase access to decent, affordable housing Increase access to permanent housing through rental assistance grants		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	HOME		
Amount:	\$16,705		
Proposed Accomplishments:	Number: 1		Type: Organizations

Project Name:	Waltham Tenant-Based Rental Assistance (TBRA) Security Deposit Program		
Description:	Rental assistance grants for first month rent and security deposits		
Address:	City of Waltham, 119 School Street, Waltham MA 02451		
Expected Completion:	6/30/2016		
Priority Need	Rental Assistance		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Increase access to decent, affordable housing. Increase access to permanent housing through rental assistance grants		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	HOME		
Amount:	\$167,051		
Proposed Accomplishments:	Number: 30		Type: Housing Units

Project Name:	Waltham CHDO Set-Aside		
Description:	Funds to assist Community Housing Development Organizations (CHDOs) in the development, sponsorship, or ownership of affordable housing developments in the Consortium.		
Address:	City of Waltham, 119 School Street, Waltham MA 02451		
Expected Completion:	6/30/2016		
Priority Need	Rental Assistance		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Increase access to decent, affordable housing Increase access to permanent housing through rental assistance grants		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	HOME		
Amount:	\$41,425.54		
Proposed Accomplishments:	Number: 1		Type: Housing Units

Project Name:	Waltham CHDO Operating Expenses		
Description:	Operating funds to assist Community Housing Development Organizations (CHDOs) in the development of affordable housing.		
Address:	City of Waltham, 119 School Street, Waltham MA 02451		
Expected Completion:	6/30/2016		
Priority Need	Rental Assistance		
Objective:	Decent housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Increase access to decent, affordable housing Increase access to permanent housing through rental assistance grants		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	HOME		
Amount:	\$11,932		
Proposed Accomplishments:	Number: 1		Type: Organizations

<i>Project Name:</i>	Waltham: Loan Repayment from Brookline		
<i>Description:</i>	Loan repayment funds to be used to support affordable rental housing.		
<i>Address:</i>	City of Waltham, 119 School Street, Waltham MA 02451		
<i>Expected Completion:</i>	6/30/2016		
<i>Priority Need</i>	Rental Assistance		
<i>Objective:</i>	Decent housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Increase access to decent, affordable housing Increase access to permanent housing through rental assistance grants		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$181,235		
<i>Proposed Accomplishments:</i>	Number: TBD		Type: Housing Units

<i>Project Name:</i>	Watertown HOME Administration		
<i>Description:</i>	Administration of the Watertown HOME program		
<i>Address:</i>	Town of Watertown, 149 Main Street, Watertown, MA 02453		
<i>Expected Completion:</i>	6/30/2016		
<i>Priority Need</i>	Planning/Administration		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Increase production affordable rental housing, especially 3+ bedrooms Increase development of elderly and/or accessible affordable rental housing		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$5,043		
<i>Proposed Accomplishments:</i>	Number: 1		Type: Organizations

<i>Project Name:</i>	Watertown Projects/Programs		
<i>Description:</i>	Funds available for HOME-eligible housing development and/or programs to assist low- and moderate-income households		
<i>Address:</i>	Town of Watertown, 149 Main Street, Watertown, MA 02453		
<i>Expected Completion:</i>	6/30/2016		
<i>Priority Need</i>	Rental Housing		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Increase production affordable rental housing, especially 3+ bedrooms Increase development of elderly and/or accessible affordable rental housing		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$50,431		
<i>Proposed Accomplishments:</i>	Number: 2		Type: Housing Units

Project Name:	Watertown CHDO Set-Aside		
Description:	Funds to assist Community Housing Development Organizations (CHDOs) in the development, sponsorship, or ownership of affordable housing developments in the Consortium.		
Address:	63 Mount Auburn Street, Watertown, MA 02472		
Expected Completion:	6/30/2016		
Priority Need	Rental Housing		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Increase production affordable rental housing, especially 3+ bedrooms Increase development of elderly and/or accessible affordable rental housing		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	HOME		
Amount:	\$10,806		
Proposed Accomplishments:	Number: 1		Type: Housing Units

Project Name:	Watertown CHDO Operating Expenses		
Description:	Operating funds for Watertown's CHDO to assist in the development of affordable housing in the town		
Address:	63 Mount Auburn Street, Watertown, MA 02472		
Expected Completion:	6/30/2016		
Priority Need	Rental Housing		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Increase production affordable rental housing, especially 3+ bedrooms Increase development of elderly and/or accessible affordable rental housing		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	HOME		
Amount:	\$3,602		
Proposed Accomplishments:	Number: 1		Type: Organizations

<i>Project Name:</i>	Wayland HOME Administration		
<i>Description:</i>	Administration of Wayland's HOME program.		
<i>Address:</i>	Town of Wayland, 41 Cochituate Road, Wayland, MA 01778		
<i>Expected Completion:</i>	6/30/2016		
<i>Priority Need</i>	Planning/Administration		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Increase the supply and quality of affordable rental housing		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$709		
<i>Proposed Accomplishments:</i>	Number: 1		Type: Organizations

<i>Project Name:</i>	Wayland River's Edge		
<i>Description:</i>	New multi-family, mixed-income rental housing development		
<i>Address:</i>	Town of Wayland, 41 Cochituate Road, Wayland, MA 01778		
<i>Expected Completion:</i>	6/30/2016		
<i>Priority Need</i>	Rental Housing		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Increase the supply and quality of affordable rental housing		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$7,090		
<i>Proposed Accomplishments:</i>	Number: 1		Type: Housing Units

Project Name:	Wayland CHDO Set-Aside		
Description:	Funds to assist Community Housing Development Organizations (CHDOs) in the development, sponsorship, or ownership of affordable housing developments in the Consortium.		
Address:	Town of Wayland, 41 Cochituate Road, Wayland, MA 01778		
Expected Completion:	6/30/2016		
Priority Need	Rental Housing		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Increase the supply and quality of affordable rental housing		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	HOME		
Amount:	\$1,520		
Proposed Accomplishments:	Number:		Type: Housing Units

Project Name:	Wayland CHDO Operating Expenses		
Description:	Operating funds for Watertown's CHDO to assist in the development of affordable housing in the town		
Address:	Town of Wayland, 41 Cochituate Road, Wayland, MA 01778		
Expected Completion:	6/30/2016		
Priority Need	Rental Housing		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective	Increase the supply and quality of affordable rental housing		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	HOME		
Amount:	\$507		
Proposed Accomplishments:	Number: 1		Type: Organizations

Newton Community Development Block Grant Program - FY16 Budget

PROJECT #	IDIS #	ENV. REVIEW	Budget Code	Account	PROJECTS	Letter-of-Credit (LOC) Budget	FY16 Program Income (Estimated)	Prior Year(s) Program Income (FY15)	Total Budget
HOUSING PROGRAM									
CD16-01A		Exempt	15U114	Various	Housing Program Delivery	\$390,000.00			\$390,000.00
CD16-01B		project by project	15U114	5796	Housing Rehabilitation and Development Program Fund	\$582,741.00			\$582,741.00
CD16-01C		project by project	15U114	5796C	Housing Program Rehab Revolving Loan Fund (estimated rehab l	\$0.00	\$81,250.00		\$81,250.00
HOUSING PROGRAM TOTAL						\$972,741.00	\$81,250.00	\$0.00	\$1,053,991.00
ARCHITECTURAL ACCESS									
CD16-03A		project by project	15U114	586001	Architectural Access Funding Pool	\$88,431.00			\$88,431.00
ARCHITECTURAL ACCESS TOTAL						\$88,431.00	\$0.00	\$0.00	\$88,431.00
ECONOMIC DEVELOPMENT									
no proposed projects									
ECONOMIC DEVELOPMENT TOTAL						\$0.00	\$0.00	\$0.00	\$0.00
HUMAN SERVICES									
CD16-05E		Exempt	15U114	5797	Boys and Girls Club/Summer Camp Financial Aid	\$5,500			\$5,500.00
CD16-05G		Exempt	15U114	5797	Boys and Girls Club/Teen Programming	\$7,000			\$7,000.00
CD16-05I		Exempt	15U114	5797	Charles River ARC/Stipends for Newton LMI Families	\$3,000			\$3,000.00
CD16-05K		Exempt	15U114	5797	Jewish Community Housing for the Elderly/Caring Choices	\$10,000			\$10,000.00
CD16-05M		Exempt	15U114	5797	Newton Partnership/Child Care Scholarship Fund	\$15,000			\$15,000.00
CD16-05Q		Exempt	15U114	5797	Newton Community Development Foundation/Resident Services F	\$22,000			\$22,000.00
CD16-05S		Exempt	15U114	5797	Family ACCESS of Newton/Early Learning Center Scholarship Fur	\$25,000			\$25,000.00
CD16-05V		Exempt	15U114	5797	Family ACCESS of Newton/Early Literacy Services and School Re	\$5,000			\$5,000.00
CD16-05X		Exempt	15U114	5797	Family ACCESS of Newton/Counseling and Consultation Services	\$24,000			\$24,000.00
CD16-05R		Exempt	15U114	5797	Newton Senior Services Department/Senior Center Program Coor	\$16,250			\$16,250.00
CD16-05Y		Exempt	15U114	5797	Newton Senior Services Department/Social Services Case Manag	\$23,250			\$23,250.00
CD16-054		Exempt	15U114	5797	Newton HHS Department/Riverside Youth Outreach Program	\$15,000			\$15,000.00
CD16-058		Exempt	15U114	5797	NWW Committee/Wednesday Night Drop-In	\$7,100			\$7,100.00
CD16-05BB		Exempt	15U114	5797	REACH/Individual Support and Advocacy	\$5,000			\$5,000.00
CD16-05CC		Exempt	15U114	5797	Riverside Community Care/Family Crisis Stabilization	\$5,500			\$5,500.00
CD16-05DD		Exempt	15U114	5797	Riverside Community Care/Mental Health and Substance Abuse R	\$17,620			\$17,620.00
CD16-05LL		Exempt	15U114	5797	Horace Cousens Industrial Fund/Payment of Rent and Utility Bills	\$10,000			\$10,000.00
CD16-05OO		Exempt	15U114	5797	The Second Step/Residential and Community Programs	\$10,000			\$10,000.00
CD16-05PP		Exempt	15U114	5797	Jewish Family & Childrens Services/Stabilization and Recovery Se	\$17,500			\$17,500.00
CD16-05MM		Exempt	15U114	5797	West Suburban YMCA/The Teen Center	\$21,573		\$ 11,427.00	\$33,000.00
CD16-05A		Exempt	15U114	5797	Human Service Program Delivery			\$ 2,573.00	\$2,573.00
CD16-98D		Exempt	15U114	5797	Human Service Program Income Reserve <i>(for FY17 projects- do not include in FY16 budget)</i>		\$18,750.00		
HUMAN SERVICES TOTAL (Cannot exceed 15% of current year LOC + 15% of prior year program income)						\$265,293.00	\$18,750.00	\$14,000.00	\$279,293.00
NEIGHBORHOOD IMPROVEMENTS									
CD16-08V		project by project	15U114	5797	Upper Falls Neighborhood Improvements Funding Pool	\$88,431.00			\$88,431.00
NEIGHBORHOOD IMPROVEMENTS TOTAL						\$88,431.00	\$0.00	\$0.00	\$88,431.00
PROGRAM ADMINISTRATION									
CD16-09A		Exempt	15U114	Various	Program Administration	\$352,724.00	\$25,000.00		\$377,724.00
CD16-09B		Exempt	15U114	Various	Citizen Participation	\$1,000.00			\$1,000.00
CD16-99		Exempt	15U114	5797	Contingencies	\$0.00			
ADMINISTRATION TOTAL (Cannot exceed 20% of current year LOC + 20% of current year program income- must also include Planning activities)						\$353,724.00	\$25,000.00	\$0.00	\$378,724.00
GRAND TOTAL ALL PROGRAM AREAS						\$1,768,620.00	\$125,000.00	\$14,000.00	\$1,800,439.00
FY16 CDBG Letter of Credit Funds from HUD B-15-MC-25-0019						\$1,768,620.00			

* FY16 CDBG is a 1.17% decrease from FY15 (\$1,789,510)

Newton Emergency Solutions Grants Program - FY16 Budget

Service Area Split Per Continuum of Care vote 3/10/15

Project Number	Envir. Review	IDIS #	ESG PROJECTS	BUDGET CODE	ACCOUNT	ACCOUNT TITLE	ESG Funds
HES16-01	Exempt		Shelter Services A	18A11416	5797	Grants	\$ 63,804.00
HES16-02	Exempt		Shelter Services B	18A11416	5797	Grants	\$ -
HES16-03	Exempt		Shelter Services C	18A11416	5797	Grants	\$ -
HES16-04	Exempt		Homelessness Prevention Services	18A11416	5797	Grants	\$ 44,663.00
HES16-05	Exempt		ESG Administration	18A11416	5797	Grants	\$ 11,963.00
HES16-06	Exempt		HMIS Operation and Administration	18A11416	5797	Grants	\$ 1,595.00
HES16-07	Exempt		Rapid Re-housing Services	18A11416	5797	Grants	\$ 26,319.00
HES16-08	Exempt		Shelter Services D	18A11416	5797	Grants	\$ -
HES16-09	Exempt		Street Outreach Activities	18A11416	5797	Grants	\$ 11,166.00
TOTAL							\$ 159,510.00
FY16 ESG Letter of Credit Funds E15-MC-25-0010							\$ 159,511.00

FY16 ESG is a 11.39% increase from FY15 (\$143,202)

Final projects to be determined after RFQ process in FY15 Qtr 4

WestMetro HOME Partnerships Program FY16 Projects

Project #	Budget Code	Account Code	IDIS #	Environ. Review	PROJECT NAME/TYPE	FY16 Budget
BEDFORD						
HM16-01(A)	16Q1141	5715		Exempt	Bedford HOME Administration	\$ 1,261.00
HM16-01(B)	16Q1141	5797		Project by Project	Bedford Projects / Programs	\$ 12,607.00
HM16-01(C)	16Q1141	5796		Project by Project	Bedford CHDO Set-Aside	\$ 2,702.00
HM16-01(D)	16Q1141	5797			Bedford CHDO Operating Expenses	\$ 901.00
TOTAL						\$ 17,471.00
BELMONT						
HM16-02(A)	16Q1142	5715		Exempt	Belmont HOME Administration	\$ 3,546.00
HM16-02(B)	16Q1142	5797		Project by Project	Belmont Projects / Programs	\$ 35,458.00
HM16-02(C)	16Q1142	5796		Project by Project	Belmont CHDO Set-Aside	\$ 7,598.00
HM16-02(D)	16Q1142	5797			Belmont CHDO Operating Expenses	\$ 2,533.00
TOTAL						\$ 49,135.00
BROOKLINE						
HM16-03(A)	16Q1143	5715		Exempt	Brookline HOME Administration	\$ 18,123.00
HM16-03(B)	16Q1143	5797		Project by Project	Brookline Projects / Programs	\$ -
HM16-03(C)	16Q1143	5796		Project by Project	Brookline CHDO Set-Aside	\$ 33,207.46
HM16-03(D)	16Q1143	5797		Underway	Brookline CHDO Operating Expenses	\$ 12,945.00
TOTAL						\$ 64,275.46
CONCORD						
HM16-13(A)	16Q11413	5715		Exempt	Concord HOME Administration	\$ 1,024.00
HM16-13(B)	16Q11413	5796		Project by Project	Concord Projects / Programs	\$ -
HM16-13(C)	16Q11413	5796		Project by Project	Concord CHDO Set-Aside	\$ -
HM16-13(D)	16Q11413	5797		Underway	Concord CHDO Operating Expenses	\$ 732.00
TOTAL						\$ 1,756.00
FRAMINGHAM						
HM16-09(A)	16Q1149	5715		Exempt	Framingham HOME Administration	\$ 15,365.00
HM16-09(B)	16Q1149	5797		Project by Project	Framingham Projects / Programs	\$ 153,656.00
HM16-09(C)	16Q1149	5796		Project by Project	Framingham CHDO Set-Aside	\$ 32,926.00
HM16-09(D)	16Q1149	5797		Complete	Framingham CHDO Operating Expenses	\$ 10,975.00
TOTAL						\$ 212,922.00
LEXINGTON						
HM16-12(A)	16Q11412	5715		Exempt	Lexington HOME Administration	\$ 2,443.00
HM16-12(B)	16Q11412	5797		Project by Project	Lexington Affordable Housing Development Pool	\$ 24,427.00
HM16-12(C)	16Q11412	5796		Project by Project	Lexington CHDO Set-Aside	\$ 7,429.00
HM16-12(D)	16Q11412	5797			Lexington CHDO Operating Expenses	\$ 1,745.00
HM16-12(E)	16Q11412	5797			Lexington: Loan Repayment from Concord \$12,439 (\$2,195 CHDO/\$10,244 non-CHDO)	\$ 10,244.00
TOTAL						\$ 46,288.00
NATICK						
HM16-11(A)	16Q11411	5715		Exempt	Natick HOME Administration	\$ 2,679.00
HM16-11(B)	16Q11411	5797		Project by Project	Natick Projects / Programs	\$ 26,791.00
HM16-11(C)	16Q11411	5796		Project by Project	Natick CHDO Set-Aside	\$ 6,754.00
HM16-11(D)	16Q11411	5797		Completed	Natick CHDO Operating Expenses	\$ 1,914.00
HM16-11(G)	16Q11411	5797		Exempt	Natick: Loan Repayment from Sudbury \$5,740 (\$1,013 CHDO/\$4,727 non CHDO)	\$ 4,727.00
TOTAL						\$ 42,865.00
NEEDHAM						
HM16-05(A)	16Q1145	5715		Exempt	Needham HOME Administration	\$ 1,576.00
HM16-05(B)	16Q1145	5797		Project by Project	Needham Projects / Programs	\$ 15,760.00
HM16-05(C)	16Q1145	5796		Project by Project	Needham CHDO Set-Aside	\$ 3,377.00
HM16-05(D)	16Q1145	5797			Needham CHDO Operating Expenses	\$ 1,126.00
TOTAL						\$ 21,839.00
NEWTON						
HM16-06(A)	16Q1146	5715		Exempt	Newton HOME Administration	\$ 9,850.39
HM16-06(B)	16Q1146	5797		Project by Project	Newton Projects / Programs	\$ 98,496.90
HM16-06(C)	16Q1146	5796		Project by Project	Newton CHDO Set-Aside	\$ 21,106.55
HM16-06(D)	16Q1146	5797			Newton CHDO Operating Expenses	\$ 7,033.85
TOTAL						\$ 136,487.69
SUDBURY						
HM16-10(A)	16Q11410	5715		Exempt	Sudbury HOME Administration	\$ 473.00

HM16-10(B)	16Q11410	5797		Project by Project	Sudbury Projects / Programs	\$ -
HM16-10(C)	16Q11410	5796		Project by Project	Sudbury CHDO Set-Aside	\$ -
HM16-10(D)	16Q11410	5797			Sudbury CHDO Operating Expenses	\$ 338.00
					Loan Repayment to Natick \$5,740	
TOTAL						\$ 811.00
WALTHAM						
HM16-07(A)	16Q1147	5715		Exempt	Waltham HOME Administration	\$ 16,705.00
HM16-07(B)	16Q1147	5797		Project by Project	Waltham TBRA Security Deposit Program	\$ 167,051.00
HM16-07(C)	16Q1147	5796		Project by Project	Waltham CHDO Set-Aside	\$ 41,425.54
HM16-07(D)	16Q1147	5797			Waltham CHDO Operating Expenses	\$ 11,932.00
HM16-07(E)	16Q1147	5797			Waltham: Loan Repayment from Brookline \$186,863.54 (\$5,628.54 CHDO, \$181,235 non CHDO)	\$ 181,235.00
TOTAL						\$ 418,348.54
WATERTOWN						
HM16-08(A)	16Q1148	5715		Exempt	Watertown HOME Administration	\$ 5,043.00
HM16-08(B)	16Q1148	5797			Watertown Projects / Programs	\$ 50,431.00
HM16-08(C)	16Q1148	5796		Project by Project	Watertown CHDO Set-Aside	\$ 10,806.00
HM16-08(D)	16Q1148	5797			Watertown CHDO Operating Expenses	\$ 3,602.00
TOTAL						\$ 69,882.00
WAYLAND						
HM16-14(A)	16Q11414	5715		Exempt	Wayland HOME Administration	\$ 709.00
HM16-14(B)	16Q11414	5797		Project by Project	River's Edge	\$ 7,090.00
HM16-14(C)	16Q11414	5796		Project by Project	Wayland CHDO Set-Aside	\$ 1,520.00
HM16-14(D)	16Q11414	5797			Wayland CHDO Operating Expenses	\$ 507.00
TOTAL						\$ 9,826.00
CONSORTIUM ADMINISTRATION						
HM16-99	16Q11415	5715		Exempt	Consortium HOME Administration	\$ 33,770.31
HM16-15(A)	16Q11415	5797		Project by Project	Competitive Funding Pool	\$ -
TOTAL						\$ 33,770.31

TOTAL CONSORTIUM BUDGET \$ 1,125,677.00

FY16 HOME Consortium Letter of Credit Funds M15-DC25-0213 \$ 1,125,677.00

FY16 HOME is a 9.21% decrease from FY15 (\$1,239,898)

Total Member Allocations (including CHDO Set-Aside)	\$1,091,906.69
Consortium Administration (3% from Member communities)	\$33,770.31
TOTAL HOME CONSORTIUM ALLOCATION	\$1,125,677.00
Total Administrative Costs (10% of total allocation)	\$112,567.70
Total CHDO Operating Expenses (5% of total allocation)	\$56,283.85
Total CHDO Set-Aside (15% of total allocation)	\$168,851.55

Suggested FY16 ESG Allocation

Approved by CoC by unanimous vote on 3/10/15

	Allocation	Shelter Services	Street Outreach	Homelessness Prevention	Rapid Re-Housing	HMIS	Administration
FY16	\$159,511	\$63,804	\$11,166	\$44,663	\$26,319	\$1,595	\$11,963
FY15	\$143,202	\$63,674	\$10,000	\$44,144	\$14,644	\$0	\$10,740
Diff:	\$16,309	\$130	\$1,166	\$519	\$11,675	\$1,595	\$1,223
FY14	\$123,041	\$73,780	\$0	\$0	\$0	\$40,033	\$9,228
FY13	\$175,586	\$85,000	\$0	\$94,694	\$31,565	\$7,182	\$13,169



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
 COMMUNITY DEVELOPMENT**

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Chrystal Komegay, Undersecretary

**LOCAL INITIATIVE PROGRAM
 CAPITAL IMPROVEMENTS POLICIES AND PROCEDURES**

Dear Local Initiative Program (LIP) Homeowner:

Capital improvements *must be approved by DHCD and the local community* in order to be considered and added to the resale price. DHCD defines capital improvement as a necessary maintenance improvement, not covered by a condominium or homeowner association fee, that if not done would compromise the structural integrity of the property. Examples of necessary capital improvements include the following:

New roof	Septic tank replacement
Exterior painting due to deterioration	Heating or plumbing replacement
Structural deficiencies such as termite or other pest damage, water damage, or other maintenance as required	The replacement of siding, shingles or clapboard due to damage or long-term wear
Replacement of windows due to damage or long-term wear and tear	Other improvements identified by the owner and reviewed by DHCD.
Appliance replacement (stove, dishwasher, refrigerator)	

Improvements such as the installation of outdoor decks, flooring (except in cases of replacement due to damage or long-term wear), additions, garages, landscaping, and other items identified by the owner that are upgraded or luxury improvements will *not be* considered capital improvements and cannot be added to the resale price when the property is sold.

If a condominium or homeowners' association has a special assessment, DHCD will take into consideration the cost to the homeowner on a case by case basis. Additional documentation may be requested.

At the time of resale, DHCD will determine the current value of the improvement based on the depreciation schedule. For example, if a new heating system is installed for \$5,000 and the owner sells the property 5 years later, the full \$5,000 will not be added to the resale price. As with market rate properties, the value of the heating system is the greatest when it is new and it depreciates over time.

To begin the review process, please mail the following information to DHCD and your local community:

A letter requesting approval for the cost of a capital improvement, including:

- a description of the work to be done
- an estimate of the cost
- an explanation of why the work is a capital improvement

If the request is approved, DHCD will require a copy of the paid invoice after the completion of the work. DHCD will consider the useful life of the improvement and prepare a depreciation schedule for the cost of the improvement.

Requests for capital improvements or questions can be directed to:

Rieko Hayashi
The Department of Housing and Community Development
100 Cambridge Street, Suite 300
Boston, MA 02114
Attn: Division of Housing Development – LIP Program
617-573-1426 617-573-1330 (fax)
Email:

Please contact your town or city hall for information on who will review your request for approval of the cost of a capital improvement. You may inquire at the Board of Selectmen's office, the Housing Authority or the Planning Department.