

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

Fiscal Year 2015 (FFY14) Annual Action Plan of the
FY11-FY15 Consolidated Plan
July 1, 2014—June 30, 2015



Top photo courtesy of the
John M. Barry Boys & Girls Club

Application for Federal Assistance SF-424		Version 02
*1. Type of Submission <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		*2. Type of Application <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision *If Revision, select appropriate letter(s): * Other (Specify)
*3. Date Received:		4. Application Identifier: B-14-MC-25-0019
5a. Federal Entity Identifier: UOG Code: MA251650 NEWTON		*5b. Federal Award Identifier: B-14-MC-25-0019
State Use Only:		
6. Date Received by State:		7. State Application Identifier:
8. APPLICANT INFORMATION:		
* a. Legal Name: City of Newton		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 46001404		*c. Organizational DUNS: 076576826
d. Address:		
*Street1: 1000 Commonwealth Avenue Street 2:		
*City: Newton County:		
*State: MA Province:		
Country:		*Zip/ Postal Code: 02459
e. Organizational Unit:		
Department Name: Planning and Development Department		Division Name: Housing and Community Development Division
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Middle Name:		First Name: Alice
*Last Name: Walkup Suffix:		
Title: Community Development Senior Planner		
Organizational Affiliation: Housing and Community Development Division		
*Telephone Number: 617-796-1125		Fax Number: 617-796-1142
*Email: awalkup@newtonma.gov		

Application for Federal Assistance SF-424

Version 02

9. Type of Applicant 1: Select Applicant Type:	C. City or Township Government
Type of Applicant 2: Select Applicant Type:	E. Regional Organization
Type of Applicant 3: Select Applicant Type:	E. Regional Organization
*Other (specify):	2: WestMetro HOME Consortium; 3: Brook. Newton Withm Watrtwn. Continuum of Care
*10. Name of Federal Agency:	U.S. Department of Housing and Urban Development
11. Catalog of Federal Domestic Assistance Number:	14.218; 14.239; 14.231
CFDA Title:	Community Development Block Grant/Entitlement Grant Program; HOME Investment Partnerships Program; Emergency Solutions Grant Program
*12. Funding Opportunity Number:	B-14-MC-25-0019; M-14-DC-25-0213; E-14-MC-25-0010
*Title:	Newton CDBG Program; WestMetro HOME Consortium; City of Newton Emergency Solutions Grant Program
13. Competition Identification Number:	
Title:	
14. Areas Affected by Project (Cities, Counties, States, etc.):	CDBG: City of Newton; WestMetro HOME Consortium: Bedford, Belmont, Brookline, Concord, Framingham, Lexington, Natick, Needham, Newton, Sudbury, Waltham, Watertown, and Wayland; Continuum of Care (ESG): Brookline, Newton, Waltham, and Watertown
*15. Descriptive Title of Applicant's Project:	CDBG Program; WestMetro HOME Consortium (HOME Investment Partnerships Program); Brookline, Newton, Waltham, and Watertown Continuum of Care (Emergency Solutions Grant)
Attach supporting documents as specified in agency instructions.	

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16. Congressional Districts Of:

*a. Applicant MA-004

*b. Program/Project: MA-003, -004, -005, -006

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

17. Proposed Project:

*a. Start Date: 07/01/2014

*b. End Date: 06/30/2015

18. Estimated Funding (\$):

*a. Federal	\$1,789,510.00
*b. Applicant	
*c. State	
*d. Local	
*e. Other	\$1,383,100.00
*f. Program Income	\$200,000.00
*g. TOTAL	\$3,372,610.00

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

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

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

- Yes
- No

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

**I AGREE

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

Authorized Representative:

Prefix: *First Name: Setti

Middle Name: D.

*Last Name: Warren

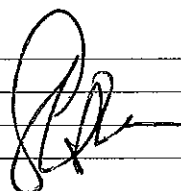
Suffix:

*Title: Mayor

*Telephone Number: 617-196-1100

Fax Number:

*Email: swarren@newtonma.gov

*Signature of Authorized Representative: 

Date Signed: 5/16/14

Application for Federal Assistance SF-424

Version 02

***Applicant Federal Debt Delinquency Explanation**

The following field should contain an explanation if the Applicant organization is delinquent on any Federal Debt. Maximum number of characters that can be entered is 4,000. Try and avoid extra spaces and carriage returns to maximize the availability of space.



CPMP Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

- This certification does not apply.
 This certification is applicable.

NON-STATE GOVERNMENT CERTIFICATIONS

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

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

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

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about --
 - a. The dangers of drug abuse in the workplace;
 - b. The grantee's policy of maintaining a drug-free workplace;
 - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
 - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will --
 - a. Abide by the terms of the statement; and
 - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted --
 - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

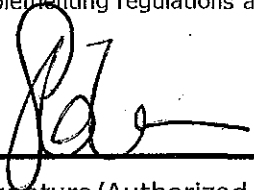
Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

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

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

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

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



May 15, 2014

Signature/Authorized Official

Date

Setti D. Warren

Name

Mayor

Title

1000 Commonwealth Avenue

Address

Newton, MA 02459

City/State/Zip

617-796-1100

Telephone Number

This certification does not apply.
 This certification is applicable.

Specific CDBG Certifications

The Entitlement Community certifies that:

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

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

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

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

11. Maximum Feasible Priority - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
12. Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2009, 2010, 2011, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
13. Special Assessments - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

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

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

Excessive Force -- It has adopted and is enforcing:

14. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
15. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

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

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

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



May 15, 2014

Signature/Authorized Official

Date

Setti D. Warren

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Mayor

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<input checked="" type="checkbox"/> This certification does not apply.
<input type="checkbox"/> This certification is applicable.

**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

May 15, 2014

Signature/Authorized Official

Date

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 This certification is applicable.

Specific HOME Certifications

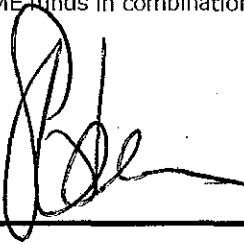
The HOME participating jurisdiction certifies that:

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

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

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

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



May 15, 2014

Signature/Authorized Official

Date

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617-796-1100

Telephone Number

<input checked="" type="checkbox"/> This certification does not apply.
<input type="checkbox"/> This certification is applicable.

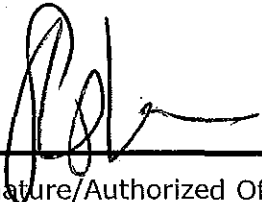
HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.



Signature/Authorized Official

May 15, 2014

Date

Setti D. Warren

Name

Mayor

Title

1000 Commonwealth Avenue

Address

Newton, MA 02459

City/State/Zip

617-796-1100

Telephone Number

This certification does not apply.
 This certification is applicable.

ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

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

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

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

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

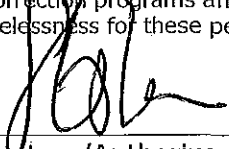
Matching Funds – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

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

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

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

Discharge Policy – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.



Signature/Authorized Official Date

____ May 15, 2014 _____
Date

____ Mayor _____
Title

This certification does not apply.
 This certification is applicable.

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS

Lobbying Certification

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

Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code)

Place Name	Street	City	County	State	Zip
Newton Planning and Development Department	1000 Commonwealth Avenue	Newton	Middlesex	MA	02459
Town of Bedford	10 Mudge Way	Bedford	Middlesex	MA	01730
Town of Belmont - Community Development Department	19 Moore Street, Second Floor	Belmont	Middlesex	MA	02478
Town of Concord	141 Keyes Road, First Floor	Concord	Middlesex	MA	01742
Brookline Planning Office	333 Washington Street, Third Floor	Brookline	Norfolk	MA	02146
Town of Framingham	150 Concord Street, Room B-2	Framingham	Middlesex	MA	01702
Town of Lexington	1625 Massachusetts Avenue	Lexington	Middlesex	MA	02420
Town of Lincoln	16 Lincoln Road	Lincoln	Middlesex	MA	01773
Town of Natick	13 East Central Street	Natick	Middlesex	MA	01760
Town of Needham - Department of Planning and Economic Development	500 Dedham Avenue	Needham	Norfolk	MA	02492
Town of Sudbury - Planning & Community Development	278 Old Lancaster Road	Sudbury	Middlesex	MA	01776
City of Waltham	119 School Street, Ste. 24	Waltham	Middlesex	MA	02451
Town of Watertown	149 Main Street, Third Floor	Watertown	Middlesex	MA	02472
Town of Wayland	41 Cochituate Road	Wayland	Middlesex	MA	01778

City of Newton

Check ___ if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR, part 21.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

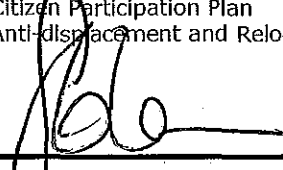
"Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

1. Analysis of Impediments to Fair Housing
2. Citizen Participation Plan
3. Anti-displacement and Relocation Plan



Signature/Authorized Official

May 15, 2014

Date

Setti D. Warren

Name

Mayor

Title

1000 Commonwealth Avenue

Address

Newton, MA 02459

City/State/Zip

617-796-1100

Telephone Number

**Fiscal Year 2015 Annual Action Plan
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EXECUTIVE SUMMARY

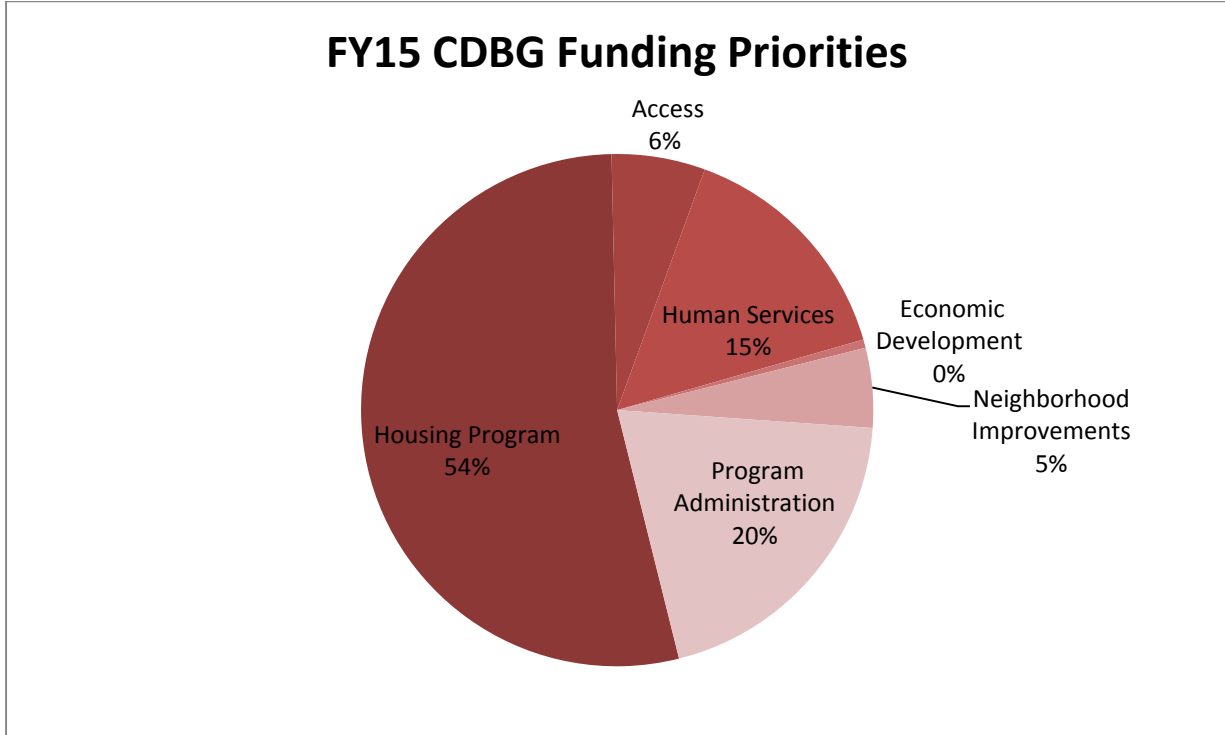
The FY15 Annual Action Plan comprises the last year of the FY11-15 Consolidated Plan for the City of Newton Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and for the WestMetro HOME Consortium HOME Investment Partnerships (HOME) programs. The Consolidated Plan was prepared to describe the use of federal resources for housing and community development activities in Newton and housing activities in the twelve other HOME Consortium communities—the towns of Bedford, Belmont, Brookline, Concord, Framingham, Lexington, Natick, Needham, Sudbury, Watertown, and Wayland and the City of Waltham. In FY15, the City anticipates receiving \$1,789,510 in CDBG funds, \$1,239,898 in HOME funds (to be portioned among 13 communities), and \$143,202 in ESG funds.

The Action Plan, which is the result of a citizen-driven collaborative planning process, details how the City of Newton and the members of the WestMetro HOME Consortium will allocate the aforementioned federal funds for the period of July 1, 2014 through June 30, 2015. The Action Plan provides information to citizens, public and private agencies, and other interested parties on the program activities that are planned in response to the priority needs identified in the Consolidated Plan. The City of Newton and the WestMetro HOME Consortium communities are required to submit this planning document to the U.S. Department of Housing and Urban Development (HUD) to remain eligible for CDBG, ESG, and HOME funding.

The public hearing for the FY15 Annual Action Plan took place at the Planning and Development Board meeting on Monday, April 7, 2014 in Newton City Hall. At this hearing, Housing and Community Development Division staff presented the projects and programs that are proposed for funding and implementation during FY15. This public hearing is the final meeting in the consultation process for Newton and the WestMetro HOME Consortium, which included meetings with all the relevant CDBG advisory committees to affirm goals and priority projects, and meetings in the Consortium communities in accordance with their citizen participation plans. The FY15 Annual Action Plan has received five comments which are included in Appendix B.

In terms of the activities funded by HUD, the HOME allocation received by the Consortium is utilized to fund activities that build, buy, or rehabilitate affordable housing for rent or homeownership, or provide direct rental assistance to low-income households. Currently, ESG funding received by the City of Newton is allocated to activities designed to meet the costs of operating shelters (which includes a renovation project in using FY14 funds), provide essential social services to homeless individuals, or help prevent homelessness.

The CDBG program was designed to be adapted to local needs. It is a flexible program, and funding can be used for a wider range of activities, including the provision of decent housing, creating a suitable living environment, and expanding economic opportunities for low- and moderate-income residents.



Proposed Newton Community Development Block Grant Program FY15 Budget	
FUNDING EXPECTED TO BE AVAILABLE	FY15 Final Allocation
o New Federal Grant Funds	\$ 1,789,510
o New Program Income (Projected)	\$ 200,000
TOTAL FUNDS EXPECTED TO BE AVAILABLE	\$ 1,989,510
PROPOSED PROJECTS	
HOUSING PROGRAM	
o Housing Program Delivery	\$ 385,057
o Housing Rehabilitation and Development Program Fund	\$ 560,624
o Housing Program Rehab Revolving Loan Fund (estimated rehab loan repayments)	\$ 119,500
HOUSING PROGRAM TOTAL	\$ 1,065,181
ACCESS	
- Parks and Recreation - Newton Centre Playground Pathway Phase VI	\$ 45,000
- Public Works - ADA Compliant Curb Cuts (citywide)	\$ 72,500
ACCESS TOTAL	\$ 117,500
HUMAN SERVICES	
- Barry Price Center/Job Developer and Coach	\$ 14,174
- Barry Price Center/Person Centered Planning	\$ 2,688
- Bowen After School Program/Tuition Assistance Program	\$ 5,223
- Boys and Girls Club/Camp Scholarships	\$ 2,069
- Boys and Girls Club/Kids Corps Scholarships	\$ 4,105
- Boys and Girls Club/Teen Programming	\$ 4,105
- Charles River ARC/Children's Programs Scholarships	\$ 4,031
- Charles River ARC/Music Therapy	\$ 2,778
- Jewish Community Housing for the Elderly/Caring Choices	\$ 9,196
- The Newton Partnership Inc./Child Care Scholarship Fund	\$ 10,445
- Newton Community Development Foundation/Resident Services Program	\$ 16,421
- Newton Community Service Center/Child Care Scholarships	\$ 14,174
- Newton Community Service Center/Parent Child Home Program	\$ 3,732
- Newton Community Service Center/The Parents Program	\$ 19,618
- Newton HHS Department/Mental Health Intervention for the Elderly	\$ 26,703
- Newton HHS Department/Youth Outreach Program	\$ 13,204
- Newton Housing Authority/Resident Services Coordinator	\$ 11,519
- Newton Senior Services Department/Senior Center Program Coordinator	\$ 16,039
- Newton Senior Services Department/Social Services Programs	\$ 22,377
- Newton Parks and Recreation Department/Summer Camp Scholarships	\$ 2,069
- NWW Committee/Clinical Services and Supports	\$ 4,851
- NWW Committee/Community Access	\$ 4,180
- NWW Committee/Wednesday Night Drop-In	\$ 4,552
- Peirce Extended Day Program/EDP Scholarship Program	\$ 4,555
- Plowshares Education Development Center/Tuition Assistance Program	\$ 10,445
- REACH/Individual Support and Advocacy	\$ 3,472
- Riverside Community Care/Family Crisis Stabilization	\$ 3,882
- Riverside Community Care/Mental Health and Substance Abuse Recovery	\$ 16,038
- Horace Cousens Industrial Fund	\$ 11,877
- West Suburban YMCA/The Teen Center	\$ 29,903
HUMAN SERVICES TOTAL	\$ 298,427
	(Cannot exceed 15%)
	15.00%
ECONOMIC DEVELOPMENT	
o Façade Improvement Program/ Economic Development Revolving Loan Funds	\$ 10,500
ECONOMIC DEVELOPMENT TOTALS	\$ 10,500
NEIGHBORHOOD IMPROVEMENTS	
o Newtonville	
- Newtonville Pedestrian Accessibility Improvements	\$ 80,000
- Court Street Open Space Planning and Design	\$ 20,000
NEIGHBORHOOD IMPROVEMENTS TOTAL	\$ 100,000
PROGRAM ADMINISTRATION	
o Program Administration	\$ 396,902
o Citizen Participation	\$ 1,000
PROGRAM ADMINISTRATION TOTAL	\$ 397,902
	(Cannot exceed 20%)
	20.00%
GRAND TOTAL ALL PROGRAM AREAS	\$ 1,989,510

Proposed HOME Partnerships Program FY15 Budget			
COMMUNITY	PROJECT TYPE	DESCRIPTION	FY15
BEDFORD			
	HOME Administration	Administration of Bedford's HOME Program	\$1,529
	Projects / Programs	Funds avail. for programs/projects. Includes CHDO Set-Aside	\$19,657
		TOTAL	\$21,186
BELMONT			
	HOME Administration	Administration of Belmont's HOME Program	\$4,046
	Projects / Programs	Funds avail. for programs/projects. Includes CHDO Set-Aside	\$52,018
		TOTAL	\$56,064
BROOKLINE			
	HOME Administration	Administration of Brookline's HOME Program	\$18,540
	86 Dummer Street	New construction 32 low income rental units	\$238,375
	CHDO Operating Expenses @ 5%	Operating Funds for Brookline's CHDO	\$0
	Homebuyer Assistance Program	Downpayment subsidies to income-eligible households	\$0
		TOTAL	\$256,915
CONCORD			
	HOME Administration	Administration of Concord's HOME Program	\$1,182
	Housing Authority Property Assistance Prog.	Necessary repairs at existing units. Includes CHDO Set-Aside	\$15,194
	Small Loan and Rehabilitation Program	Rehabilitation assistance targeted to elderly homeowners	\$0
	DPA and Initial Occupancy Program	Closing costs, down payment assistance, and rehabilitation	\$0
		TOTAL	\$16,376
FRAMINGHAM			
	HOME Administration	Administration of Framingham's HOME Program	\$17,152
	Housing Rehabilitation Program	Moderate rehabilitation of owner-occupied housing	\$144,942
	Tribune Apartments	Rehabilitation of 53-unit elderly/disabled housing	\$50,000
	CHDO Set-Aside @ 15%	Funds avail. for CHDO-eligible project	\$25,578
	CHDO Operating Expenses @ 5%	Operating Funds for Framingham's CHDO	\$0
		TOTAL	\$237,672
LEXINGTON			
	HOME Administration	Administration of Lexington's HOME Program	\$2,050
	Affordable Housing Development Pool	Affordable housing funding pool. Includes CHDO Set-Aside	\$26,353
		TOTAL	\$28,403
NATICK			
	HOME Administration	Administration of Natick's HOME Program	\$3,265
	Loan Repayment	Loan Repayment from Sudbury (from FY10 loan)	\$8,498
	6 Plain Street	Renovations of two-unit property. Includes CHDO Set-Aside	\$41,975
		TOTAL	\$53,739
NEEDHAM			
	HOME Administration	Administration of Needham's HOME Program	\$2,484
	Projects / Programs	Funds avail. for programs/projects. Includes CHDO Set-Aside	\$31,932
		TOTAL	\$34,416
NEWTON			
	Newton HOME Administration	Administration of Newton's HOME Program	\$10,555
	Projects / Programs	Funds avail. for programs/projects. Includes CHDO Set-Aside	\$128,172
	CHDO Operating Expenses @ 5%	Operating Funds for Newton's CHDO	\$7,540
		TOTAL	\$146,267

* Community budget allocation based on most recent HUD Allocation Percentage (FFY12)

http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/affordablehousing/programs/home/consortia

Proposed HOME Partnerships Program FY15 Budget

SUDBURY			
	HOME Administration	Administration of Sudbury's HOME Program	\$661
	Projects / Programs	Funds avail. for programs/projects. Includes CHDO Set-Aside	\$0
	Loan Repayment	Loan Repayment to Natick (from FY10 loan)	\$8,498
TOTAL			\$661
WALTHAM			
	HOME Administration	Administration of Waltham's HOME Program	\$18,106
	Security Deposit Assistance Program	Rental assistance for first month rent and security deposits	\$181,064
	Loan Repayment	Loan Repayment from Watertown (from FY12 loan)	\$56
	CHDO Set-Aside @ 15%	Funds avail. for CHDO-eligible project	\$38,799
	CHDO Operating Expenses @ 5%	Operating Funds for Waltham's CHDO	\$12,933
TOTAL			\$250,958
WATERTOWN			
	HOME Administration	Administration of Watertown's HOME Program	\$6,563
	CHDO Operating Expenses @ 5%	Operating Funds for Watertown's CHDO	\$4,688
	Security Deposit Assistance Program	Tenant Based Rental Assistance program for security deposits	\$79,635
	Loan Repayment	Loan repayment to Waltham (from FY12 loan)	\$56
TOTAL			\$90,886
WAYLAND			
	HOME Administration	Administration of Wayland's HOME Program	\$661
	Projects / Programs	Funds avail. for programs/projects. Includes CHDO Set-Aside	\$8,498
TOTAL			\$9,159
CONSORTIUM-WIDE COMPETITIVE FUNDING POOL			
	Projects / Programs	FY14 Relinquished Funds available for projects through RFP	\$0
TOTAL			\$0
		Total Member Allocations (including CHDO Set-Aside)	\$1,202,702
		Consortium Administration (3% from Member communities)	\$37,196
		TOTAL HOME CONSORTIUM ALLOCATION	\$1,239,898
		Total Administrative Costs (10% of total allocation)	\$123,990
		Total CHDO Set-Aside (15% of total allocation)	\$185,983

* Community budget allocation based on most recent HUD Allocation Percentage (FFY12)

http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/affordablehousing/programs/home/consortia

Proposed Emergency Solutions Grant Projects FY15 Budget	
- Shelter Services	\$ 63,674
- Street Outreach Activities	\$ 10,000
- Rapid Re-housing Services	\$ 14,644
- Homelessness Prevention Services	\$ 44,144
- HMIS Operation and Administration	\$ -
- Administrative cost (7.5%)	\$ 10,740
TOTAL	\$ 143,202

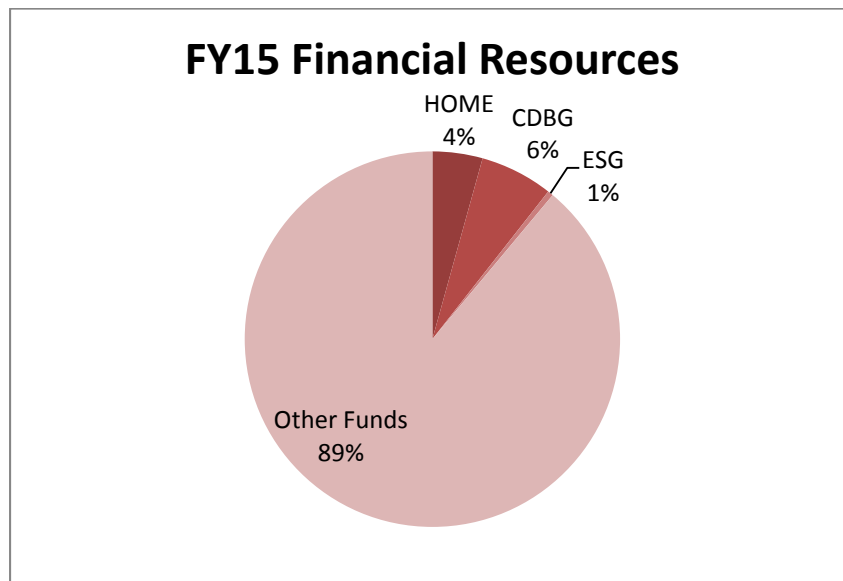
GEOGRAPHIC DISTRIBUTION OF FUNDS

In terms of Newton’s CDBG and ESG funds, housing rehabilitation, housing development, architectural access, and public service projects will directly benefit low- and moderate-income people and will be carried out on a citywide basis.

Since Newton does not have any areas of low-income or minority concentration, neighborhood improvement projects are carried out in four target neighborhoods, including portions of the villages of Newton Corner, Newtonville, Nonantum, and West Newton. These target neighborhoods are composed of the block groups in Newton with the highest concentrations of low- and moderate-income people. Maps depicting each neighborhood are shown in Appendix A. Funds for neighborhood improvement projects are distributed among the target neighborhoods on a rotating basis, with one neighborhood receiving funds each year. During FY15, funds will be allocated for the Newtonville target neighborhood. As a change in the economic development program area made through a substantial amendment in FY13, the City will be continuing the pilot of its Façade Improvement Program in the Nonantum neighborhood and program income received from Microenterprise Loans will go to this pool of funds. The Façade Improvement Program will replace the Microenterprise Loan Program.

Both direct benefit and area benefit activities are consistent with the Newton Housing and Community Development Program’s goals of maintaining Newton’s and the HOME Consortium’s economic diversity and improving the physical, social, economic, and housing environments for low- and moderate-income residents.

FY15 ADDITIONAL RESOURCES ANTICIPATED TO BE AVAILABLE



HUD funds received are leveraged to make the resources go further, and the sections below provide details regarding this activity.

CDBG Leveraged Funds

- \$1,068,844 (Additional HUD grants—HOME, ESG, Continuum of Care)
- \$200,000 (Anticipated program income from rehabilitation and economic development loans)
- \$2,225,976 (Other: MA Dept. of Developmental Services, United Way of Mass Bay, City of Newton, MA Dept. of Children and Families, U.S. Dept. of Health and Human Services, MA Executive Office of Elder Affairs, Foundation Grants, Agency Fundraising)

Total Leveraged Funds: \$3,494,820

Total Funding: \$5,284,330

HOME Leveraged Funds

- \$1,204,679 (Additional HUD funds— CDBG, NSP2)
- \$3,818,045 (Other Federal funds— Low-Income Housing Tax Credit Equity)
- \$1,893,971 (Additional State funds— State Affordable Housing Trust Fund, Community-based Housing Program, HIS Trust Fund, Community Preservation Act)
- \$3,113,179 (Locally leveraged funds— Brookline Housing Trust, Watertown Affordable Housing Fund)
- \$480,474 (Grantee funds leverage— Net Owner Equity)
- \$9,435,947 (Other- Tax Equity, Mass Housing Partnership, HOME Funders, Federal Home Loan Bank, Fundraising and Charitable/Foundation/Individual Support, Private Lenders)

Total Leveraged Funds: \$19,946,295

Total Funding: \$21,186,193

ESG Leveraged Funds

- \$3,360,382 (Additional HUD grants—Continuum of Care, CDBG, HOME)
- \$1,665,709 (MA Dept. of Housing and Community Development, MA Dept. of Children and Families, FEMA, Donations, In kind services, Rockland Trust, Clipper Ship Foundation)
- \$1,992,995 (Leveraged funding from Continuum of Care – MA Dept. of Mental Health, MA Commonwealth Care, MA Dept. of Transitional Assistance, MA Behavioral Health Partnership, Private donations, In kind services)

Total Leveraged Funds: \$7,771,213

Total Funding: \$7,914,415

One hundred percent of CDBG funds will be used for activities that benefit Newton’s low- and moderate-income residents.

OTHER FORMS OF INVESTMENT

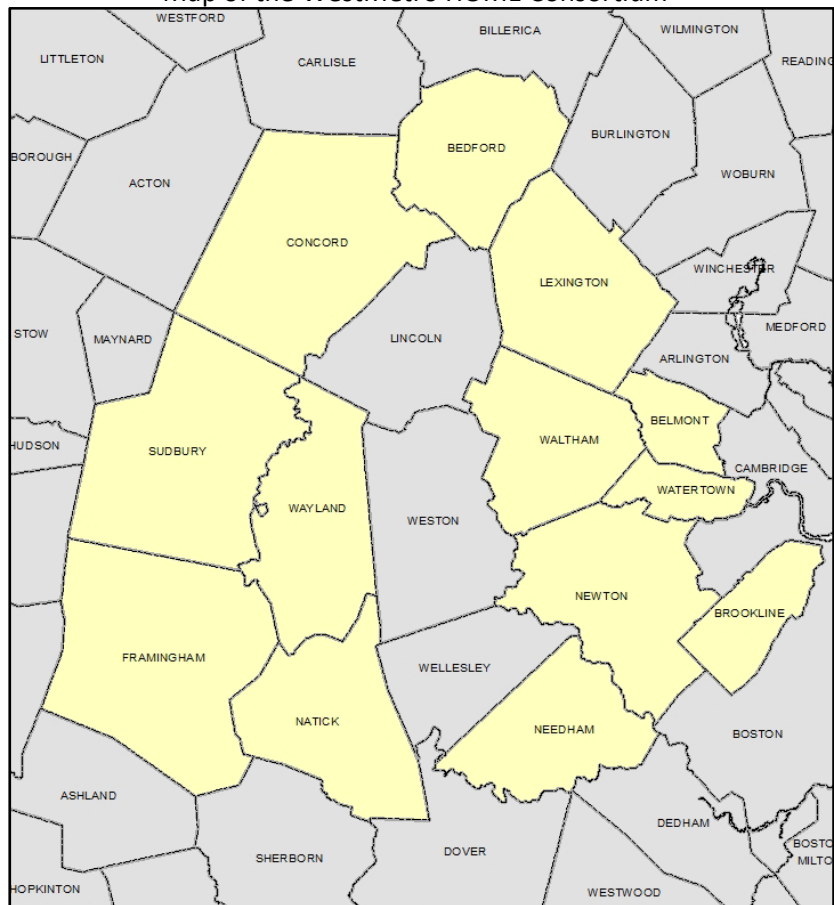
The WestMetro HOME Consortium has more than \$31 million in unutilized matching funds. HOME funds are anticipated to leverage an additional \$14,923,571 in funding from sources such as MassHousing, Community Preservation Act funds, Massachusetts Department of Housing and Community Development, local housing trusts, and private lenders, in addition to others.

MANAGING THE PROCESS

Lead Entity and HOME Consortium Community Administration

The lead agency responsible for overseeing the development of the FY11-15 Consolidated Plan and the FY15 Annual Action Plan is the Housing and Community Development Division (the Division) of the City of Newton’s Planning and Development Department. In addition to serving as the lead agency for the City of Newton’s CDBG and ESG consolidated planning process, the Division also serves as the lead entity for the HOME portion of the

Map of the WestMetro HOME Consortium



Consolidated Plan for the WestMetro HOME Consortium. The HOME Consortium consists of the towns of Bedford, Belmont, Brookline, Concord, Framingham, Lexington, Natick, Needham, Sudbury, Watertown, and Wayland and the cities of Newton and Waltham. Brookline, Framingham, and Waltham are also CDBG grantees. The information on the next page identifies the major public agency in each Consortium community that will be responsible for administering programs covered by the Plan.

MUNICIPALITY	PUBLIC AGENCY ADMINISTERING PROGRAMS
Bedford	Town Manager’s Office
Belmont	Planning Division of the Town of Belmont Office of Community Development
Brookline	Planning and Community Development Department
Concord	Town of Concord through the Department of Planning and Land Management, Planning Division
Framingham	Community Development Department (Community & Economic Development Division)
Lexington	Planning Department
Natick	Natick Community Development Department, Natick Affordable Housing Trust
Needham	Planning Board
Sudbury	The Community Housing Office within the Department of Planning and Community Development
Waltham	Housing and Planning Departments
Watertown	Department of Community Development and Planning
Wayland	Planning Department

Many of the HOME Consortium responsible entities work with volunteer housing committees to advance the community goals of affordable housing. These groups are described in the following table.

VOLUNTEER HOUSING	COMPOSITION	ROLE IN THE USE OF HOME FUNDS
Bedford Housing Partnership (BHP)	Selectman liaison, Housing Authority Board member, Planning Board member, former Housing Authority Director, realtor, and community members.	The BHP is the group that reviews, approves, and recommends to other Town boards all HOME plans and reports and reviews all housing projects. The BHP is involved in setting and implementing the Town’s housing policy and agenda.
Bedford Housing Trust	Selectman liaison, Town Manager, realtor, Planning Board member and community members.	The Bedford Housing Trust manages the Affordable Housing Trust fund by reviewing and authorizing local contributions to affordable housing initiatives.
Belmont Housing Trust (BHT)	Lawyers, housing consultants, housing manager, policy researcher, and builders.	The Belmont Housing Trust sets housing policy and determines how the Town’s HOME funds will be used.

VOLUNTEER HOUSING	COMPOSITION	ROLE IN THE USE OF HOME FUNDS
Brookline Housing Advisory Board	Seven Brookline residents, including a representative from the Brookline Housing Authority Board of Commissioners, a representative of the Planning Board, a low- or moderate-income tenant with knowledge of tenant issues, and four appointees by the Board of Selectmen with experience in one or more of the following areas: government housing programs, housing/real estate finances, design or urban planning, and real estate law.	The Housing Advisory Board approves the initial HOME budget and makes recommendations to the Board of Selectmen about changes to the budget, including the commitment of HOME funding to specific projects or programs.
Concord Housing Development Corporation (CHDC)	The seven voting members appointed by Concord’s Board of Selectmen are expected to have an understanding of land planning, construction, real estate law, government housing, real estate development, and housing financing.	The CHDC’s role is to create and promote affordable housing opportunities in Concord. HOME funds will be used to support their work to create additional low- and moderate-income housing units.
Framingham Community Development Committee	<ul style="list-style-type: none"> • Target neighborhood resident, Town Meeting member • Senior citizen, Town Meeting member • Downtown Business Owner • Four Town residents 	Framingham’s CDBG and HOME budgets are compiled by the town’s Community Development Department. The Town’s Community Development Committee, a seven-member board, is appointed by the Board of Selectmen, advises the Department on funding proposals for local public service agencies. The Board of Selectmen has the authority to confirm, and approve the final use of HOME funds.

VOLUNTEER HOUSING	COMPOSITION	ROLE IN THE USE OF HOME FUNDS
Lexington Housing Partnership	15 voting members, 12 appointed by the Selectmen and 1 each from the Planning Board, the Housing Authority, and the Lexington Housing Assistance Board.	<p>Staff typically drafts the various planning documents required by the HOME program which are then run through the Housing Partnership for comments and revisions.</p> <p>Occasionally, these may also be forwarded directly to the Board of Selectmen.</p>
Natick Community Development Advisory Committee/ Affordable Housing Trust Fund	The two committees are comprised of members representing a variety of perspectives on affordable housing issues in the Town of Natick, including a member of the Board of Selectmen, a member of the Planning Board, and Zoning Board of Appeals, a real estate representative, an attorney, a banking representative, a construction representative, a citizen representing low- and moderate-income housing, and ex officio positions from the Natick Community Development Department and the Natick Housing Authority; other members are citizens at large.	The CDAC is charged with the planning and establishment of goals based on Natick demographics and town policy, while overseeing two planning documents, the Natick Housing Plan and the WestMetro HOME Consortium 5-year Consolidated Plan. The Housing Trust is tasked with the development and provision of affordable housing opportunities through the maintenance and expenditure of local Housing Trust funds, and federal HOME funds received through the WestMetro HOME Consortium.
Newton Housing Partnership	The Newton Housing Partnership is comprised of representatives from nonprofit housing development organizations, businesses (including lenders), and institutions which are based in Newton or which serve the housing needs of Newton residents.	The Housing Partnership reviews all affordable housing projects that request to receive HOME or CDBG funds. The Housing Partnership also works with staff to assess housing needs and address these priorities through programs and projects.
Sudbury Housing Trust	Lawyers, selectman, Housing Authority commissioner, advocate, banker, and architect, developer, and manager.	The Trust recommends the use of HOME funds as well as local contributions in conjunction with housing projects. The Board of Selectmen has the authority to confirm, approve, or otherwise advise on the final use of HOME funds.

VOLUNTEER HOUSING	COMPOSITION	ROLE IN THE USE OF HOME FUNDS
Waltham Municipal Housing Trust Fund Committee	The Trust committee appoints members from the Waltham Housing Authority, Real Estate Agencies, Local Lenders, City Staff, Housing professionals and current residents.	
Watertown Housing Partnership	Lawyer, two real estate professionals, retired judge, banker, housing authority director, and emergency telecommunication professional.	The Watertown Housing Partnership determines the allocation of HOME funds and approves budget transfers.
Wayland Housing Partnership	Board of Selectmen appoint all nine members, including a representative of the Board of Selectmen, representatives appointed by the Wayland Housing Authority, Planning Board, Conservation Commission, School Committee, the Wayland Clergy Association, and three members from the Community at large.	The Wayland Housing Partnership reviews all affordable housing projects that receive HOME or other funds. The Partnership works with staff to assess housing needs and address these priorities through programs and projects. The Board of Selectmen has the authority to confirm, approve, or otherwise advise on the final use of the HOME funds.

Development of the FY15 Annual Action Plan

Work on the FY15 Annual Action Plan began in the winter of 2013/2014 when staff met with advisory committees and housing trusts to review the priorities and the corresponding policies, programs, and projects documented in the FY11-FY15 Consolidated Plan. Each advisory board, guided by staff, evaluated these priorities in light of the FY14 programmatic experiences. Changes were recommended in the areas of economic development, housing, human services, neighborhood improvements, and architectural access improvements. The Planning and Development Board held a public hearing on April 7, 2014, to review all portions of the Annual Action Plan.

Newton maintains contact with municipalities within the region through its involvement in the WestMetro HOME Consortium. Through this forum, Division staff is able to share in regional planning activities that relate to affordable housing development. Besides individual contact between Newton and members' staff, the Consortium also holds meetings on a quarterly basis. This offers members an opportunity to raise and resolve particular issues, to discuss new programs and projects, and to develop both a local and a regional outlook on affordable housing development.

CITIZEN PARTICIPATION

Citizen participation has been an established priority of both the Newton Housing and Community Development program and the WestMetro HOME Consortium for many years, and citizen participation plans exist for both the Newton CDBG and ESG programs and for the WestMetro HOME Consortium.

In terms of the citizen participation process employed for the development of the FY15 Annual Action Plan, meetings were held in HOME Consortium communities (following the requirements of their participation plans) to solicit feedback and public input on the planned uses of funds. Housing and Community Development staff met with all applicable advisory committees (all of the non-target neighborhood advisory committees and the Newtonville Advisory Committee, which is receiving funds in FY15). Advertisements announcing the public hearing and the plan availability were placed in each HOME Consortium communities' local newspaper during the week of March 26, 2014 and a link to the draft FY15 Annual Action Plan was placed on the City of Newton website.

COMMENTS RECEIVED AND RESPONSES

The City's Planning and Development Board held a public hearing on April 7, 2014, and the Housing and Community Development staff of the Planning and Development Department presented the plan for apportioning the City's CDBG and HOME allocations, as well as the plans for the HOME allocations for the other members of the WestMetro HOME Consortium. At the hearing, the Board heard comments from several members of the public regarding improving public outreach, setting a goal for permanent supportive housing, allocating Emergency Solutions Grant funding, making improvements to Court Street in conjunction with a possible project to create open space in the area, as well as relating personal experiences with housing insecurity and citing two surveys conducted in 2006 and 2007 showing evidence of housing discrimination in the private real estate market. City staff responded to these comments at the public hearing by explaining the policies in effect with respect to annual funding allocations and how these policies may be affected by a proposed change to the Citizen Participation Plan being considered as part of the FY16-20 Consolidated Plan to improve outreach. The Planning Board discussed these issues at the meeting as well.

Public comments were taken until April 21, 2014, in accordance with the City's 15-day comment period set in the Citizen Participation Plan. Letters and written comments were received during this time. Both these letters and staff responses, many of which mirror the issues and responses heard at the public hearing, are attached in Appendix B.

ADDITIONAL CONSULTATION

In addition to engaging the public for input into the use of CDBG, ESG, and HOME funds, Division staff also involved the Brookline-Newton-Waltham-Watertown Homelessness Consortium and Continuum of Care in a consultation process, as required by the Emergency Solutions Grant program. Input from that consultation has been incorporated into the "Addressing Homelessness" section of this document.

INSTITUTIONAL STRUCTURE

For the past 40 years, the Housing and Community Development Division of the Newton Planning and Development Department has developed and managed a number of programs for City residents, all in keeping with the goal of increasing Newton's diversity by improving the economic, social, physical, and housing environments for families and individuals with low and moderate incomes. Current programs administered by the Division include housing (development, rehabilitation, first-time homebuyer, and homebuyer programs), economic development, neighborhood improvements, accessibility improvements, and homelessness and human service programs. Since 1992, the Division has also administered federal HOME funds for a growing Consortium of local member communities. These funds are specifically directed towards low-income housing.

Effective program delivery would not be possible, however, without the efforts of many other local, state, federal, and private partners. The institutional structure established to develop the City of Newton and the WestMetro HOME Consortium Consolidated Plan is broadly based and integrates the talents of key organizations and committees involved in the CDBG, ESG, and HOME programs, and other housing and human service activities. This institutional framework for planning and implementing housing and community development activities operates with the goal of enhancing the quality and expanding the programs and services that serve low- and moderate-income persons in the community.

Affordable housing production programs and community development programs in the City of Newton are driven primarily by the actions and interactions of three groups: government agencies (or public institutions); nonprofit and for-profit organizations (especially developers and social service providers); and private lenders and corporations. Federal, state, and local

government agencies provide a significant portion of funding and support for affordable housing and community development activities and guide these activities through their policies, program guidelines, and in the case of the local housing authorities in the HOME Consortium communities, through the direct provision of housing units and services.

The various government agencies often act as principal funders of the housing and community development services provided by nonprofit and for-profit organizations. The nonprofit and for-profit developers and service providers, in turn, develop affordable housing projects, offer supportive services, and influence the type of affordable housing projects built and the services offered. Private lenders also play an important institutional role within the delivery system by providing necessary financing for affordable housing development. The relationship between these groups of stakeholders forms the basis of the housing and community development delivery system and plays a considerable role in the housing and community development efforts within Newton and the HOME Consortium communities. Efforts to strengthen the relationships between the stakeholder groups will continue during FY15.

In Newton, in addition to these chief stakeholder groups, a number of local advisory committees appointed by the Mayor provide important input on issues facing the community to help guide staff and local officials on the housing, community, and economic development efforts in Newton. These groups include:

- Four target neighborhood advisory committees:
 - Newtonville Advisory Committee
 - Newton Corner Advisory Committee
 - Nonantum Advisory Committee
 - West Newton Advisory Committee
- Economic Development Advisory Committee
- Human Service Advisory Committee
- Newton Commission on Disability
- Newton Fair Housing Committee
- Newton Housing Partnership
- Newton Planning and Development Board

The Brookline-Newton-Waltham-Watertown Homelessness Consortium/Continuum of Care is also an important advisory committee. This Consortium is comprised of representatives of nonprofit organizations, government entities, and State agencies who work together to use resources to coordinate the provision of housing and services for people who are homeless.

PUBLIC AND PRIVATE HOUSING, HEALTH AND SOCIAL SERVICE COORDINATION

The City of Newton is committed to promoting and improving coordination between public and private entities including housing providers as well as health, mental health, and human service

agencies. Evidence of this commitment is illustrated by the number of advisory bodies such as the Planning and Development Board that support and inform staff in their day-to-day work in the Housing and Community Development Division. This commitment is also evident in the working relationships between the Planning Department and other City departments as well as between the City of Newton and the other 12 members of the WestMetro HOME Consortium. Newton is the lead entity in the HOME Consortium and relies on the other member jurisdictions to develop the Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance and Evaluation Report.

Another example of a coordinated effort led by Division staff is the administration of the Brookline-Newton-Waltham-Watertown Homelessness Consortium/Continuum of Care (CoC), which is comprised of nonprofit organizations, a nonprofit affordable housing developer (Newton's HOME CHDO), state agencies, the Cities of Newton and Waltham, and the towns of Brookline and Watertown. Members of the Consortium work together to apply for U.S. Department of Housing and Urban Development (HUD) Continuum of Care funds and to provide a continuum of care system to help the homeless and people at risk of homelessness obtain or maintain permanent housing and self-sufficiency. Members also work together to coordinate the Point-in-Time survey and Housing Inventory Count (PIT/HIC) of homeless people that is conducted every January in the four member communities. The CoC meets monthly in Newton. The grantees work collaboratively with Newton staff in submitting the annual CoC application to HUD for funding for project renewals and new permanent supportive housing projects. The most recent application to HUD for McKinney-Vento funds was submitted on February 1, 2014 for \$1,427,670 million in assistance.

The Newton Housing Partnership is comprised of individuals with experience in affordable housing and related fields who are appointed by the Mayor. The members meet monthly to review and comment on housing projects and to provide feedback to staff on programs and policy-related issues. The NHP is one of the most visible links between the City and private, for-profit businesses and nonprofit organizations that provide housing and/or services in Newton. This linkage enables the NHP to provide a peer review that is consistent and coordinated. During FY15, the NHP will continue to enhance the coordination process among public and private housing, health, and social service agencies.

Since a number of housing rehabilitation applicants are economically disadvantaged, elderly, and/or in need of social services, the Housing Rehabilitation staff work in close consultation with the Newton Senior Center, the Community Social Worker, the Newton Hoarding Task Force and the Cousens Fund. The other members of the Hoarding Task Force include the Department of Public Health, the Fire Department, Police Department, Newton Housing Authority, Health and Human Services, Senior Center, and Child Protective Services. The Task

force has established a protocol to ensure that cases are referred to the appropriate department. Housing Rehabilitation Program staff work closely with members of the Hoarding Task Force when a hoarding case is referred to the program. In FY14, Housing staff consulted with at least one member of the task force on four cases. This consultation will likely continue in FY15.

The City of Newton is a member of the Citizens' Housing and Planning Association (CHAPA), a Boston-based, nonprofit umbrella organization for affordable housing and community development activities throughout Massachusetts. The City is also a voting member of the Boston Metropolitan Planning Organization (MPO) which is a cooperative board of 22 voting members and two nonvoting members. The MPO carries out the federally-mandated comprehensive and cooperative transportation planning process for the region.

Finally, Division staff are members of the National Community Development Association (NCDA), a national nonprofit organization consisting of more than 550 local governments across the country that administer federally-supported community and economic development, housing and human service programs, including the CDBG, ESG and HOME programs. Staff follows changes to federal programs and budgets through NCDA newsletters and updates.

BEDFORD

The Bedford Housing Partnership works with the Municipal Affordable Housing Trust to oversee the Town's affordable housing activities. The Partnership and the Municipal Affordable Housing Trust include representatives from the Town Manager's office, Selectmen, Planning Board, Housing Authority, and the Community Preservation Committee. Therefore, the coordination among these Boards is institutionalized into the structure of the Partnership.

All affordable housing proposals have the full input of Town Departments, boards, and the community. A thorough review of all proposals is conducted by the Planning Board, Conservation Commission, Zoning Board of Appeals, and Selectmen, when appropriate. In addition, many projects, such as those with Community Preservation funding, must be approved through Town Meeting, which is open to the entire voting population of the community.

The Town retains a strong partner relationship with the affordable housing developers and project sponsors, and will continue to work closely together in FY15.

BELMONT

A member of the Belmont Housing Trust (BHT) is an elected member of the Belmont Housing Authority (BHA) and another member is a member of the Planning Board. As a result, each body is well aware of what the other is doing and how they can assist in collaborating to achieve mutual goals.

Additionally, an ad hoc committee consisting of various Town departments, which have some impact on housing (i.e., Health, Police, Fire, Building, Zoning), and representatives from local social service agencies meet periodically as the “Safe Housing Task Force” to discuss and develop solutions for “unsafe” housing situations in the Town.

BROOKLINE

Housing Division staff will continue to work with other Town departments, public and private affordable housing developers, and local private agencies to both assess housing needs and to serve those who need housing services. Housing Division and Community Development staff will continue to work with the Brookline Housing Authority (BHA) to assure the preservation of this critical resource through provision of CDBG funds for capital improvements, and to access project-based subsidies for projects under development.

In FY15, the Town will still collaborate with the BHA on its 32-unit Dummer Street project which is currently bidding the subcontracts, finalizing the construction budget, and preparing to start construction in May 2014. The Town will also work with the Town’s other nonprofit developers, such as the Pine Street Inn, Caritas Communities, and the Brookline Improvement Coalition to assess new opportunities and, if funding is available, improve existing affordable housing.

Housing Division staff will continue to collaborate, on both the policy and project level, with the Town’s Health Department, which enforces health and State Sanitary Codes, including oversight in the area of lead paint and asbestos issues, and lodging housing permitting. The Division will work with the Council on Aging and Brookline Community Aging Network as they explore housing models for meeting the needs of Brookline’s aging population. It will also work with the Director of Human Relations/Fair Housing Officer to educate parties about fair housing rights and responsibilities.

The Housing Division will continue to collaborate with outside agencies, in particular the Brookline Community Mental Health Center, which is the Lead Agency for the Town’s homelessness prevention programs. Finally, the Division will also engage these departments as well as the Town’s Veterans’ Office and School Department personnel at each school, in promoting new affordable housing opportunities.

CONCORD

The Town of Concord is constantly working to improve communication and coordination between Town departments, private and public organizations, and neighboring communities. Concord's Board of Health and Community Services Coordinator work together to provide options and alternatives for individuals who need additional services but do not yet qualify for assistance through Concord's Council on Aging (COA), which provides services to Concord's senior population. Concord also works with the Town of Acton to fill an existing void and supplement other public services with a Regional Nursing Services program. Concord's Health Division provides enforcement and inspection services and assists the COA and Housing Authority when cases of hoarding are discovered. Lastly, the Town regularly works with the Minuteman Arc, a local nonprofit which supports people with developmental and intellectual disabilities and supports their work to provide client housing.

Concord's primary nonprofit housing organizations are the Concord Housing Authority (CHA) and the Concord Housing Development Corporation (CHDC). The Concord Housing Authority completed work this year to convert a previously under-used congregate housing facility into 24 individual, affordable units for elderly and disabled individuals. Concord's Community Preservation Act funds will soon be used to complete much needed roof repairs on three buildings at the CHA's Everett Garden Expansion, a 1980s development of low- and moderate-income units. The Concord Housing Development Corporation is now actively soliciting proposals to develop plans for a future affordable housing project on a formerly State-owned parcel in West Concord. In addition, the CHDC's Small Grants Program distributed over \$21,000 to income eligible households that need to make life safety, accessibility, or other necessary repairs on their homes in its first year of operation and will continue to make grants on a regular basis in 2014. Concord's Planning Division actively supports both organizations and will continue to provide assistance as needed to help each organization to meet their affordable housing development goals.

FRAMINGHAM

The Framingham Community Development Department will collaborate with town agencies, the Town's Housing Authority, and housing developers to effect positive, permanent changes in the local housing market. Residents will be educated about local housing issues by departmental staff serving on a broad range of committees and focus groups, including the Fair Housing Committee, Community Development Committee, Framingham Downtown Renaissance, Framingham Business Association, Community Connections, and the Town Meeting Standing Committee on Planning and Zoning.

LEXINGTON

In FY15, the Town of Lexington will conclude two major efforts to streamline its Zoning Bylaw and Planning Board Rules and Regulations. These documents contain almost all of the major standards and requirements for the development of land within the community. Both of these initiatives are designed to clarify and improve the levels of coordination between the policy goals of the Town and the private developers who bring those goals to fruition.

The Town of Lexington Human Services Department ensures that core social services, including outreach, assessment, advocacy, financial support, educational programming, transportation, veterans' services and the promotion of health are provided for residents across the lifespan. In collaboration with other town and school departments, community groups, and government agencies, the Lexington Human Services Department is committed to identifying unmet needs and ascertaining that service delivery is available and accessible to all in a professional manner that respects the dignity of each individual served.

In terms of specific housing assistance, the Town helps any interested resident, with or without mental health issues, with the Lexington Housing Authority (e.g., helping people complete housing applications, contact housing on their behalf, etc.). The Town also helps residents look into private housing via the internet (e.g., Craigslist) as needed.

NATICK

It is essential to the Town that affordable housing development continues to address the needs of persons with disabilities, mental health needs, and needs of the elderly. In many instances, members of the numerous Town committees meet as ex officio members or as invitees to other committee meetings to discuss issues and goals and how synergy can be established to better resolve challenges. Recently the Natick Strategic Planning Review Committee held a Natick 360 All Boards Conference to revisit the goals and objectives established by the Natick 360 Strategic Planning process of 2006-08 planning effort, including affordable housing. The All Boards Conference invited all members of each of the more than 45 Natick boards and committees to attend, meet each other, share ideas and priorities, and consider solutions. One immediate program that resulted from the discussion of police, human services, and Housing Trust representatives was the need for an emergency housing program which provided a voucher for those homeless found on the streets during extremely cold weather. The Housing Trust, with involvement from the Natick Police and Human Services Departments, has recently implemented this program and successfully distributed its first vouchers; recipients receive additional care through the Natick Human Services Department. The Town continues to provide information of community meetings, available resources, and the location of service centers in Natick, including postings in Town Hall and the library, as well as the distribution of information

brochures. Natick also coordinates with the Department of Mental Health Metro Suburban Office in identifying units for sale or development opportunities in Natick.

NEEDHAM

The Town has hired a Housing Planner who reports to the Director of Planning and Community Development and will play a vital role in moving the Town's housing agenda forward. This position is being supported by the Town's Community Preservation Fund. In addition to being involved in ongoing planning work, the Housing Planner, also referred to as the Community Housing Specialist, will coordinate the implementation of the FY11-FY15 Consolidated Plan and bring together representatives from public and private sector housing, health, mental health, and social service agencies in ongoing planning and development work. The Housing Planner, hired in January 2014, will begin reaching out to these representatives in early 2014 and will establish an annual housing summit to gather local housing stakeholders and interested residents in sharing information and discussing issues related to local housing needs, including necessary supportive services.

Additionally, the Town is in the early stages of planning for the development of a Housing Production Plan that will meet state requirements under 760 CMR 56.03(4) to better understand and address unmet housing needs. The Town's Board of Selectmen will appoint a Special Task Force to prepare this Plan in early 2014, which will be staffed by the Housing Planner. Like prior housing planning efforts in Needham in 2002 and 2006, the Task Force will undertake a vigorous program of research and workshops that will engage all housing stakeholders in the community including representatives of public and private housing, health, mental health, and social service agencies as well as residents. This planning work will support and complement the work that will be conducted for the FY16-FY20 Consolidated Plan.

One anticipated outcome of this planning effort will be to recommend that the Town approve and the Board of Selectmen appoint a Municipal Affordable Housing Trust under state requirements of Massachusetts General Laws, Chapter 44, Section 55C. This entity, staffed by the Housing Planner, would be responsible for the ongoing coordination of issues related to affordable housing, including the management of a Housing Trust Fund dedicated to creating affordable units.

It is also important to note that through the development of a HOME-funded group home at 1285 South Street, the Town has advanced its relationship with a key housing provider for the developmentally disabled, the Charles River Association for Retarded Citizens. The Town has already issued the Occupancy Permit for the group home and actual occupancy is planned for early 2014. Moreover, the Town invested \$220,000 in Community Preservation Funds towards supporting the development and providing a local match of the HOME funds.

SUDBURY

The Town of Sudbury will continue to work with housing providers and service agencies in the Town to enhance the overall level of support. Additionally, Sudbury will continue to work with private developers to enhance the affordable component of their projects.

Sudbury has drafted a housing services brochure for affordable tenants. Sudbury has also provided strong support to the Sudbury Housing Authority and their ten-unit development project that was completed in FY13.

The Town of Sudbury will continue its partnership with B’Nai B’Rith Housing to continue the construction on the Coolidge at Sudbury project.

WALTHAM

The Waltham Planning Department’s administration of federal CDBG and HOME funding involves dozens of agencies, local officials, private lenders, non- and for-profit housing developers, businesses and individuals throughout the greater Waltham area to support low- and moderate-income housing, community facilities and services, and homelessness prevention. Planning staff frequently coordinates with the staff of other municipal departments to ensure that the various municipal departments work together on issues that directly affect the provision of housing, neighborhood and accessibility improvements, and human service programs.

The Housing Division’s FY14 fair housing training was attended by staff and department heads from all municipal departments and the Waltham Housing Authority (WHA). The training educated municipal authorities, thus enabling municipal decision makers to help prevent housing discrimination. Continuing education in FY15 with the Fair Housing Center of Greater Boston will contribute to efforts to promote fair housing opportunity, protect people’s rights, and achieve countless other goals, such as economic, social, and environmental vitality. As part of our 2013-2018 Analysis of Fair Housing Choice, a survey was distributed through Waltham elementary schools in three languages. The overwhelming response was that citizens have no knowledge of fair housing law or what to do if they have experienced housing discrimination. The Housing Division will continue with a second training for residents to address this issue to provide education and resources to the residents of Waltham. Mailings specific to Fair Housing Law and resources for housing consumers will be distributed through the Waltham Public Schools.

The Planning Department will continue as a member of the local Homeless Coalition, which also includes the Waltham Police Department, local shelter officials, and court officers. These partner agencies are part of a referral network that has developed over the years. In addition

Waltham is a member of the Brookline-Newton-Waltham-Watertown Continuum of Care which is administered by the City of Newton.

The City and the Waltham Housing Authority will continue to cooperate in several areas including community policing, development and rehabilitation of affordable housing, recreational activities for at-risk youth, and applications to HUD for Section 8 certificates and vouchers for families, homeless, and persons with disabilities.

Waltham's primary objective continues to be serving residents with special needs is to help develop more affordable housing appropriate to their living requirements, including barrier-free units and dwellings with integrated support services. This work will be done with federal CDBG and HOME funds disbursed through the Waltham Planning Department to local social-service agencies, such as WCI Inc. (formerly the Waltham Committee) and the Greater Waltham Association of Retarded Citizens (GWARC) and the WHA. According to 2010 Census data Waltham is home to more than 3,487 people between ages of 5 and 64 who have disabilities, including 2,085 residents with a cognitive disability, 1,256 residents with ambulatory difficulties and 2,251 over the age of 65 with disabilities (some people have multiple disabilities). Unemployment is very high (58 percent) among residents with disabilities of working age. These people require support with job training, life skills support, daytime rehabilitation, and recreational services. GWARC provides extensive employment opportunities and training, counseling, rehabilitation and recreational programs to mentally disabled people, mostly Waltham residents. WCI serves a similar clientele as GWARC, but focuses on providing counseling and therapy for mentally-disabled people, combined with residential services. This agency requires additional funds to help subsidize utility costs for dwellings inhabited by its clients.

The Housing Division will continue to work closely with the WestMetro Consortium in its administration of Waltham's HOME funding. The City looks forward to working with the Consortium members on a more regional approach to affordable housing development. The Planning Department will continue to utilize locally-, state-, and federally-funded municipal services and programs through cross-departmental efforts and across public and private sectors in FY15.

WATERTOWN

- The Watertown Housing Partnership (using funds from the Watertown Affordable Housing Fund) will continue to support and partner with Cambridge Neighborhood Apartment Housing Services to provide foreclosure prevention counseling to Watertown homeowners at risk of foreclosure.

- The Town will continue to support and partner with its local CHDO, Metro West Collaborative Development (MWCD) by participating in the Ready Renter/Ready Buyer Program.
- The Town will work with the Watertown Social Services Resource Specialist at Wayside Youth and Family who will coordinate with other area agencies to connect Watertown residents with needed resources and services.
- The Town's Community Development and Planning Department will also coordinate with the Town's Health Department to identify residents in need of services and explore opportunities for collaboration to reduce redundancies and to create efficiencies with combined efforts.
- Finally, Watertown will coordinate with the Watertown Senior Center/Council on Aging and other service providers to assist elders to "Age in Place."

WAYLAND

The Planning Department has been working with the Wayland Housing Partnership, Wayland Housing Authority, and the Habitat for Humanity MetroWest/Greater Worcester in developing its project on land donated by the Town on Stone Bridge Road. This project was coordinated by:

- Locating land available and suitable for Affordable Housing;
- Reviewing land use regulations, septic design, and Zoning Bylaws; and
- Increasing the public awareness through forums and other public events.

The Habitat Project needed Town Meeting approval, as well as approval for the appropriation of Community Preservation Funds. Building Permits were finalized for the project in 2013 and construction began in December 2013.

FY15 PROPOSED POLICIES, PROGRAM CHANGES, AND OUTCOME GOALS

This section sets the context for affordable housing issues, initiatives, barriers, changes and linkages and how they will likely impact Newton's Housing and Community Development Program in FY15. The section describes how the City will continually develop and coordinate with the institutional structure necessary to create effective housing policy and housing opportunities for low- and moderate-income households. Within this framework, the City proposes policy changes, sets priorities and identifies specific actions it will take in FY15 to meet the affordable housing needs of underserved and marginalized populations.

Municipal Affordable Housing Trust

In 2010, a subcommittee of the Newton Housing Partnership recommended that the creation of a municipal affordable housing trust as the most viable option for expediting the local funding process for proposed affordable housing projects, particularly with respect to committing Community Preservation Funds. In April 2012, Housing staff submitted a pre-proposal to the Community Preservation Committee (CPC) requesting \$1.5 million in Community Preservation Funds to capitalize a trust which was approved in concept by the Committee. Housing staff then engaged the Zoning and Planning Committee and Finance Committee of the Newton Board of Aldermen in FY12 and FY13 for preliminary feedback. One of the main tasks moving forward is for one or more Aldermen to speak with their counterparts in other communities with similar legislative structures about their experiences with affordable housing trusts. Both Boston and Somerville have been identified as communities to which this leadership outreach should take place in FY15. In FY14, the Division began the hiring process for a leader of the Housing and Community Development Division. This staff person, once hired, will lead the effort in regaining momentum and reinitiating these discussions with the Board of Aldermen. Should the Board of Aldermen support the trust, the Associate Director will draft an ordinance and program design for final approval.

Housing Rehabilitation Program

No policy changes are expected to the Housing Rehabilitation Program in FY15. However, a policy change instituted in FY14 will affect some participants of the program in FY15. Since 2009, all funding assistance for the Housing Rehabilitation Loan Program has been in the form of a deferred payment loan at 0 percent due upon transfer or sale of the property with the exception of hoarding and deleading. In FY14, staff proposed that all hazard abatement, including the removal of asbestos, mold, oil tanks and radon, be funded as a grant. The rationale behind this proposed change is that when the presence of any of these hazards is detected in a home, the Program requires that it be removed as part of the work specifications because of the health risk to the homeowner. The Planning and Development Board

recommended approval of the change to the Mayor, and the item is currently in the 30-day comment period before it goes to the Mayor for his consideration.

The Program will continue to make repairs which could adversely impact the health and safety of the residents a priority. Examples of emergency work include lead abatement if a there is a child under six, no hot running water and broken or unusable boiler/furnace.

The program already maximizes energy-efficient resources when energy measures are part of a project's scope of work. Priority work items already include replacing obsolete heating systems; eligible work includes increasing energy conservation and weatherization measures. In FY15, the Rehab program will continue to work collaboratively with the Green Decade, a nonprofit organization in Newton which promotes opportunities and resources to increase energy efficiency. Green Decade pamphlets which inform homeowners about "No-Cost Energy Assessments" and free materials are distributed at every inspection. In turn, Green Decade informs homeowners about the Housing Rehabilitation Loan Program.

Human Services

In FY14, the Newton Child Care Commission and Fund, Inc. underwent a name change to become The Newton Partnership. The programmatic elements and contracted project activities remain the same but the contracts were amended to reflect the name change. The City of Newton is also exploring an emphasis on an outcomes-based approach to decision-making regarding the funding of human services activities. Working collaboratively with the Department of Health and Human Services, the Human Service Advisory Committee, and current and potential funding recipients and beneficiaries, this effort will be incorporated into the FY16-20 Consolidated Plan process.

Neighborhood Improvements

In the FY11-15 Consolidated Plan, the Newtonville Advisory Committee (Committee) listed several priorities for parks/open space and public infrastructure. In past funding years, the Committee reviewed the highest prioritized needs and assigned funding to complete Lowell Park. In this funding round the Committee has highlighted the need for improved pedestrian accessibility at the major corridors of Lowell Avenue, Walnut Street and Central Avenue that connect residents to transportation, open space, and commercial areas. The Committee has also supported funding to initiate the discussion of acquiring open space along Court Street and utilize the funding for planning and design purposes.

Economic Development

The City has piloted a Façade Improvement program in Nonantum in FY14, after completing a substantial amendment process to reprogram Microenterprise Loan funds for this purpose in FY13. In FY15, staff will make adjustments to the Façade Improvement program based off of the

review of the pilot round and feedback from businesses. The staff's goal is to better integrate the CDBG-funded programs within the City's overall economic development goals. Targeting small business improvements in village centers with the highest concentration of low- to moderate-income households will assist in meeting these goals.

Architectural Access

The Commission on Disability continues to act as the advisory body for CDBG Access funds. Three items were proposed for funding in FY15 in the FY11-15 Consolidated Plan. The Division recommended and the Commission on Disability supported a decision not to fund a "Project(s) to be Determined" line item. The two viable projects identified in the Consolidated Plan are and recommended for FY15 funding are:

- \$45,000 for Parks and Recreation - Newton Centre Playground Pathway Phase VI
- \$7,500 for Public Works - ADA Compliant Curb Cuts (citywide)

Emergency Solutions Grant (ESG)

The recent publication of two HUD Interim Rules impacted ESG administration in FY14, and will continue to guide activity in FY15. Interim Rule 24 CFR Parts 91 and 576, *Homeless Emergency Assistance and Rapid Transition to Housing: Emergency Solutions Grants Program and Consolidated Plan Conforming Amendments* and Interim Rule 24 CFR Part 578, *Homeless Emergency Assistance and Rapid Transition to Housing: Continuum of Care Program* both require deliberate and intensive collaboration between the Brookline-Newton-Waltham-Watertown Continuum of Care (CoC) and the Emergency Solutions Grant program. The collaboration is to result in the provision of services to the targeted areas identified by the CoC and the needs analysis of the Consolidated Plan. In order to implement this HUD obligation, ESG recipients are required to become members of the CoC, even if they receive no McKinney-Vento funding. This requirement ensures direct communication between the CoC and the provider agencies of ESG funded services.

Proposed FY15 Outcomes

PROGRAM AREA	PROPOSED OUTCOME
CDBG Program	
Housing Development	
Affordable housing units	2
Homebuyer assistance	3*
Housing rehabilitation programs	15 units
Human Services	
Elder services	3,265 people
Adolescent services	655 people
Children's services	300 people
Adult/family services	592 people
Services for people with disabilities	217 people
Architectural Access	
Public thoroughfare improvements	4 curb cuts (1 intersection)
Parks and recreational facilities improvements	1
Economic Development	
Façade Improvement Loan	1
Neighborhood Improvements	
Parks/open space improvements	1
Pedestrian Safety Improvements	16 curb cuts (4 intersection)
Continuum of Care for People who are Homeless or At-Risk of (ESG Program)	
Emergency Shelter	310 people
Homelessness Prevention	178 people
Rapid Re-housing	72 people
HOME Program	
Rental Assistance	60
Production of New HOME Units ¹	34
Rehabilitation of Existing Units	13
Acquisition of Existing Units ²	2

**Homebuyer Assistance is funded with local CPA funds*

¹ For Newton, All units (two units) counted are from the Myrtle Village proposal with an anticipated completion in FY15.

² For Newton, acquisition of existing units (two units) is a project to be determined.

FY15 NEWTON COMMUNITY DEVELOPMENT PRIORITIES

The following housing and community development activities are based on data analysis, citizen input and other information collected for the FY11-15 Consolidated Plan. Activities funded with CDBG, HOME, and ESG funding must address a minimum of one of the following priorities, which come from the Consolidated Plan. Each priority is followed by the proposed activity that will be undertaken to address it.

Architectural Access

Priority #1: Public Thoroughfare Improvements

- Public Works - ADA Compliant Ramps/Curb Cuts (citywide) \$72,500

Priority #2: Parks and Recreational Facilities Improvements

- Newton Centre Playground Pathway Phase VI \$45,000

Human Services

Priority #1: Children's Service Needs

- Bowen After School Program/Tuition Assistance Program \$5,223
- Boys and Girls Club/Camp Scholarships \$2,069
- Boys and Girls Club/Kids Corps Scholarships \$4,105
- The Newton Partnership Inc./Child Care Scholarship Fund \$10,445
- Newton Community Service Center/Child Care Scholarships \$13,820
- Newton Parks and Recreation Department/Summer Camp Scholarships \$2,069
- Peirce Extended Day Program/EDP Scholarship Program \$4,555
- Plowshares Education Development Center/Tuition Assistance Program \$10,445

Priority #2: Youth Service Needs

- Boys and Girls Club/Teen Programming \$4,105
- Newton HHS Department/Youth Outreach Program \$13,204
- Riverside Community Care/Family Crisis Stabilization \$3,882
- West Suburban YMCA/The Teen Center \$29,903

Priority #3: Adult/Family Service Needs

- Newton Community Service Center/Parent Child Home Program \$3,732
- Newton Community Service Center/The Parents Program \$19,618
- REACH/Individual Support and Advocacy \$3,472
- Riverside Community Care/Mental Health and Substance Abuse Recovery \$16,038
- Horace Cousens Industrial Fund \$11,877

Priority #4: Elder Service Needs

- Newton Community Development Foundation/Resident Services Program \$16,421
- Jewish Community Housing for the Elderly/Caring Choices \$9,196
- Newton HHS Department/Mental Health Intervention for the Elderly \$26,703
- Newton Senior Services Department/Senior Center Program Coordinator \$16,039
- Newton Senior Services Department/Social Services Programs \$22,377
- Newton Housing Authority/Resident Services Coordinator \$11,519

Priority #5: Service Needs of People with Disabilities

- Barry Price Center/Job Developer and Coach \$14,174
- Barry Price Center/Person Centered Planning \$2,688
- Charles River Center/Children's Programs Scholarships \$4,031
- Charles River Center/Music Therapy \$2,778
- NWW Committee/Clinical Services and Supports \$4,851
- NWW Committee/Community Access \$4,180
- NWW Committee/Wednesday Night Drop-In \$4,552

Newtonville Target Neighborhood**Priority #1: Pedestrian Safety and Accessibility Improvements**

- Newtonville Pedestrian Accessibility Improvements \$80,000

Priority #2: Parks/Open Space Improvements

- Court Street Open Space Plan \$20,000

FY15 WESTMETRO HOME CONSORTIUM PRIORITIES

Housing

Priority #1: Address the housing needs of small families (one-to-four person households) whose incomes are between 30 and 50 percent of the Area Median Income (AMI) and between 50 and 80 percent of the AMI for rental housing and between 50 and 80 percent AMI for homeownership.

Objectives: Increase the supply of affordable rental housing and improve access to and quality of affordable homeowner housing and improve the quality of and access to affordable housing.

Strategies:

- Work with developers to subsidize the creation of affordable rental and homeownership units.
- “Buydown” existing housing to create affordable housing.
- As applicable, renew affordability terms for affordable rental units that will be expiring during FY15.
- Collaborate with local volunteer boards and committees that focus on increasing affordable housing as well as local housing authorities to find additional opportunities for affordable housing.
- Provide downpayment assistance and homebuyer counseling to first-time homebuyers.
- Provide grants and low interest loans to assist low- and moderate- homeowners for housing rehabilitation.
- Support CHDOs in regionalizing affordable housing development efforts.

Non-homeless Special Needs

Priority #1: Households that include at least one person with a physical disability.

Objective: Increase the range of housing options and related services for persons with special needs.

Strategies:

- Ensure that construction of housing units meets accessible standards.
- Capitalize on existing housing rehabilitation programs for barrier removal and accessibility improvements.

Priority #2: The housing needs of elderly and frail elderly renters and homeowners who earn ≤ 80 percent of the AMI.

Objective: Increase the range of housing options and related services for persons with special needs.

Strategies:

- Assist elderly homeowners to remain in their homes and access services or find other affordable housing options.
- Target financial resources to affordable housing developments that serve the elderly population.
- Partner with service providers to leverage resources.
- Capitalize existing housing rehabilitation programs for weatherization repairs and access improvements.

HOUSING PRIORITIES

BEDFORD

Priority #1: Housing needs of small family renters with incomes between 31 and 80 percent of the area median income (AMI).

Proposed Projects/1-year goals: Bedford has joined with other towns to form a Regional Housing Services group. Through this group, all of Bedford's affordable housing developments will be monitored to ensure that they are complying with regulatory requirements. In this way, the Town ensures that existing rental units are serving low- and moderate-income households. In addition, the Town will monitor the status of expiring use projects.

Priority #2: Housing needs of small family owners with incomes between 51 and 80 percent of the area median income.

Proposed Projects/1-year goals: Pulte Homes is a mixed-income development that will include twelve affordable units. The units are currently being sold. Habitat for Humanity has also created eight homeownership units in the past few years.

BELMONT

Proposed Projects/1-year goals that Apply to the Town's Housing Priorities: The Metro West Collaborative Development (MWCD) was established to help each member community (Belmont, Lexington, Waltham, and Watertown) identify affordable housing opportunities within their respective communities and to advance them to construction. MWCD will continue to look for opportunities in Belmont and work to bring them to fruition.

MWCD secured a grant through the Metro Boston Consortium for Sustainable Communities to draft a Housing Production Plan for each of its member communities. The Plan, which was

expected to be completed by June 2013, has taken longer to pull together than anticipated. As a result, the Plan is expected to be done by September 2014.

The BHT, with the help of MWCD, will continue to seek opportunities for small, affordable rental housing units.

More specifically with respect to Priority #1:

Priority #1: Housing needs of elderly owners with incomes between 0 and 30 percent of the AMI.

Proposed Projects/1-year goals: The BHT will work with the Planning Board and the developer to ensure that the approved Cushing Village development, a mixed-use, 115-dwelling unit development permitted under the Town's Cushing Square Overlay District with 12 units of affordable housing, is built as permitted and required by the Town's Inclusionary Housing Bylaw. Once construction begins, the developer expects the project to take 18 months to build.

In the second year of CPA funding availability, the BHT secured \$375,000 to convert two-family homes into affordable housing condominiums. As a result, the BHT expects to create three affordable housing units.

BROOKLINE

Priority #1: Housing needs of single-person renters with incomes between 0 and 30 percent or 31 and 50 percent of AMI.

Proposed Projects/1-year goals: Brookline continues to work closely with nonprofit owners of single room occupancy (SRO) housing, such as Pine Street Inn, Caritas Communities, the Brookline Improvement Coalition, and HEARTH, to identify potential properties and resources for creating new and preserving existing affordable housing. Several years ago, the Town facilitated a management contract with right of first refusal between Pine Street Inn and the owner of two adjacent lodging houses. In FY14, the properties were sold to Pine Street with financial support from the Town's CDBG Entitlement grant as well as Housing Trust Funds totaling over \$1.2 million from both sources. The project also gained financial commitments from the State to support the redevelopment of the property into 31 "enhanced SRO" units containing private bathrooms and kitchen areas. In FY15, Pine Street will work with the Town to finalize the project budget and begin construction on the project. If additional Town funds become necessary for completion, Housing Trust, HOME, and/or CDBG funds could eventually be allocated to this project.

Priority #2: Housing needs of small and large family renters with incomes between 0 and 30 percent, 30 and 50 percent, or 51 and 80 percent of AMI.

Proposed Projects/1-year goals: During FY15, the Town's top priority for HOME funding will remain the Brookline Housing Authority's 86 Dummer Street Project, which will include 32 low-income rental units with one to three bedrooms for households with income under 30, 50, and 60 percent of area median income. The Town has already allocated \$542,331 from its Housing Trust for predevelopment costs, and has committed another \$1.1 million in HOME funds. The Federal Home Loan Bank's Affordable Housing Program has awarded the project \$300,000, MHP Homefundors has committed \$400,000, the Commonwealth of Massachusetts has awarded \$954,903, and the project has secured eight project-based Section 8 vouchers. The BHA also received funding from the Commonwealth in the form of Low Income Housing Tax Credits and a loan from the Massachusetts' Affordable Housing Trust Fund.

In FY14, the BHA worked diligently to contain project costs through value engineering in response to escalating construction costs. In order to meet the funding gap, the Town plans to appropriate its FY15 HOME allocation to the project as well as to provide an additional \$1.47 million in local Housing Trust Funds. The BHA is currently bidding the project and has finalized project financing and syndication. Closing on funding is scheduled for May of 2014 and construction start is anticipated for May or June of 2014.

While Brookline will continue to work closely with nonprofit owners and developers of family housing to identify potential properties and resources for creating new and preserving existing affordable rental housing, all projects are opportunity-driven, and any additional projects undertaken in FY15 will depend upon prioritizing scarce resources.

Priority #3: Housing needs of small family and large family owners with incomes between 51 and 80 percent of AMI.

Proposed Projects/1-year goals: While Brookline will continue to work with developers to identify opportunities to develop, or to acquire and redevelop property for affordable and mixed-income homeownership projects; it does not anticipate undertaking such a project during FY15, as the primary focus will be on the two major rental projects mentioned above.

In addition to HOME-funded homeownership projects, the Town works with developers of market-rate condominium developments that are subject to the inclusionary zoning provisions of the Town's Zoning By-law. During FY14, the Town completed assistance to the developer of 321 Hammond Pond Parkway to market, determine eligibility, select by lottery and assist buyers of three units serving households with incomes below 80 percent of area median income and one unit serving a household earning between 80 percent and 100 percent of area median income. In FY15 the Housing Division does not expect any new inclusionary zoning projects but will most likely be involved in the resale of 2-4 affordable units to eligible low/moderate income buyers.

Priority #4: Housing needs of single-person, small-family, and large-family owners with incomes between 51 and 80 percent of AMI.

Proposed Projects/1-year goals: Depending upon competing needs for resources, Brookline may use HOME Program Income received from loan repayments from the resale of previously-assisted homes, as available, to provide down payment assistance through the Town's Homebuyer Assistance Program. If so, eligible buyers who have successfully identified qualifying existing units might receive loans of up to \$175,000, depending upon unit size and need, typically split between HOME and CDBG funding.

CONCORD

Priority #1: Housing needs of small family homeowners with incomes between 80-120 percent of AMI.

Objective: Improve access to affordable owner housing

Strategy: Concord will utilize a portion of its HOME funds to renew its membership in the Regional Housing Services Office, which continues to increase the visibility of Concord's affordable housing opportunities. This program provides professional housing staff to six local communities (Acton, Concord, Bedford, Lexington, Sudbury, and Weston) and assists the Concord's homebuyer program by providing professional services on an as-needed basis to qualify potential homebuyers and assist them in the purchasing process. In addition, Town and RHSO staff work together to administer the Concord Housing Development Corporation's Small Grant program that provides funding for life safety, accessibility and other needed repairs for income eligible households.

Accomplishments: The number of middle-income homeowners assisted with HOME funds in identifying and purchasing a first home or making needed improvements to an existing home.

Quantity: 1

Obstacles to meeting unmet need: Assisting middle-income, small-family households in taking advantage of homeownership or home improvements opportunities is dependent on the availability of income-eligible units, households that meet the necessary income requirements, and sufficient program funding.

Priority #2: Housing needs of the small family renters with incomes between 51-80 percent of AMI.

Objective: Improve access to affordable rental housing

Strategy: In order to preserve its existing affordable rental housing units and improve its quality, Concord will use HOME funds to provide assistance and funding to the Concord Housing Authority to make needed repairs to affordable rental housing sites and individual units.

Accomplishment: The number of low-income individuals provided with repaired and/or improved affordable units through the assistance of HOME funds.

Quantity: 15

Obstacles to meeting unmet need: Assisting low-income small family households in accessing affordable rental housing is dependent on the availability of income-eligible units, low-income households, and sufficient program funds. The number of units is further impacted by the amount of repair work necessary for each unit assisted.

Priority #3: Housing needs of homeowners with incomes between 80 and 100 percent of AMI.

Objective: Increase range of housing options and related services for persons with special needs

Strategy: Develop a small loan rehabilitation program to help moderate-income individuals make necessary repairs to their building and/or make accessibility or other alterations to their home to allow them to remain.

Accomplishment: The number of elderly individuals who were assisted with HOME funds to complete required repairs or improvements made to their home which allowed them to remain in residence.

Quantity: 1

Obstacles to meeting unmet need: Assisting moderate-income individuals to remain in their existing homes is dependent on the availability of funding and the number of individuals who are interested in receiving funding and meet the eligibility requirements.

FRAMINGHAM

Priority #1: Housing needs of homeowners with incomes between 31 and 80 percent of AMI.

Proposed Projects/1-year goals: Three to five housing rehabilitation loans per year

Priority #2: Housing needs of large family and small family homeowners with incomes between 51 to 80 percent of AMI.

Proposed Projects/1-year goals: One to two housing rehabilitation loans per year (part of rehabilitation goal)

Priority #3: Housing needs of elderly homeowners with incomes below 80 percent of AMI.

Proposed Projects/1-year goals: One to three housing rehabilitation loans per year (part of rehabilitation goal)

Priority #4: Housing needs of elderly renters with incomes between 31 to 80 percent of AMI.

Proposed Projects/1-year goals: Rehabilitation of three units at the Tribune Apartment, an affordable housing complex for the elderly and persons with disabilities consisting of 53 total units.

LEXINGTON

Priority #1: Housing needs of small and large family renters with incomes between 31 to 80 percent of the AMI.

Priority #2: Housing needs of renters and owners earning at or below 80 percent of the AMI.

Priority #3: Housing needs of small family renters with incomes between 31 and 80 percent of the AMI.

LexHab will continue its activities of purchasing units and renting them to low-income households. It is expected that two to three units will be created through this process per year. This effort will address the three housing priorities.

The Lexington Housing Authority plans to complete its project at 561 Massachusetts Avenue during FY14 with funds committed in FY13. This project will serve two households below 80 percent of AMI, and will address all three goals.

NATICK

Priority #1: Housing needs of single-person-household owners with incomes between 51 and 80 percent of AMI. Not applicable at this time.

Priority #2: Housing needs of small family owners with incomes between 51 and 80 percent of AMI.

Priority #3: Housing needs of elderly owners with incomes between 50 and 80 percent of AMI.

Proposed Projects/1-year goals: The Town has been preparing to use HOME funds for the new construction of family-size affordable units on one of two vacant parcels owned by either the Housing Trust or the Natick Housing Authority; for rent or ownership depending on the parcel. The research into these parcels revealed they are both buildable to zoning requirements. Other parcels that were under consideration and owned by the Housing Trust will be sold and funds used for other opportunities.

NEEDHAM

Priority #1: Housing needs of small family renters with incomes less than or equal to 30 percent of AMI.

Proposed Projects/1-year goals: Needham will continue to pursue strategies to address the housing needs of families. The Housing Needs Assessment that the Needham Housing Authority (NHA) completed in mid-2013 suggested that this remains a pressing community housing need. For example, of the total 4,565 housing units occupied by families in Needham, less than 10 percent or only 400 units were occupied by families earning at or below 80 percent of median income and of these only 90 units were occupied by those who were not spending too much for their housing. Moreover, the Housing Authority indicated that it has 559 applicants on its waitlist for the family units including 359 applicants for two-bedroom units, 167 for three-bedrooms, and 33 for four-bedroom units. Waits for these units extend from three to five years. None of the units are handicapped accessible. There are also considerably more applicants for the two-bedroom units at Charles River Landing than the one-bedrooms with waits of approximately five years.

To address the needs of these families, the Town will continue to work with the Needham Housing Authority (NHA) to ensure that the High Rock Homes rental units are occupied by low-income renters.

Needham is also promoting affordable rental housing through a number of recent initiatives. For example, Needham has completed a comprehensive plan for the future of Needham Center that included a density bonus and mandate for the inclusion of affordable housing. The plan addressed the overall objectives of fostering the economic development of Needham Center as a mixed-use local downtown shopping district, increasing housing opportunities, improving aesthetics and the pedestrian environment, and improving parking and traffic conditions. The goal of the Needham Center planning effort was to create a mixed-use local downtown shopping district consistent with smart growth and transit-oriented development principles. Zoning for this plan was approved by Town Meeting in May 2009 and by the Attorney General in September 2009. Progress in implementing this Plan has been demonstrated through a new mixed residential and commercial building at 36-38 Dedham Avenue. The Planning Board approved this project in July 2012 under this zoning that will include ten total housing units that have access to the bus and commuter rail including one affordable unit that will meet all state Guidelines for inclusion in the Subsidized Housing Inventory. While providing only a single unit, it is hoped that this project provides a viable model that will continue to be replicated.

Additionally, the Town hired a consultant to develop Chapter 40B Guidelines that were completed in October 2012 and approved by the Board of Selectmen and Planning Board in

2013. The purpose of the Guidelines was to inform developers about the Town's affordable housing concerns and priorities and provide criteria for boards and staff to use when they review comprehensive permit applications and offer comments to the Board of Appeals. The Guidelines also cover matters such as priority housing needs, the scale and density of developments, architectural design, areas of town that may be suitable for moderate- to higher-density development consistent with Needham's planning policies, and areas that would not be suitable because they have high natural resources value or significant physical constraints.

Priority #2: Housing needs of elderly renters with incomes less than or equal to 30 percent of AMI.

Proposed Projects/1-year goals: The Town recognizes the continuing need to produce rental units for low-income seniors. This need has recently been documented through the NHA's 2013 Housing Needs Assessment that indicated that almost 60 percent of residents over the age of 62 who were renting and earning at or below 80 percent MFI were paying more than half of their income on housing.

To help address the needs of these residents, the Town of Needham approved a new Elder Services Zoning District in 2010 to allow individuals to "age in place" on a campus environment that includes separate housing for those who live independently, assisted living facilities that offer more support, and nursing homes for those needing skilled nursing care. There is a 10 percent affordable housing requirement for the district. The Planning Board approved a project in October 2011 under this new zoning which will provide two affordable independent living units. The project sponsor prepared and implemented an Affirmative Fair Housing Marketing Plan for these affordable units and held the lottery to select the occupants on January 17, 2014 with support from the Town of Needham. One of the units is reserved for those who live or work in the community.

The Town is also eager to assist the NHA in its plans to redevelop housing for elderly and disabled residents at its Linden-Chambers development that would result in improved living conditions for existing tenants and a net increase in the number of units. The Town provided NHA with Community Preservation funding to undertake a preliminary feasibility analysis that included the preparation of a Housing Needs Assessment as well as engineering and financial analyses on site conditions and various development and financing options. The NHA is planning a special meeting to discuss the results of this feasibility analysis and next steps in February 2014, which will include a representative of the Town of Needham's Department of Planning and Community Development.

Priority #3: Housing needs of elderly owners with incomes less than or equal to 30 percent of AMI.

Proposed Projects/1-year goals: The NHA's 2013 Housing Needs Assessment documents the unmet housing needs of elderly homeowners and indicates that of the 815 elderly homeowners earning within 80 percent Median Family Income (MFI), 635 people or 78 percent were spending more than half of their income on housing. On the other hand, there are no existing affordable homeownership units that are specifically targeted to seniors in Needham. Seniors can apply for subsidized homeownership units as they become available, but they are extremely limited with only nine such units developed to date with another eight in the development pipeline.

To help address this need, the Town issued a comprehensive permit on June 4, 2013 for the development of a 20-unit townhouse development on Greendale Avenue in Needham, referred to as Greendale Village. This project will include four affordable units that will be targeted to those earning at or below 50 percent of area median income. Both seniors and families will be encouraged to apply for these units. The developer is now undertaking site preparation work.

The Town also approved a comprehensive permit for a ten-unit condominium development at 28 Webster Street known as Webster Green. Two of the units will be affordable to those earning at or below 50 percent of area median income. As is the case with Greendale Village, both seniors and families will be encouraged to apply for these units. This project is now under construction.

It is also anticipated that the Town will prepare a Housing Production Plan under state requirements to provide some additional guidance on addressing the unmet housing needs of this population. One potential promising strategy would be to change zoning to encourage accessory apartments that would not only create a relatively affordable rental unit for the Town's growing number of smaller households and those living alone (including seniors) but also provide rental income to existing owners to make their housing more affordable and enable them to remain independent in their own homes.

NEWTON

Priority #1: Reduce financial and institutional barriers to increasing the availability of affordable housing by increasing funding; expediting the local funding review and approval process; and providing more case management and financial education for tenants.

Proposed Projects/1-year goals:

- In FY14, City housing staff began developing guidelines for a HOME-funded Tenant-Based Rental Assistance Program (TBRA) that will be capitalized with FY13 HOME funds. The Newton Housing Partnership has already supported this pilot program in concept. Housing staff intends on presenting the proposal to the various advisory committees in late FY14. If the guidelines and funding are recommended for approval and approved by the Executive Office, the Program will be available to assist renters in FY15. The Program will assist populations addressed in Priority #2 who, with existing tenant-based assistance, may have the ability to pay a substantial portion of their monthly housing costs but need assistance in closing the gap between ability to pay and Newton fair market rents. This assistance is crucial, as critical resources such as the Massachusetts HomeBase Program that assist homeless households are not being renewed. The program design will require the tenants benefiting from the assistance to meet critical benchmarks for achieving greater economic stability throughout the provision of rental assistance. The City will select a human service provider through a competitive process to carry out the case management component of the TBRA Program.
- The creation of a municipal affordable housing trust, which could expedite and create cohesion and continuity in the local funding process for affordable housing development. Housing staff, led by an Associate Director for Housing and Community Development, will seek approval from the Board of Aldermen for the trust concept. If the BOA supports the trust concept, staff will then submit a full proposal to the CPC to capitalize the trust with \$1.5 million in Community Preservation funds.
- A final funding proposal to recapitalize the Newton Homebuyer Program with \$475,000 in Community Preservation Funds was approved by the Board of Aldermen on October 7, 2013. The Homebuyer Program has \$520,198.42 available in FY14 and FY15 to subsidize the cost of purchasing a home for approximately three to four first-time homebuyer households. The proposal was approved to provide \$10,000 for basic safety improvements that must be made to assisted units at resale, if necessary. The maximum subsidy was also increased from \$115,000 to \$150,000, depending on the number of bedrooms which enables the program to better serve larger households. The subsidy is based on the number of bedrooms and household size. The Homebuyer Program subsidy is a significant local resource and given the diversity of past program participants, is an important tool in helping to expand Newton's racial and ethnic diversity. Housing staff will seek authorization to

recapitalize the program once the current \$450,000 allocation is fully expended, which given the program's popularity, may be as early as FY15.

- The WestMetro HOME Consortium will conduct a competitive request for proposals in FY15 that will be open to proposals in every community. In FY13, the WestMetro HOME Consortium redesigned its funding allocation model, which allows for the transfer of any uncommitted HOME funds into a competitive pool 12 months after the funds were allocated to each community.
- Explore linkages between housing development proposals and human service providers relative to case management and services provided to tenants.
- Identify strategies that create more opportunities for developers to leverage State affordable housing resources.

Priority #2: Deeper development subsidies in affordable housing projects so that very low-income renter households have a greater range of housing choices.

Proposed Projects/1-year goals: In FY15, the City will continue to support the policy of providing deeper public subsidies per unit (CDBG and HOME funds) available to sponsors who provide at least one of the following:

- units that are accessible to persons with disabilities, where not required by applicable law and there is a substantiated market demand;
- units that are available for low-income households (at or below 50 percent of area median income) that do not have rental assistance;
- units for persons with special needs with accompanying support services; and
- units that provide permanent supportive housing to homeless persons including veterans.

In FY14, the City committed \$604,679 in CDBG funds and \$339,000 in HOME funds for the rehabilitation and new construction of 12 and 18-20 Curve Street in West Newton. The project, developed by Myrtle Village, LLC and sponsored by Myrtle Baptist Church, will create 7 units of permanently affordable rental housing, including two HOME-assisted units for households at 50 percent of area median income, two for households at 70 percent of area median income, and three for households at 85 percent of area median income. This project meets two of the defined goals under Priority #2. One of the units will be fully accessible for people with mobility impairments, and two units will serve households earning at or below 50 percent of area median income. The developer is seeking approval from the Board of Aldermen for \$910,179 in Community Preservation Funds, and a Comprehensive Permit from the Newton Zoning Board of

Appeals. If all financing sources and permitting is approved, the project will break ground in early FY15.

Housing Proposals Expected in FY15

In FY14, Jewish Community Housing for the Elderly (JCHE) submitted an application to the City for \$1,006,394 in CDBG funds to assist with the rehabilitation of the 199-unit Golda Meir House I and II, a HUD Section 202 Supportive Housing for the Elderly project. Golda Meir House I was built in 1978, while Golda Meir House II was completed in 1995. Currently, 175 of the units serve elderly households earning below 30 percent of area median income and the remaining units are occupied by households earning at or below 80 percent of area median income. The proposal focuses on architectural barrier removal, fire system improvements, and energy conservation and weatherization measures, and is part of a larger HUD modernization and refinancing effort JCHE is seeking with HUD. The proposal is currently under review by Housing staff and will require recommendations from the Newton Housing Partnership and the Planning and Development Board before seeking final approval by the Mayor. If funding is approved, it is anticipated that the rehabilitation would commence in FY15.

In FY14, the City committed \$604,679 in CDBG funds and \$339,000 in HOME funds for the rehabilitation and new construction of 12 and 18-20 Curve Street in West Newton. The project, developed by Myrtle Village, LLC and sponsored by Myrtle Baptist Church, will create 7 units of permanently affordable rental housing, including two HOME-assisted units for households at 50 percent of area median income, two for households at 70 percent of area median income, and three for households at 85 percent of area median income. This project meets two of the defined goals under Priority #2. One of the units will be fully accessible for people with mobility impairments, and two units will serve households earning at or below 50 percent of area median income. The developer is seeking approval from the Board of Aldermen for \$910,179 in Community Preservation Funds, and a Comprehensive Permit from the Newton Zoning Board of Appeals. The project is scheduled to break ground in early FY15 if all financing sources and permitting is approved.

Priority #3: Institutionalize principles and practices of fair housing including the following:

- Supporting and expanding racial, ethnic, socio-economic, cultural, and other diversity;
- Improving fair housing performance and compliance regarding the City's fair housing plans and applicable policies and laws; and
- Developing an institutional infrastructure that enables the City to meet its fair housing obligations regarding monitoring and compliance.

Proposed Projects/1-year goals: As part of the City's commitment to affirmatively further fair housing, Housing and Community Development Division staff will collaborate with the Fair Housing Committee and other stakeholders to undertake the following fair housing actions. These actions are derived from the established *Newton Fair Housing Action Plan* and the *Architectural Accessibility Action Plan*. These actions present an opportunity to advance fair and equal housing opportunity within the City and will directly address the impediments identified in the *FY11-15 Analysis of Impediments to Fair Housing Choice*.

1. **Accessibility supply and demand.** Develop an overall understanding of housing accessibility in the community. In FY14, a subcommittee of the Fair Housing Committee was formed to determine the correct equation between the supply and demand for accessible housing in Newton. They estimated the supply of accessible housing using an inventory of HUD and non-HUD funded affordable housing developments in the City. The subcommittee concluded that approximately 8 percent of the units in Newton developments with affordable units have some level of accessibility. In the second phase, which will take place in late FY14 and FY15, other research and outreach methods will determine the demand for accessible units as well as identifying any potential mismatch.
2. **Accessibility Monitoring.** Pursue the establishment of a federal accessibility inspection and notification system between the Planning and Inspectional Services Departments for City-administered residential projects. This system will involve the coordination of Housing staff and the City's ADA/Section 504 Accessibility Coordinator.
3. **Housing Discrimination Questionnaire.** The purpose of the *Housing Discrimination Questionnaire* is to help the City identify patterns and frequency of possible housing discriminatory actions in the rental housing market. This action is the outcome of FY13 training in which agency representatives acknowledged instances of housing discrimination experienced by their clients and identified the need to report discrimination in a more practical way while not sacrificing their client's ability to secure housing in a timely fashion. There was very minimal response in the first year of the *Questionnaire's* implementation. To achieve better use of this tool in FY15, the City will hold at least one educational forum on the *Questionnaire* for human service providers. The City will also explore other options to increase its use, such as requiring CDBG-funded human service providers submit *Questionnaires* as part of its quarterly reporting if evidence of discrimination is present.
4. **Reasonable Accommodations in City-funded Developments.** Develop minimum required elements of a reasonable accommodation and modification policy based on the *Joint Statements* of the U.S. Department of Justice and U.S. Department of Housing and Urban

Development for use by housing providers receiving City-administered federal, state, or local funding.

5. **Fair Housing Education.** Continue fair housing outreach and education through such efforts as distributing existing fair housing literature during Community Development Week and other pertinent events. The Fair Housing Committee will also lead efforts in seeking periodic consultation with city officials, boards, and resident groups.
6. **Data Analysis and Monitoring.** Continue to collect, analyze, and report relevant data pertaining to protected classes in Newton's subsidized and market rate units. This data will come from three main sources: A) the Civil Rights Checklist that Housing staff utilizes as part of its annual compliance monitoring of CDBG and HOME subsidized housing units; B) any completed *Housing Discrimination Questionnaires* received by the City; and C) demographic information from affordable housing lotteries, as they arise. The results of accumulated data will be reported to the Fair Housing Committee on a reoccurring basis.

The following actions pertain to the WestMetro HOME Consortium in which Newton Housing and Community Development Division staff will collaborate with Consortium member representatives and stakeholders:

1. Create a WestMetro HOME Consortium *Analysis of Impediments to Fair Housing Choice* that provides a regional analysis and identifies feasible actions for the Consortium to undertake.

SUDBURY

Priority #1: Housing needs of first-time homeowners with incomes between 51 and 80 percent of the AMI.

Proposed Projects/1-year goals: Sudbury will continue to implement plans to create affordable housing opportunities for low-income households through the Home Preservation program and the Maynard Road project.

Priority #2: Housing needs of first-time homeowners with incomes between 81 and 120 percent of the AMI.

Proposed Projects/1-year goals: Sudbury will continue to pursue creating moderate income housing opportunities for middle-income households through developing the Maynard Road property.

Priority #3: Housing needs of family renters with incomes between 30 and 100 percent of the AMI.

Proposed Projects/1-year goals: Sudbury will expand the supply of affordable rental housing for low-income family renters through the Sudbury Housing Authority Redevelopment project, completed in FY13, and expansion of their Scattered Site rental program in FY14 and FY15.

Additionally, Sudbury will continue to partner with B’Nai B’Rith Housing on the Coolidge at Sudbury project, which will create very low-income rental opportunities for senior households. Construction began on the project in November 2013.

WALTHAM

Priority #1: Support local non-profit organizations that shelter and provide services to homeless in Waltham, to promote and enhance access to decent housing.

Proposed Projects/1-year goals: The Housing Division has researched a Tenant Based Rental Assistance (TBRA) Security Deposit Program which it will begin to implement with HOME funding in FY15. In reviewing the housing market, homeless count population, current and estimated future economic conditions, the Housing Division certifies that the use of HOME funds for TBRA should be an essential element of the jurisdiction’s annual housing strategy. The first phase of funding TBRA will begin in FY15. Ninety percent of the HOME funds used will assist families at or below sixty percent of the median income, adjusted for family size. Ten percent of the HOME funds may be used at eighty percent of the median income, adjusted for family size. The City will provide this financial assistance to lease market-rate units by offering a TBRA Security Deposit Program that will provide the first month rent and security deposit as a grant. By using HOME funds for TBRA, The City will be able to serve homeless households and those households most at risk of becoming homeless because of insufficient initial funds to lease housing in Waltham.

Priority #2: Housing needs of small family renters with incomes between 0 and 30 percent of the AMI.

Proposed Projects/1-year goals: The City will continue to support the Waltham Housing Authority in its role of providing subsidized housing to very low-income clients with CDBG funding for rehabilitation of existing units. The City will also move forward with the development of TBRA Program with the WHA. The Program would assist current waitlisted households from the Section 8 List and provide them with a TBRA rental subsidy so that no household will pay more than 30 percent of income towards rent. While receiving the subsidy from the City TBRA program, they would continue to stay on the Section 8 waitlist. The Housing Division and the WHA will complete the Program Design in FY 2015 for full implementation in FY16. The implementation of the TBRA Security Deposit program in FY15 will also assist small families at 0-30 percent of AMI.

Priority #3: Housing needs of elderly with incomes between 0 and 30 percent of the AMI.

Proposed Projects/1-year goals: The demand for affordable senior housing is far greater than the number of subsidized rental units available. There are many senior citizens with low annual incomes who find it very difficult to locate an affordable place to live. The current wait time for subsidized elderly housing in Waltham is one to two years. The City and the Municipal Housing Trust have begun the lottery process for the leasing of the Hardy School in 2014. The lottery will provide 11 units of affordable elderly housing. The former Hardy Elementary School consists of 19 one and two-bedroom units on the north side of Waltham. The northern section of Waltham currently offers no affordable senior housing. The Housing Division continues to administer three HOME program rehabilitation grants for the WHA totaling \$850,467 for the replacement of the current heating/hot water systems in three state-assisted housing developments, two of which are elderly. More than 95 percent of the current elderly units are leased to elderly tenants below 30 percent AMI. The HOME funded project will be completed in FY15.

WATERTOWN

Priority #1: Housing needs of elderly homeowners with incomes between 0 and 30 percent of the AMI.

Proposed Projects/1-year goals: Coordinate with the Watertown Senior Center/Council on Aging and other service providers to assist elders to “Age in Place.”

Priority #2: Housing needs of small family homeowners with incomes between 51 and 80 percent of the AMI.

Proposed Projects/1-year goals: Encourage developers of multi-unit condominium projects (subject to the Town’s Inclusionary Zoning/Affordable Housing requirements) to include three-bedroom units that are suitable for families.

Priority #3: Housing needs of small family renters with incomes between 51 and 80 percent of the AMI.

Proposed Projects/1-year goals: Work with private developers to create multifamily rental housing with a mix of unit sizes that would be subject to the Town’s Inclusionary Zoning/Affordable Housing requirements. Also, advocate for a balanced housing policy by educating the public and Town officials on the needs for multifamily rental housing.

Offer security deposit assistance through a new Tenant Based Rental Assistance program to help renters with the large upfront costs associated with moving into a new apartment.

WAYLAND

Priority #1: Housing needs of small family homeowners with incomes less than 80 percent of the AMI.

Proposed Projects/1-year goals: This goal is currently being addressed through the Habitat for Humanity project now under construction.

Priority #2: Housing needs of first-time homeowners between 51 percent and 80 percent of the AMI.

Proposed Projects/1-year goals: One of the Inclusionary Housing Units provided by a developer will be set aside for this AMI threshold. A recent project was completed that featured an inclusionary unit.

Priority #3: Housing needs of small family renters with incomes between 0 percent and 30 percent of the AMI.

Proposed Projects/1-year goals: The Town of Wayland has filed a Warrant Article to appropriate funds for the pre-permitting and potential sale of Town-owned land on Boston Post Road for the development of affordable and market rental housing units primarily for senior independent living.

NON-HOMELESS SPECIAL NEEDS PRIORITIES**BEDFORD**

Priority #1: Affordable rental housing needs of persons with disabilities.

Proposed Projects/1-year goals: Special Needs Facilities and Services

There are existing affordable accessible units in developments throughout the Town. These units will continue to be available to persons with physical disabilities.

Additionally, the FY14-funded project at 20 Railroad Avenue will be completed, which provides rehab funds to install new driveway and walkways, furnaces, new roof, and emergency exit in this eight-bed group home.

Priority #2: Needs of elderly owners with affordable homeowner housing.

Proposed Projects/1-year goals: The Bedford Council on Aging (COA) provides information and referral on issues such as assisted living facilities and home safety and adaptation. Home care services are provided by several different agencies including Emerson Hospital, Visiting Nurses Association, Minuteman Senior Services, and Metropolitan. The Council on Aging also runs a Safe at Home program. Through this program, the COA, Fire Department, Police Department,

and Board of Health collaborate and provide home safety and adaptation services to elderly homeowners.

Additionally, the Bedford Housing Trust administers a Small Grant Program to provide funds for health and safety repairs to help struggling households, including seniors, stay in their homes, funded through unrestricted local funds.

BELMONT

Priority #1: Supportive services (home repair and maintenance) needs of elderly.

Proposed Projects/1-year goals: MWCD continues to work with the Town to strengthen affordable housing development capacity. This organization supports the existing housing groups in each member community.

Priority #2: Affordable homeowner housing needs of elderly.

Proposed Projects/1-year goals: The BHT will work with the Planning Board and the developer to ensure the approved Cushing Village development, a mixed-use development consisting of three separate, three to four story buildings with 115 dwelling units, 12 of which will be affordable, as permitted under the Town's Cushing Square Overlay District with and required by the Town's Inclusionary Housing Bylaw. Once construction begins, the project should take about 18 months to build.

The BHT, with the help of MWCD, will seek opportunities for small, affordable rental housing units.

BROOKLINE

The Town assists several nonprofits which provide special needs housing. In FY14 Brookline provided more than \$125,000 in CDBG funds to support capital improvements at two special needs homes operated by Specialized Housing, Inc. In FY15 Brookline is not expecting any projects serving special needs beyond the two mentioned above, due primarily to limited resources.

CONCORD

Priority #1: Elderly individuals looking for rental housing opportunities.

Strategy: Assist Concord's Housing Authority in developing additional housing units for elderly individuals to increase the current inventory of units and reduce existing wait list times.

Accomplishment: The number of affordable housing rental units for elderly individuals created through the use of HOME funds.

Quantity: 1

Obstacles to meeting unmet need: Assisting with the creation of new elder housing is dependent on a private or public organization which can initiate, develop, and manage the newly created units.

Priority #2: Severe Mental Illness needing additional supportive services.

Strategy: Work with the Community Services Coordinator and existing private and public agencies to provide support services to individuals with severe mental illness. Support services would provide necessary assistance to these individuals to allow them to continue to live independently and bridge existing service gaps in the community.

Accomplishment: The number of individuals with severe mental illnesses who were assisted with HOME-funded programs which allowed them to continue to live independently.

Quantity: 2

Obstacles to meeting unmet: Assisting individuals with severe mental illnesses is dependent on the number of individuals who are interested in receiving this assistance and meet the eligibility requirements.

FRAMINGHAM

Priority #1: Needs of elderly and frail elderly owners and renters.

Proposed Projects/1-year goals: One to two loans per year for homeowners (Part of Rehabilitation Goal). One to three renters per year will be served by the improvements made at the Tribune Apartments.

Priority #2: Housing and supportive service needs of persons with severe mental illness.

Proposed Projects/1-year goals: None

Priority #3: Housing needs of persons with a physical disability.

Proposed Projects/1-year goals: Improvements will be undertaken at the Tribune Apartments, approximately three units. These units may be occupied by persons with disabilities.

LEXINGTON

Priority #1: Housing needs for people with special needs.

Proposed Projects/1-year goals: No additional units are proposed for people with special needs. The Town will continue to support the Douglas House, a supportive living home for individuals with brain injuries in which eleven of the fifteen units are affordable. In addition, there are

existing accessible units in private developments that, when vacant, will be available to households with special needs.

The Town of Lexington expects to continue its outreach to representatives of local households with intellectual and developmental disabilities.

NATICK

Priority #1 and 2: Housing needs of elderly renters and homeowners.

Priority #3: Housing needs of persons with a physical disability who are also renters.

Proposed Projects/1-year goals: Natick recently assisted the Natick Housing Authority in the rehabilitation of two vacant units in the Cedar Gardens senior living community. The units were very successful and there is demand for more. The Housing Trust and Community Development Advisory Committee will be considering special needs priorities as an element in all future and relevant projects.

NEEDHAM

Priority #1: Frail Elderly and affordable rental housing.

Proposed Projects/1-year goals: The NHA's 2013 Housing Needs Assessment indicated that the frail elderly 85 years of age or older have been increasing from 680 residents in 1990 to 1,041 by 2010 or from 2.5 percent to 3.6 percent of all residents during this period. As noted above, the Town of Needham has been promoting affordable rental housing, including additional rental opportunities for seniors through the following actions:

New Elder Services Zoning District

The Town approved a new Elder Services Zoning District to allow individuals to "age in place" in a campus environment that includes separate housing for those who live independently, assisted living facilities that offer more support, and nursing homes for those needing skilled nursing care. There is a 10 percent affordable housing requirement for the district. The Planning Board approved a project in October 2011 under this new zoning which will provide two affordable independent living units. The lottery for the units was conducted on January 17, 2014, and occupancy is expected in early 2014.

South Street Group Home

The Town is addressing the housing needs of persons with disabilities by providing \$280,000 in HOME funding and \$220,000 in Community Preservation funds for the development of a group home for developmentally disabled young adults at 1285 South Street. This project was in partnership with the Charles River Center (also known as the Charles River Association for

Retarded Citizens), a nonprofit agency in Needham that has been providing advocacy and programs for children and adults with developmental disabilities since 1956.

At this time, there is a shortage of housing for individuals with disabilities while the demand continues to increase, particularly as the population in Needham continues to age. Both the Department of Developmental Services (DDS) and Massachusetts Commission for the Blind identify individuals each year (based on prioritization) that will need accessible housing. Many of them are young adults turning 22 who have already been living in residential schools because of significant medical and cognitive needs. Others are older adults who are still living at home with elderly parents.

Specific objectives for this group home are to:

- 1) Create fully accessible housing needed by those with the most significant physical and cognitive disabilities;
- 2) Lighten the burden for elderly parents who are still caring for their adult children at home;
- 3) Help five adults increase their independence in a group home and become part of a vibrant community;
- 4) Create five, affordable housing units for Needham.

Redevelopment of Linden-Chambers Project

The Town is working with the Needham Housing Authority (NHA) on plans to redevelop housing for elderly and disabled residents at its Linden-Chambers development that would result in improved living conditions for existing tenants and a net increase in the number of units. The Town provided NHA with Community Preservation funding to undertake a preliminary feasibility analysis that included the preparation of a Housing Needs Assessment as well as engineering and financial analyses on site conditions and various development and financing options. The NHA is planning a special meeting to discuss the results of this feasibility analysis and next steps in February 2014, which will include a representative of the Town of Needham's Department of Planning and Community Development.

Chapter 40B Guidelines

The Town hired a consultant to develop 40B Guidelines that were completed in October 2012 and approved by the Board of Selectmen and Planning Board in 2013. The purpose of the Guidelines was to inform developers about the Town's affordable housing concerns and priorities and provide criteria for boards and staff to use when they review comprehensive permit applications and offer comments to the Board of Appeals. It is hoped that these

Guidelines will help to build consensus about projects as they move forward in the review and approval process, ultimately resulting in projects that meet local needs and priorities.

NEWTON

Priority #1: Increase affordable housing options with supportive services for low- and moderate-income individuals with special needs.

Proposed Projects/1-year goals: Continue to make deeper public subsidies per unit available to sponsors who will provide units for persons with special needs with accompanying support services.

Priority #2: Increase the number of accessible rental and homeownership units for the elderly and special needs sub-populations with incomes \leq 80 percent AMI.

Proposed Projects/1-year goals: Continue to make deeper public subsidies per unit available to sponsors who will provide accessible units for persons with special needs with accompanying support services.

SUDBURY

Priority #1: Housing needs of persons with mental or physical disabilities in a supportive services setting.

Sudbury has no current projects to address housing for persons with mental or physical disabilities.

WALTHAM

Priority #1: Housing needs of victims of domestic violence.

Proposed Projects/1-year goals: REACH (Refuge, Education, Advocacy, and Change), formerly the Waltham Support Committee for Battered Women, operates an emergency shelter in Waltham for women and children who are victims of domestic violence. REACH staff members voice a major need for affordable housing so that women and their children may move from the shelters to housing at the appropriate time, especially as housing subsidies and public assistance (Aid to Families with Dependent Children and EDC) have been cut. The City will continue to support REACH with CDBG funding in 2015. The HOME TBRA Security Deposit Program that will be implemented in FY 15 will assist REACH clients with their first month's rent and security deposit payments.

Priority #2: Housing needs of the elderly.

Proposed Projects/1-year goals: The City will continue to work with the WHA in finding alternative funding for upgrades/rehabilitation to its aging elderly housing units. WHA's

priority is updating and replacing original mechanical systems within its buildings, including heating and plumbing systems, as well as roofing, flooring, and appliances. In FY15 the City's Housing Division will continue to administer a Community Preservation Award of \$850,000 for the slate roof replacement on the Winchester Crane Apartments. This ongoing project will be completed in FY15. In addition the WHA will complete the \$850,000 HOME-funded improvements at the Winchester Crane Apartments and Myrtle Street Elderly Housing. Improvements include: heating system replacements, common area flooring installation, and making walkways and railings accessible.

As referenced earlier, The Hardy School site provides 19 one and two bedroom elderly apartments in North Waltham. DHCD has approved the Local Action Units there, and eleven affordable units will be leased through a lottery for occupancy by the summer of 2014.

WATERTOWN

Priorities #1, 2, and 3: Housing needs, including affordable rental housing and housing ownership, of persons with a disability.

Proposed Projects/1-year goals: Encourage designers, architects, and builders to incorporate and use the universal design concept in their projects. Continue to have a Disabilities Commission representative on the Site Plan Review Committee to review and comment on all proposed multifamily housing developments.

WAYLAND

Priority #1: Housing needs of persons with mental or physical disabilities in supportive services setting.

Proposed Projects/1-year goals: The Town approved a petition from Charles River Advocates for a five-bedroom group home on Route 20 Boston Post Road. The group home was constructed over the summer and opened last fall. This is the first group home to be constructed in Wayland.

ANTI-POVERTY STRATEGY

Poverty³ is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of access to meeting basic human needs, including adequate food, clothing, housing, water and health services. According to data from the previous decennial Census, in

³ The U.S. Census Bureau utilizes the federal Office of Management and Budget's Directive 14 to define poverty. The Bureau uses a set of income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or individual falls below the relevant poverty threshold, then the family or individual is classified as being below the poverty level. To compute poverty status, money income before taxes is computed. This does not include capital gains or non-cash benefits such as food stamps and housing subsidies. Poverty cannot be determined for people living in group quarters or for unrelated individuals under age 15 (such as foster children).

1999, 2.6 percent of families and 4.3 percent of individuals in Newton were living below poverty level. These percentages represent 546 families and 3,382 individuals. For the current three-year ACS estimate (2010-2012), those figures have increased to 3.9 percent and 5.6 percent, respectively, which represent approximately 827 families and 4,802 individuals. These numbers show a decline from last year's estimates, as they were 4.5 and 6.5 percent respectively, representing 935 families and 5,545 individuals. The 2013 and 2014 federal poverty guidelines are listed in the following table.

SIZE OF FAMILY UNIT	POVERTY GUIDELINE – 48 CONTIGUOUS STATES AND D.C.	
	2013	2014
1	\$11,490	\$11,670
2	\$15,510	\$15,730
3	\$19,530	\$19,790
4	\$23,550	\$23,850
5	\$27,570	\$27,910
6	\$31,590	\$31,970
7	\$35,610	\$36,030
8	\$39,630	\$40,090
Each additional person, add	\$4,020	\$4,060

The City recognizes that the median income in Newton is higher than many other Massachusetts communities. The 2000 Census reported that the median family income in Newton was \$105,289, while the current ACS three-year estimate (2010-2012) indicates that the median family income in Newton is \$151,101, which is a 43 percent increase. Comparatively, Massachusetts's median family income was reported as \$61,664 in the 2000 Census and \$82,684 in the 3-year ACS estimate (2010-2012), which is a 34 percent increase. High median home prices in Newton correlate with this high median income. Low-income individuals and families face the challenge of obtaining and maintaining housing in a community where the median sales price of a single family home in 2013 was \$884,000, which is the highest in the history of the City of Newton, according to the Newton Assessors' Office. Newton's anti-poverty strategy plays an important role for these low-income households. Among other outcomes, the successful implementation of the City's anti-poverty strategy enables low-income residents to remain in the community and provides opportunities for a diversity of new residents to live in Newton.

In Newton, the Housing and Community Development Division (the Division) of the Planning and Development Department is primarily responsible for coordinating the City's efforts to

reduce the number of people living in poverty and to move low-income people to self-sufficiency. Division staff administers the City's Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Shelter Grant (ESG) programs. The funds from these federal programs are used locally for programs and projects that provide the maximum benefit to extremely low-, low- and moderate-income persons. Division staff works in partnership with citizens, other City departments, and the public and private sectors to help address the impact of poverty through the following initiatives:

- Preserving and developing affordable housing opportunities;
- Fostering employment and economic opportunities for low- and moderate-income people;
- Supporting the delivery of human services; and
- Improving the physical conditions of and strengthening the quality of life in Newton's neighborhoods.

Division staff utilizes HOME, CDBG, and CPA funds to provide homeownership and rental opportunities through programs such as downpayment assistance and the development of new rental and homeownership units. The City's CDBG program also helps income-eligible homeowners maintain affordable, safe, and accessible housing through rehabilitation assistance. Fifteen percent of CDBG funding and 100 percent of ESG funding helps to support the delivery of human services to residents. Some of the programs funded provide job and life skills training, child care assistance, and other services necessary for an individual or family to move out of poverty. For more information on the types of public service activities funded, please refer to the public services section of the Annual Action Plan. Additionally, the City has a Section 3 program in place which encourages contractors working on contracts over \$200,000 to engage in training, hiring, and subcontracting activities with low- and moderate-income residents and subcontractors in the Boston-Cambridge-Quincy Metropolitan Statistical Area.

BEDFORD

Bedford is home to a significant number of homeless persons through the state-managed shelter program at the Bedford Plaza. The Town assists those persons with town resources.

BELMONT

Although primarily a residential community, the Town has several significant economic developments that have been permitted. The first is Cushing Village, which will add 115 units of housing and 38,340 gross square feet of commercial space to the Town. These new commercial jobs (retail and restaurant) are added to the construction jobs resulting from the actual build out of the project.

The Town anticipates that the Belmont Uplands, a 299-unit affordable housing complex, will begin construction shortly, however, ongoing legal challenges continued to delay construction. Once begun, the Uplands will add a significant number of construction jobs to the local economy.

BROOKLINE

The Town will continue to work to reduce poverty in many ways, including funding, often through CDBG programs, to encourage self-sufficiency. Current programs include:

- Steps to Success, an award-winning collaboration between the Brookline Public Schools, the Brookline Housing Authority, and other agencies, starts in the fourth grade and continues into college, providing low-income young people with a comprehensive support network designed to achieve college graduation and meaningful employment, with a 90 percent rate of college enrollment and 70 percent graduation rate.
- Family Learning Centers, sponsored by the Brookline Housing Authority, provides computers, computer instruction, and homework support at all BHA sites.
- Next Steps, located at BHA buildings, provides job search assistance and professional skills development for adults.
- Brookline Learning Project offers free English Language Learner classes to prepare non-English speaking adults for better paying jobs.
- The Youth Employment Training Program provides job readiness skills by placing youth in job opportunities in Town departments and/or outside agencies.
- The Parent-Child Home Program helps low-income families with young children at risk of delayed development.
- The JOBS program of the Council on Aging trains and provides employment opportunities for elders.
- The Brookline Community Mental Health Center, through individual counseling and group programs, works with adults, children, adolescents and families in dealing with crisis, substance abuse, domestic abuse, mental illness, anger management, and financial literacy.

Support of the low-income rental projects noted here will provide poverty level families with stable homes at affordable prices.

CONCORD

The Town of Concord recognizes the need to address the impact of poverty on families within the community. The Town will continue to work through its Community Services Coordinator, Board of Health, and Council on Aging to develop programs which address the needs of these families and work to reduce the level of poverty in Concord.

FRAMINGHAM

The Town of Framingham adopted the Framingham Neighborhood Revitalization Strategy Area for the Downtown corridor area and is prioritizing its limited CDBG public services funding to economic development activities that are targeted to workforce development activities of its low-income residents.

LEXINGTON

Lexington has no plans to reduce the number of poverty level families in FY15.

NATICK

The Town of Natick, through its Affordable Housing Trust and assistance from the Community Development Advisory Committee, continues to work with local congregations and Family Promise, formerly Metrowest Interfaith Hospitality Network in pursuing assistance for homeless families. Family Promise provides assistance to homeless families throughout the Metrowest region, and is managed through its Natick office. This population is solely parents with children who have not been able to access housing but have children in local schools. Transitional Housing provides a bridge from full assistance to independence and would allow Family Promise to assist more families. Currently the funding source proposed is Natick Trust funds to be used to assist one family in the queue. If this effort is successful, Natick will be looking at potentially using a portion of HOME funds through a Tenant Based Rental Assistance (TBRA) program to assist in meeting additional Transitional Housing needs.

NEEDHAM

The Needham Housing Authority completed a Housing Needs Assessment with the help of an outside consultant in 2013. This Needs Assessment helped the Town and the Housing Authority understand where the Town's immediate efforts should be focused and offered the following priority needs, confirming the findings from the WestMetro HOME Consortium's FY11- FY15 Consolidated Housing Plan:

Seniors

The needs of seniors are increasing as there are growing numbers of older adults in town and poverty levels for seniors increased tenfold between 1999 and 2011. In total 1,070 elderly households were spending too much on their housing, including 835 households earning at or below 80 percent of median income. A total of 655 elderly households, or almost 80 percent of all such households in this income range, were spending more than half of their income on housing.

Families

Of the total 4,565 housing units that are occupied by families in Needham, less than 10 percent or only 400 units were occupied by those earning at or below 80 percent of median income,

and of these only 90 units were occupied by those who were not overpaying for their housing. Altogether there were 335 families earning within 80 percent of median income that were paying too much for their housing, including 245 or 73 percent paying more than half of their income on housing. Poverty levels for families increased somewhat from 140 to 148 families between 1990 and 2011, or from 1.8 percent to 1.9 percent of all families.

People with Disabilities

There is a shortage of housing for individuals with disabilities while the demand continues to increase. The growing population of seniors adds to the need for more accessible and service-enriched housing. Given the number of those who claimed a disability in the Census Bureau's American Community Survey for 2011 (2,197 residents) and the number of permanent housing units which are handicapped accessible or have supportive services (820 units not including nursing homes), there is an unmet need of 1,377 such units based on estimates from the NHA's 2013 Housing Needs Assessment.

The NHA Housing Needs Assessment also recommended that there be a focus on rental unit development based on the following benefits:

- Target the needs of the community's most vulnerable residents with very limited financial means.
- Replenish some of the rental housing that has been lost over the past several decades.
- Provide opportunities for some seniors who are "overhoused" and spending far too much on their housing to relocate to more affordable and less isolated settings, opening up their homes to families requiring more space.
- Promote accessory units in existing homes that provide small year-round rentals and also offer additional income to owners, particularly those on fixed incomes who are cost burdened.
- Leverage state resources that are almost exclusively directed to rental housing development.
- Given state requirements for including units on the SHI, it is very difficult for long-term homeowners to qualify for subsidized housing.

The Town of Needham is planning to embark on a housing planning effort and prepare a Housing Production Plan that meets state requirements under 760 CMR 56.03(4). This Plan will involve further updating NHA's Housing Needs Assessment and preparing production goals and strategies for addressing identified priority housing needs in the community, including ways to reduce poverty. The effort will be overseen by an appointed Special Task Force and staffed by the Housing Planner. It is expected that this work will offer an excellent start for the process of developing the Town's FY16 – FY20 Consolidated Plan.

Clearly pursuing new rental unit development will provide much needed housing for those whose incomes severely limit their access to housing and will reduce the high cost burdens for lower income households who are spending disproportionate amounts of their earnings on housing, living within or close to the poverty level.

SUDBURY

Sudbury has no specific plan to reduce the number of poverty-level families in FY14.

WALTHAM

All projects and programs awarded CDBG and HOME funds from the Waltham Community Development Program primarily serve low- and moderate-income households. The City will continue to fund programs that increase the incomes of poor residents, thereby reducing the number of poverty-stricken households. Several local social service agencies such as the Power Program, Breaking Barriers Inc., Waltham Alliance To Create Housing (WATCH) and the Middlesex Human Service Agency (MHSA) receive CDBG funds to offer classes in remedial education, English, and job training to heighten the employability of low-income people and bolster their incomes. Additionally, Waltham funds social service programs that provide health services to poor people, such as the Community Health Center's ABC Program and Wayside Youth Center's HIV Prevention Project. The introduction of the HOME TBRA Security Deposit Program in FY15 will assist lower-income residents while preserving some amount of disposable income to these households.

WATERTOWN

The Town will work with the Watertown Social Services Resource Specialist at Wayside Youth and Family who will coordinate with other area agencies to connect Watertown residents with needed resources and services.

BARRIERS TO AFFORDABLE HOUSING

BEDFORD

The Town has prepared an Analysis of Impediments which details obstacles to affordable housing and fair housing in general. The Town has committed to work through the Housing Partnership to alleviate some of the barriers to affordable housing. The Partnership is reviewing accessory apartment bylaws with the Planning Director to look at zoning for ways to alleviate barriers to affordable housing.

The Town is continuing to maintain local financial resources for affordable housing through its participation in the HOME program and the Community Preservation Act. Bedford is also working with private developers who are proposing developments with new affordable units and with existing owners and managers to maintain the existing affordable housing. In

addition, the Town has joined the Regional Housing Services Office, which is coordinating the housing efforts of several towns.

BELMONT

The BHT will complete the Town's Housing Production Plan, which will identify policies, zoning amendments and other tools to encourage development of affordable housing.

During FY15, the actions the BHT expects to undertake are listed below to mitigate, reduce, or eliminate these barriers to affordable housing.

Encourage New Affordable Housing

The BHT will work with the Planning Board and developer to insure that the approved Cushing Village development will be built as permitted and required by the Town's Inclusionary Housing Bylaw.

Support Zoning Bylaw Amendments

The BHT was very active in developing zoning bylaw amendments that include provisions for affordable housing. The Town adopted an Inclusionary Housing Zoning By-law, a 40R Overlay District and two transit-oriented development by-laws. All of these amendments were reviewed by the BHT and passage of them was assured by BHT's support. The BHT will continue to seek opportunities to amend the zoning to provide for more affordable housing.

With the filing of two legal challenges to the Town's Inclusionary Housing Bylaw, the BHT worked with the Planning Board to revise it to make legally defensible.

The BHT will complete the Town's Housing Production Plan, which will identify zoning amendments that will encourage the development of affordable housing.

Seek and Utilize Additional Funding Sources

The BHT, Town, and MWCD will continue to seek additional funding sources to combat the high cost of housing and land in Belmont.

- Work with the MWCD to strengthen affordable housing development capacity. MWCD supports the existing housing groups in each community.

While none of these programs and funding sources alone will fill the large gap between affordable and market rates, a combination of them will need to be used to make a project affordable.

- First-time homebuyers in Belmont can access \$20,000 through the SoftSecond Loan Program. While no one has taken advantage of this program yet, the Town expects that future developments will enable homeowners to use it.

- The Town will also continue to pursue state grants.
- In the second year of CPA funding availability, the BHT secured \$375,000 to convert two-family homes into affordable housing condominiums. As a result, the BHT expects to create three affordable housing units.

BROOKLINE

Currently, Brookline's zoning reinforces the concentration of multifamily, and thus of affordable housing, to one-fourth of the Town's residentially zoned land. However, the Town has made strides on adopting new policies that favor affordable housing in all parts of Brookline, including the Olmsted Hill Condominiums project, which was completed in FY13 on a Zoning Overlay District in a single family neighborhood.

Brookline will continue to use its Zoning By-law proactively to encourage affordable housing as part of market-rate projects through the inclusionary zoning provision. These projects require an affordable housing benefit from all developments of six or more units. While 15 percent of developments of 16 or more units must be affordable, developers of six to 15 units may choose to make a contribution to the Housing Trust in lieu of such units.

The Town will continue to use Zoning By-law provisions to work with developers proposing new projects to maximize affordable housing outcomes. The parking provisions in the Zoning By-law allow for reduced parking requirements for affordable units. The Public Benefits Incentives within the Bylaw allow a limited density bonus for developers who are providing affordable units in excess of what is required.

The impact of high taxes on the cost of owning property in Brookline will continue to be partially mitigated, for owner-occupants, by a residential exemption which in 2014 equals \$175,127 and provides an annual tax savings of \$1,994.70. Furthermore, where affordable housing is deed restricted, the property will be assessed at the permitted resale price, further reducing taxes. The Town will continue to work with affordable condominium buyers to take advantage of these tax advantages when seeking financing. In addition, the Town will continue to subscribe to several State-authorized measures to provide tax relief for homeowners who are low-income, seniors, surviving spouses and children, veterans, and/or blind.

While the Town cannot control the sales price of housing or the speed at which property transfers, it will continue to use its own Housing Trust as a way to help nonprofits to respond nimbly to market opportunities, and its HOME, CDBG, and its Housing Trust to help write-down its cost. This effort includes reinvesting proceeds from the sale of units originally assisted by the HOME/CDBG-funded homebuyer assistance programs which are not subject to resale restrictions. The Town will allocate its limited resources to developers in ways that have the

greatest likelihood of leveraging private and State funding and at achieving affordability for the longest term appropriate through deed restrictions.

Finally, Brookline's Housing Division will maintain its practice of outreach to connect owners of appropriate properties with potential nonprofit operators/developers, and to familiarize lenders with Brookline programs, in an effort to bypass the highly competitive marketplace and achieve a transition of property that will benefit affordable housing.

CONCORD

The most significant barriers to affordable housing in Concord are the high cost of land in the community and the prevalence of environmental constraints – 30 percent of Concord's land area is permanently protected open space, 22 percent is in wetlands or floodplains, and another six percent is agricultural land enrolled in Chapter 61A. In addition, only one-third of the community is served by the Town's sewer system, which is currently dealing with significant capacity constraints due to physical limitations at the existing waste water treatment facility and federal permitting limitations. Lastly, Concord's residential zoning districts are primarily designed for detached single family dwellings.

Concord is now working to amend its Zoning Bylaw to allow more diversity and density in its future housing stock. Efforts under consideration could allow more multifamily development and more compact residential developments in and near village centers and public transportation. Concord is also considering an amendment to the current zoning to allow affordable housing to be built on undersized lots and to change the requirements for producing affordable units to increase the number of small village center development possibilities. The Town also continues to pursue opportunities which encourage the retention of smaller, more affordable homes in Concord.

While Concord has reached 10.4 percent on the State Subsidized Housing Inventory, it continues to work towards the development of new units to meet current and anticipated future needs. Affordable housing is considered as part of all potential land acquisitions as part of a Town Meeting-approved Town Policy. The Town continues to work with the Concord Housing Development Corporation on their project to develop affordable housing on 12 acres of former State land in West Concord and recently approved an eight-unit "friendly" 40B development that will provide two new affordable homeownership units. The Town also works closely with the Regional Housing Services Office to monitor its existing affordable housing stock and address any questions or issues that arise. Lastly, the Town has partnered with the Concord Housing Authority to make repairs and improvements necessary to maintain its existing affordable housing stock.

FRAMINGHAM

The Town of Framingham is committed to operating a Housing Rehabilitation program as well as a Downpayment Assistance Program in FY15 with CDBG and HOME funds, to help maintain the town's affordable housing stock as well as remove financial barriers for homebuyers who would be unable to afford housing without support.

Framingham will address high land costs in FY15 by fostering cooperation between Town departments and local housing developers in creating incentives, such as modest density bonuses and zoning changes, encouragement of the conversion of historic buildings into housing, reuse of obsolete properties for new affordable or mixed-income housing, and the legal development of accessory apartments (where appropriate).

LEXINGTON

To remove barriers to affordable housing in Lexington, the Town must:

- Secure the longest period of affordability possible;
- Leverage both public and private funding sources, to the maximum extent possible;
- Continue to develop amendments to local bylaws and regulations that incentivize or require inclusionary (affordable) units in new development; and
- Continue to negotiate, via special permit and rezoning requests, inclusionary units in proposed developments.

The Town is continuing to maintain local financial resources for affordable housing through its participation in the HOME program and the Community Preservation Act. Lexington is also working with private developers who are proposing developments with new affordable units. In addition, the Town has joined a Regional Housing Services Office which is coordinating the monitoring of Lexington's affordable housing to ensure the units are preserved.

NATICK

The most prevalent barrier to affordable housing is education of the needs and beneficial effects of affordable housing on communities. Current zoning bylaws will be reviewed and best practices promoted in the upcoming Phase II of the Natick Rezoning initiative to occur in 2014. Considerations to be reviewed include reducing excessive development standards, streamlining regulatory procedures, evaluating policies that could potentially restrict land supply for development, offering additional incentives for the development of affordable housing, and continuing to advertise and promote affordable housing by all means accessible to the Town.

With Phase II of the Natick Rezoning efforts to be completed in 2014, Natick will continue to evaluate zoning changes similar to the Housing Overlay Option Plan (HOOP) and 40R districts that have recently resulted in a number of successful affordable housing units; and encourage low-impact development in areas where affordable multifamily housing might be proposed for

existing open parcels which are frequently now aligned with sensitive environmental areas. The residential zoning in Natick is still substantially weighed towards single family units and the Town will look at underutilized districts that can absorb higher residential density, particularly those adjacent to services and transit, and promote Smart Growth through zoning initiatives like 40R. The Town will evaluate the process involved in permitting affordable housing; evaluate requirements associated with residential use such as off-street parking, and better educate the community on the need for workforce housing and services. There are several cases of existing affordable housing bylaws that need to be reviewed and in some cases either modified or removed and replaced by more effective measures. Natick has established the Natick Housing Trust as a resource to fund the recently successful Downpayment Assistance Program that the Town had adopted, which matched people with lower incomes with excess affordable housing stock. The Town plans to review home improvement programs targeting the elderly and people with disabilities to evaluate the potential of such a program in Natick.

NEEDHAM

The Town will pursue the following actions to remove or ameliorate the obstacles for creating affordable housing:

- The Town has created Guidelines that clarify what qualities Needham seeks in housing developments, specifically Chapter 40B developments. These Guidelines will help reduce the conflicts over individual affordable housing proposals and hopefully decrease the time involved in permitting such projects.
- Needham will explore updating and refining the outdated multifamily zoning rules which limit the extent of multifamily developments in the town.
- The Town will consider waiving application fees for affordable housing where appropriate.
- The development of a Housing Production Plan in 2014 will provide an opportunity for the Town to reexamine the obstacles to providing affordable housing and ways to mitigate the effects of such challenges. This planning process will provide important input into the preparation of the FY16 – FY20 Consolidated Plan.

Actions to foster and maintain affordable housing include the following:

- The Town is supporting the work of the NHA to redevelop its Linden-Chambers development for the elderly and disabled who are generally earning within 30 percent of area median income. This project is in substandard condition, does not take advantage of the available site through its low-density and single-story design, is not energy efficient, and is considered an eyesore by many in the community. Existing NHA property will provide for the appropriate phasing of the redevelopment work to avoid unnecessary hardship for current tenants and negative impacts in the surrounding area. Not only will current tenants secure much improved housing, but there will be a significant net increase in available units.

- Through new zoning in the Town Center, a new affordable unit is in the process of being developed and hopefully will provide an appealing model that will spur additional comparable development in the area.
- Through a new Elder Services Zoning District, two new affordable independent-living units are being developed for seniors.
- The group home that the Town is supporting through \$280,000 in HOME funds and \$220,000 in Community Preservation funding also provides much needed special needs housing and meets the HOME match requirement.
- The hiring of a Housing Planner will enable the Town to better oversee and promote affordable housing preservation and development.
- The Town will continue to meet with developers to encourage affordable housing in line with local needs and priorities.
- Through the development of a Housing Production Plan in 2014, the Town will explore zoning changes and development opportunities that will result in additional affordable units.

NEWTON

Comprehensive Zoning Reform

The City has begun a comprehensive revision of the Newton Zoning Ordinance based on recommendations from the Zoning Reform Group (ZRG), an advisory body appointed by the Mayor and the Newton Board of Aldermen in 2010 in response to broad sentiment that Newton's Zoning Ordinance is difficult to understand and administer and is sometimes unclear as to whether it carries out the intentions of the Comprehensive Plan. The Zoning Ordinance guides new construction, redevelopment, and land use patterns by creating regulations, standards, and review processes that shape the City over the long term. The last comprehensive review and revision of Newton's Zoning Ordinance took place in 1987. Phase 1 of zoning reform began in late FY13 with the reorganization and reformatting of the Zoning Ordinance and is expected to conclude in late FY14 or early FY15. Phase 2 of zoning reform will consist of a comprehensive rewrite of the Zoning Ordinance and possibly revisions to the Zoning Map to be not inconsistent with the *Comprehensive Plan*.

The ZRG identified eleven major themes or policy goals for zoning reform. Each of these themes represents a significant goal identified in the City's *Comprehensive Plan* that the ZRG believes the current Zoning Ordinance does not adequately support. The changes necessary to achieve the ZRG's goals will require significant changes to the Zoning Ordinance. Two specific policy goals, if they are achieved, can have a positive impact on increasing housing affordability in Newton. These goals are:

- Simplify and streamline the permitting and review process in residential developments that have an affordable housing component, and
- Create more diverse housing opportunities.

Meeting these goals will have a direct impact on institutional public policies that create barriers to housing affordability in Newton. Simplifying and streamlining the permitting process provides more predictability in the development process creating efficiencies that can result in decreasing development costs. Changing the Zoning Ordinance to “create more diverse housing opportunities” is a broad policy directive that can be achieved in multiple ways. The ZRG’s report reflects on a community where “...large single-family homes predominate and the number of smaller homes is steadily decreasing through tear-downs and upgrades.” “...(L)ea(v)ing few options for young singles and married couples beginning their careers seeking housing in Newton, and for empty-nesters who wish to downsize and stay in the community.”

The report cautions that zoning requirements should not impose “unnecessary restraints” that would make the creation of affordable housing and housing priced at the lower end of the market difficult to achieve:

“Residential zoning should not impose unnecessary constraints upon the development of multifamily housing and the adaptive reuse of existing large homes or nonconforming structures, especially near transit nodes and in village centers...Instead, zoning reform should consider how to provide incentives for creative approaches that serve our housing needs, including accessory apartments, small multifamily dwellings, single-room occupancy units, two-family and three-family dwellings, and townhouses. Reform could also result in a streamlined review process for small projects that meet affordable housing goals. The ZRG recommends that further improvements to inclusionary housing and accessory apartment rules should be considered as well.”

By way of example, a proposal was docketed in FY14 that would rezone 48 parcels in the Newton Centre area from a Multi-Residence 1 district to a Single- Residence 3 district. This type of regulatory constraint, if applied broadly across the City, will inevitably create more expensive housing and ultimately strain the already scarce subsidies needed to produce affordable housing.

Planning and Department staff will monitor the zoning reform process and ensure that the revised zoning code remains consistent with the *Comprehensive Plan* and the *Consolidated Plan* and does not negatively impact the ability to produce a diversity of housing choices. There are a number of policy issues with direct bearing on zoning reform, including fair housing. This topic will be part of the dialogue and incorporated into the zoning framework.

Countering Growth Limitations

In response to interest in a concept of “naturally affordable” housing, the Newton Housing Partnership formed a zoning subcommittee in FY13 to explore whether zoning changes could enable “scattered small developments of housing units compatible with their context to be priced substantially lower than is common in Newton without subsidies or deed restrictions.” The subcommittee’s analysis concluded that Compact Housing units could be feasible, especially ownership, although the amount of such housing likely to be built would be modest.

In FY14, the initiative gained support from the Newton Housing Partnership, and the item was docketed for discussion at the Zoning and Planning Committee by the Planning and Development Department. If approved, this type of zone aims to make new housing available to households which cannot be served by the market-rate housing now being developed in this City and are not income-eligible for subsidized housing. The proposal hopes to demonstrate modest neighborhood growth with a “degree of compatibility with both the physical and the social context.” The proposal could also minimize demands upon City administrators for initial approval and monitoring requirements.

Staff anticipates that that this proposal will be discussed by the Board of Aldermen and City staff during the remainder of FY14 and during FY15.

SUDBURY

Sudbury continues to direct efforts for public education and awareness on the benefits of affordable housing. The Analysis of Impediments, completed in FY13, identified action steps to continue this effort, including zoning changes for Route 20 and/or the Town-owned property at the Melone site, which a gravel operation previously occupied, , including 40R and other higher density development options.

The Sudbury Housing Trust continues to provide lottery agent services to sell housing units to low- and moderate-income households. Through this program, the Sudbury Housing Trust actively advertises and markets to encourage minority participation. Notices are published to an extensive list of paid advertisements and urban nonprofit organizations. As a result, 40 percent of the applicants self-declare as a minority, and 40 percent of the units were sold to single parents.

The Regional Housing Services Office also provides monitoring services to preserve affordability restrictions in the Towns of Acton, Bedford, Concord, Lexington, Sudbury, and Weston. These proactive efforts will assist owners and residents and provide linkages to needed support as requested. Through this effort, rent overcharges have been identified and returned to tenants, preserving the affordability of housing.

WALTHAM

The mission of the City of Waltham through its programs and partnerships is to be a leader in creating housing choice and providing opportunities for inclusive patterns of housing occupancy to all residents of the City, regardless of income, race, religious creed, color, national origin, sex, sexual orientation, age, ancestry, familial status, veteran status, or physical or mental impairment. It shall be our objective to ensure that new and ongoing programs and policies affirmatively advance fair housing, promote equality, and maximize choice. In order to achieve our objective we shall be guided by the following principles:

- **Encourage Equity:** Support public and private housing and community investment proposals that promote equality and opportunity for all residents. Increase diversity and bridge differences among residents regardless of race, disability, social, economic, educational, or cultural background, and provide integrated social, educational, and recreational experiences.
- **Be affirmative:** Direct resources to promote the goals of fair housing. Educate all housing partners of their responsibilities under the law.
- **Promote housing choice:** Create quality affordable housing opportunities that are geographically and architecturally accessible to all residents. Establish policies and mechanisms to ensure fair housing practices in all aspects of marketing.
- **Enhance Mobility:** Enable all residents to make informed choices about the range of communities in which to live. Provide information and assistance to residents with respect to availability of affordable homeownership and rental opportunities and how to access them.
 - **Promote Greater Opportunity:** Utilize resources to stimulate private investment that will promote a desirable and diverse community. Foster neighborhoods that will improve the quality of life for existing residents. Make each neighborhood a place where any resident could choose to live, regardless of income.
- **Reduce Concentrations of Poverty:** Ensure an equitable geographic distribution of housing and community development resources. Coordinate allocation of housing resources with employment opportunities, as well as availability of public transportation and services.
- **Preserve and Produce Affordable Housing Choices:** Encourage and support rehabilitation of existing affordable housing while ensuring that investment in new housing promotes diversity, and economic, educational, and social opportunity. Make housing preservation and production investments that will create a path to social and economic mobility.
- **Measure Outcomes:** Collect and analyze data on households including the number of applicants and households served. Utilize data to assess the fair housing impact of housing policies and their effect over time, and to guide future housing development policies.
- **Rigorously Enforce All Fair Housing and Anti- Discrimination Laws and Policies:** Direct resources to projects that adhere to the spirit, intent, and letter of applicable

fair housing laws, civil rights laws, disability laws, and architectural accessibility laws. Ensure that policies allow resources to be invested only in projects that are wholly compliant with such laws.

The City of Waltham will use the following tools to further fair housing and assist in the removal of barriers to affordable housing.

Inclusionary zoning ordinance: (Article 9.0). This Article applies to any proposed multifamily development of ten or more units that requires a special permit to exceed the Floor Area Ratio allowed by right in that district. If the Article applies to a proposed development, the City Council determines if the applicant must provide affordable housing onsite, off-site, or by paying a fee in lieu of dwelling units. Since 1995, the ordinance has been invoked eight times.

Community Preservation Committee: The Community Preservation program's purpose is to raise local and state funds to build affordable housing, protect open space, preserve historic properties and develop recreation facilities. Combined with a 100 percent state match, nearly \$3,500,000 is raised per year in Waltham. The Housing Division will proceed with an FY 15 application for CPC funds to provide a pilot TBRA Rental Assistance Program. If approved, the Housing Division would work with the Waltham Housing Authority by providing HOME funding rental subsidies to people with low to moderate incomes who are already on the Section 8 waitlist. Those funded would not lose their standing on the waitlist.

Introduction of a HOME Funded TBRA Security Deposit Program: This program will provide eligible low-income households with the first month's rent and security deposit grant. Program will target those households at 60 percent or below of AMI.

Affirmative Marketing: All development of affordable housing will be monitored by the City of Waltham for compliance with the terms of the regulatory agreements to ensure housing affordability.

WATERTOWN

Watertown will:

- Encourage the incorporation of universal design, to increase accessibility for persons with disabilities, through project review.
- Implement strategies identified in the Housing Production Plan to overcome barriers to housing production. These strategies may include increasing the percentage of affordable housing and/or requiring that additional units be set aside for different income levels required in the Town's affordable housing ordinance, amending the zoning to allow multifamily housing to be allowed by-right in certain zoning districts, etc.

- Work with property owners, builders, and developers to incorporate high quality affordable units into development projects as required by the Town’s inclusionary zoning provisions.
- Distribute outreach materials developed by MWCD to educate developers on the Town’s inclusionary zoning provisions as well as streamline the process for incorporating and filling the affordable units with “Ready Renter” and “Ready Buyer” lists of qualified tenants and owners.

WAYLAND

The Town of Wayland is considering the formation of a Housing Trust fund. The Board of Selectmen will appoint a committee to make recommendations for a Warrant Article to be submitted in a future town meeting. The WHA is now annually certifying compliance with affordable homeownership. The WHA is providing monitoring services for the affordable rental units at the new Residences at Wayland Center.

ADDRESSING OBSTACLES TO MEETING UNDERSERVED NEEDS

The primary obstacles to meeting underserved needs in Newton and the 12 other HOME Consortium communities is the lack of sufficient funding, high overall property values and the length of permitting processes. During the needs assessment process conducted for the FY11-15 Consolidated Plan, a large number of needs were identified. Unfortunately, the amount of CDBG and ESG funding allocated to Newton and HOME funding allocated to the Consortium communities cannot begin to address all of the identified needs. In the coming fiscal year, staff will continue to explore creative ways and be proactive in leveraging additional funding to address underserved needs, including state resources. The TBRA Program is one such example of how Newton and other Consortium communities can leverage scarce HOME funds with state housing vouchers. Solutions will continue to be sought to maximize the effectiveness of the federal funds and to address the greatest number of needs. Each community’s strategies to meet underserved needs are described in the following paragraphs.

BEDFORD

Bedford will continue to work with developers who propose affordable rental and homeownership projects in Town. Renovations at the Bedford Housing Authority (BHA)-owned units at 20 Railroad Avenue have been committed for existing FY09, FY10, FY11, FY12, FY13, and FY14 HOME Program funds. This will provide upgraded facilities for this two-unit, eight-bed group home.

The Town will also continue to focus on maintaining its existing stock of affordable housing. The Town has explored and will continue to monitor the status of its expiring use projects.

An additional obstacle that has been identified is the difficulty homebuyers are having being approved for mortgage financing. This impediment has become increasingly challenging as credit standards have tightened. Buyers purchasing affordable resale units are struggling to obtain mortgage financing.

BELMONT

The MWCD was established to help identify affordable housing opportunities and to advance them to construction. MWCD will continue to look for opportunities in Belmont and work to bring them to fruition. The BHT, with the help of MWCD, will seek opportunities for small, affordable rental housing units.

BROOKLINE

In an effort to bypass the highly-competitive marketplace and achieve a transition of property that will benefit affordable housing, the Housing Division will continue to connect suitable property owners with nonprofit developers and familiarize lenders with Brookline programs. The Town will keep using its Housing Trust as bridge financing to allow developers to move quickly as opportunities arise.

For example, in FY14, the Town used its Housing Trust to fund predevelopment costs, allowing the Brookline Housing Authority to advance to a FY14 construction closing at 86 Dummer Street and thereby expand affordable rental opportunities. At the same time, the Town also worked with Pine Street Inn to purchase two adjacent lodging houses from a private owner. The Town had facilitated the transition of management to Pine Street Inn several years ago with the goal of improving and preserving 31 units of single room occupancy housing.

CONCORD

The Planning Division works with the Concord Housing Authority, the Health Department, the Community Services Coordinator, and the Council on Aging to identify potential candidates for funding through the Concord Housing Development Corporation's Small Grants Program. The Planning Division actively works to increase outreach and develop education programs that will build awareness of the program and ensure its continued success. The Planning Division will continue to work with the Concord Housing Authority to retain and update existing rental units, and to develop new elder housing units throughout the community. Outreach efforts will also be developed to reach out to those in public and private sector positions working with individuals with severe mental illness to develop an assistance process and program.

FRAMINGHAM

Framingham will provide deferred, no-interest loans to rehabilitate homes owned by low- or moderate-income residents. Rehabilitation of dwellings owned by the elderly or units occupied by those with physical disabilities (both owner-occupied and rental-occupied units) is particularly important. The newly hired Housing Quality Inspector has implemented best practices to the rehabilitation program to attract and maintains a strong list of participating contractors.

The Town will also work to preserve and upgrade current facilities through moderate rehabilitation.

LEXINGTON

During FY15, it is expected that LexHab will construct four units which will be rented to households making less than 60 percent AMI at Fairview. In addition, the Town will continue to pursue opportunities for affordable housing development; however, the development of affordable housing, including HOME-assisted units, is difficult due to the high cost of land in the community as well as the high demand combined with a limited supply of available properties and land.

Through the Regional Housing Services Office, monitoring of the existing affordable housing stock is being undertaken. This process will ensure that existing units meet all statutory and regulatory requirements, thus ensuring their continued affordability.

NATICK

The Town has benefited from a sizable number of affordable units for sale from several Local Initiative Program residential projects, and has successfully utilized Downpayment Assistance (DPA) in leveraging funding to targeted populations (50-80 percent AMI) for the purchase of many of these units. The Town sees this as a successful program. The initial program was cancelled in light of a difference in HUD and DHCD requirements involving deed riders. However, recently this program has been reinstated using funding from the Natick Affordable Housing Trust Fund.

Natick is currently evaluating the funding of several new-built or rehab residential projects to best support the increased affordable housing in Natick. This approach may include the involvement of the Town of Natick with the Natick Housing Authority in the rehabilitation of several properties in their inventory that are currently vacant because of deferred maintenance. Natick is also considering a TBRA program to assist affordable housing rental applicants seeking one of the several hundred units made available through the development of 40B, 40R, and local zoning in the HOOP overlay districts.

NEEDHAM

There were several obstacles to meeting underserved needs that were identified by Needham in the FY11-FY15 Strategic Plan. These obstacles and measures to mitigate their effects (*in italics*) are presented below.

- The process of getting all necessary parties on board to approve the conveyance of Town-owned land for housing is lengthy and sometimes contentious, also requiring Town Meeting approval. It is also typically challenging to obtain consensus about the specific use for any particular parcel, affordable housing included. Additionally such Town-owned property is extremely limited. The planning that will be accomplished through the development of a Housing Production Plan under state regulations will identify Town-owned property that may be suitable for affordable housing and other key strategies for proactively promoting affordable housing. The Housing Planner will staff this planning process and then work with representatives of appropriate Town boards and committees to obtain necessary approvals for the implementation of the Plan. It is also anticipated that the recently-approved Chapter 40B Guidelines will help build consensus regarding development plans as projects move forward.
- Questions have been raised regarding the profitability of integrating housing, including affordable housing, in the Town Center given the high costs of land and construction. New downtown zoning was approved that provides a density bonus for affordable units to help make housing development more feasible. A new affordable unit is being created through this new zoning, a hopeful precedent for additional units in the future. Meetings have taken place between Town staff and several property owners about the new zoning, and several are weighing their options. The Town will continue to provide technical support to developers to create housing in the downtown under the new zoning, potentially providing some financial support in the future for affordable units.
- Securing resources for development is challenging given that subsidies are limited and extremely competitive. HOME funds have been used to leverage other sources of financing in the past. This continues to be the case as the Town invested \$280,000 in HOME funding for the development of a group home at 1285 South Street that leveraged almost \$1 million in other funding from public and private sources.

NEWTON

The obstacles to meeting underserved needs are identified as follows:

- Lack of sufficient funds to more deeply subsidize units;
- Lack of institutional support to more deeply subsidize units;
- Lack of sufficient funding to address all requests for accessibility improvements;
- High property values; and
- Length of permitting process for affordable housing projects

The City has already determined that additional CDBG and HOME funds will be made available to sponsors who are proposing to address one of the needs identified in Priority #2 in their housing projects. This policy will continue in FY15.

SUDBURY

In FY15, Sudbury will continue to subsidize affordable housing through CPA funds and efforts of the Sudbury Housing Trust. This funding is appropriated at the Annual Town Meeting.

The Town will continue to serve the neighboring communities by leading the Regional Housing Services Office for the towns of Acton, Bedford, Concord, Lexington, Sudbury, and Weston. This service will strengthen the housing operating model for all participating towns. Through the RHSO, greater outreach is provided to encourage participation by underserved populations and minorities.

WALTHAM

The HOME and CDBG programs are important tools for community and neighborhood revitalization. Since these are the primary goals of HUD, the City will continue to offer the programs to eligible low- and moderate-income renters and homeowners. Seniors with limited incomes are very vulnerable to the worsening economic downturn. The purpose of the CDBG Rehabilitation Loan Program is to assist very low- to moderate-income homeowners in repairing their homes, eliminate conditions that pose a threat to their health and safety, and help preserve the City's housing stock. The introduction of the HOME TBRA Security Deposit Program will, assist renters with the ability to afford the high costs of entering into a lease agreement for permanent housing.

The City and the Waltham Municipal Housing Trust will complete an affordable lottery for the former Hardy Elementary School. Occupancy is targeted for FY15. Eleven of the nineteen total units will be affordable to elderly applicants at and below 80 percent of AMI in perpetuity. The Hardy School project is the first elderly housing development in North Waltham.

One obstacle to meeting underserved needs is a lack of resources. The City plans to review alternative sources of funds to help address the needs of City residents. During the next year the City will work to increase the resources addressing underserved needs and work with local community agencies to coordinate services and reduce duplicative activities. Through this strategy, the City hopes to encourage community agencies to become more effective and efficient in program delivery, thus allowing the limited available resources to serve a larger percentage of those in need.

The City of Waltham is interested in obtaining some portion of the 128-acre state-owned Fernald School site. This property is located on Trapelo Road in Waltham with direct access to 128. The Fernald site is on an MBTA bus line with direct access to Boston via Belmont and Cambridge. The state-owned parcel of land will become available in 18 to 24 months. The State of MA is planning to dispose of the property by selling it on the open market. The City of Waltham will be requesting that a portion of the property be given to the city for “open space.” If the State sells a portion of the property to a private developer for housing, the City’s affordable housing provision will come into play which requires that ten percent of units are set aside for low- and moderate-income households. The State has not made any advancement in their efforts to discuss disposal of this property with the City of Waltham in the past 12 months.

WATERTOWN

The following actions will take place in FY15 to address the obstacles (identified in the Consolidated Plan) to meet underserved needs in Watertown. Watertown will:

- Implement the strategies identified in the Housing Production Plan (pending approval by the State) to overcome barriers to housing production.
- Continue to work closely with private developers to encourage the creation of balanced housing stock to meet the needs of residents.
- Continue to explore possible programs and/or funding sources that may be available to Watertown residents to assist in lead abatement activities.
- Coordinate with Wayside Youth & Family Support Network’s new Watertown Social Services Resource Specialist to better connect residents to resources and services.
- Watertown Senior Center/Council on Aging and other service providers to assist elders to “Age in Place.”
- Distribute outreach materials developed by MWCD to educate developers on the Town’s inclusionary zoning provisions as well as streamline the process for incorporating and filling the affordable units with “Ready Renter” and “Ready Buyer” lists of qualified tenants and owners.
- Offer security deposit assistance through a new Tenant Based Rental Assistance program to help renters with the large upfront costs associated with moving into a new apartment.

WAYLAND

The greatest obstacle to meeting Wayland’s underserved housing needs is the cost of land. Thirty years ago, Wayland was a place where young families could purchase starter homes. Given escalating housing prices throughout most of the last several decades, starter homes are now unattainable without subsidies for most first-time homebuyers desiring to live in the community. Moreover, Wayland residents face a substantial tax burden and find few downsizing options in town. The Town’s new resource of HOME funds leveraged with existing CPA funds will assist Wayland in addressing these challenges.

ADDRESSING LEAD BASED PAINT IN HOUSING

The table below indicates that there are a high percentage of older homes in the HOME Consortium. Most of these older houses were built prior to 1978, the year that lead paint was banned. Families looking to buy or rent in the Consortium are often in need of information or assistance in protecting the health and safety of their children.

Distribution of Lead Based Paint Hazards and Incidence of Lead Paint Poisoning

GEOGRAPHY	TOTAL HOUSING UNITS	% OF OLDER HOMES	% POPULATION <6 YRS. SCREENED FOR LEAD POISONING	TOTAL BLOOD LEAD LEVELS >=20	INCIDENCE RATE >=20
Bedford	5,157	69.5%	70.55%	0	0.0
Belmont	9,586	93.4%	39.75%	0	0.0
Brookline	29,396	90.5%	46.82%	1	0.6
Concord	6,804	76.9%	34.41%	0	0.0
Framingham	27,546	86.0%	46.51%	0	0.0
Lexington	12,237	77.1%	38.38%	0	0.0
Natick	14,280	73.8%	44.67%	0	0.0
Needham	10,911	75.5%	45.44%	0	0.0
Newton	32,060	84.4%	53.02%	0	0.0
Sudbury	5,902	67.6%	32.25%	0	0.0
Waltham	25,463	79.4%	55.85%	1	0.5
Watertown	15,066	86.1%	49.07%	0	0.0
Wayland	5,194	78.0%	38.90%	0	0.0

Sources: American Community Survey 3-year Estimate, 2010-2012, Table: B25034; Massachusetts Department of Public Health: Screening and Incidence Statistics by Community Fiscal Year 2012: July 01, 2011 – June 30, 2012.

Total Housing Units and Housing Units Built Prior to 1978 for Bedford, Concord, Sudbury, and Wayland were taken from the American Community Survey 5-year Estimate, 2008-2012, Table: DP04.

The Environmental Protection Agency (EPA) has issued a new lead paint regulation that took effect in April 22, 2010. This regulation is called the Renovation, Repair, and Painting (RRP) rule. The rule applies to contractors, property owners, and others who disturb or repair paint in pre-1978 housing, child care facilities, and even schools.

BEDFORD

The issue of lead paint is addressed through ongoing development projects if required. There are no active projects that include renovating or converting existing dwellings to affordable units.

BELMONT

Though the majority of Belmont's housing stock is quite old (slightly more than 95 percent constructed prior to 1979), it is very well-maintained. According to the Massachusetts Department of Health and Human Services, Bureau of Environmental Health, no incidence of

lead poisoning in Belmont has been reported since 2000, the year that the Department started providing statistics on its web site. The Town's Health Department provides referral services and in certain situations can test the property in question. All remedial activities, however, are the responsibility of the property owner. The BHT continues to reach out to realtors and landlords stressing the importance of de-leading their residential units.

BROOKLINE

The Town will continue to work to reduce the risks of lead-based paint poisoning. As required by Massachusetts State law, whenever a tenant files a complaint or if any inspection is required by the State Sanitary Code and the unit is occupied by children under the age of six years, Brookline's health inspector performs a lead determination. A total of 1,260 housing inspections during the past two years were performed, and 16 of these resulted in orders for lead abatement. The Town also received 20 notices of lead paint removal during this two-year period, reflecting the number of units in which the property owner sought a compliance letter for the removal/abatement of lead. The Health Department has also been quite active in responding to reported violations of the new EPA Renovation, Repair, and Painting Rule (RRP Rule), which requires contractors to follow safe work practices when working in residential properties built before 1978. Furthermore, the Town will continue to require lead paint abatement as part of renovation programs for family housing undertaken by private developers using public funds when such housing is to serve families with children.

In FY15, the Brookline Housing Authority plans to undertake lead paint abatement at two (High St. Veterans and Egmont St. Veterans) of its family housing development containing a total of 291 units. Funds for this abatement project will be coming from the Compliance Reserve Fund of the Massachusetts Dept. of Housing & Community Development.

The Housing Division will continue to act as the authorized processing agency for the MassHousing "Get the Lead Out," a low-cost loan program for lead removal. The program provides zero to two percent financing to owners of buildings with one to four units. This includes owner occupants whose incomes fall under certain low and upper moderate income limits and investor/nonprofit owners who serve income-eligible tenants. The Town does an initial eligibility determination, assists the borrower in completing the loan package, and then assists the borrower in the lead abatement process required under Massachusetts State law. However, while the Division receives inquiries, the usefulness of this program in Brookline is limited because a high proportion of condominium and rental units are in relatively large buildings where access to common area testing and abatement may be more complicated.

CONCORD

The Town of Concord receives very few inquiries on lead paint issues. When inquiries are received, Town staff works with homeowners to direct them to further information either on the State's Childhood Lead Poisoning Prevention Program through the Department of Public Health or the National Center for Healthy Housing for information on Massachusetts Lead Law. Concord's Public Health Division currently provides limited testing for lead paint in rental units where there are children less than six years of age when a complaint is made by the tenant.

Concord also sees an opportunity to provide low- and moderate-income homeowners with assistance in this area by developing a small grant program for new homeowners. The intent of the program would be to provide funding assistance when needed to complete required lead abatement or other repairs to the unit before occupancy, or to cover closing, inspection, or other costs associated with the purchase. The Concord Housing Development Corporation's Small Grants Program could also assist both existing and new homeowners in addressing lead-based paint abatement costs.

FRAMINGHAM

The Framingham Community and Economic Development Department, on behalf of the Town, will work with a network of agencies involved with childhood health issues, to take proactive measures to integrate lead-based paint hazard reduction into housing policies and programs. The Department, on behalf of the Town, will fully implement deleading procedures and protocols as required and as directed by HUD.

As a matter of policy, Town housing rehabilitation and homeownership assistance programs require owners (assisted homebuyers prior to occupancy) to undertake lead-based paint abatement, if necessary. Pending the results of a Department of Community and Economic Development-initiated lead inspection, the Town will, if required, assist the homebuyer with the cost of lead paint removal in the form of a deferred payment, zero-interest loan of up to \$24,000 that is proportionately forgivable over fifteen years. The homebuyer will only have to repay the loan according to the terms of the loan agreement. These terms may require full repayment upon sale, conveyance, or refinancing within the first five years of ownership. Beginning in year six of ownership and continuing through year fifteen, the amount of the loan would be forgiven ten percent per year. At the end of fifteen years of ownership, the loan would be entirely forgiven.

LEXINGTON

The Town of Lexington will comply with the statutory abatement requirements triggered by the acquisition and rehabilitation of new units (pre-1978 units).

NATICK

The Town of Natick does not have a lead or rehabilitation program at this time, though there is clearly a need with nearly 45 percent (6,300) of the existing housing units in Natick having been built before 1978; and 39.5 percent (5,287) of households containing three or more persons suggesting many most likely have children. There is no count of those housing units that have already received lead remediation. Natick continually looks for funding opportunities to provide assistance in this area. Currently, residents with questions regarding lead based paint are referred to the Lead Paint Removal Credit offered for Massachusetts taxpayers, and the Get the Lead Out loan program offered by MassHousing. A local lead rehabilitation program has been reviewed each year by the Housing Trust and Community Development Advisory committees to be funded by Trust or HOME funds. In the past there have been more pressing needs for HOME funding, but this situation may change in the future, as obviously there is a need for lead removal in the older residential stock in Natick.

NEEDHAM

The Needham Health Department sometimes receives complaints about the existence of lead-based paint in homes. When staff receives a complaint from a tenant, they contact the owner/landlord and provide information on the range of issues involved in not complying with laws and regulations related to the presence of lead-based paint. If the situation is not rectified after this initial contact, the Board of Health conducts a site visit to determine whether a violation exists, and if so will issue an order letter to the landlord to eliminate the lead-based paint hazard. The Town also refers landlords to the state's "Get the Lead Out" Program that provides financial assistance for lead-based paint removal.

NEWTON

To encourage the reduction of lead-based paint hazards, the Program continues to make deleading a grant. All Contractors are required to be State Renovation, Repair, and Painting Certified in order to ensure that all work is in compliance with lead safe work practices.

SUDBURY

Homes selected in the Town's Home Preservation program will continue to be tested and remediated for lead paint as appropriate.

WALTHAM

The City will continue to implement HUD and state requirements for identification and mitigation of lead-based paint hazards in housing. Lead inspections, testing, risk assessments, safe work practices, resident notification, and clearance have all been integrated into the housing rehabilitation programs. When necessary, the City also provides technical assistance to nonprofit agencies that are performing housing activities with City CDBG, HOME, or CPA funds. These activities will reduce the number of housing units with lead paint hazards and increase

the City's inventory of lead safe housing for low- and moderate-income persons. The Waltham Health Department conducts determination inspections for lead paint during all code enforcement inspections if a child less than six years resides in the unit. If lead is detected, then the Health Department will order that the apartment or home be delead, supply the tenant or owner with a list of certified deleading contractors, and refer them to the Housing Department.

WATERTOWN

The Town does not have a lead or rehabilitation program at this time, however Town staff will investigate the possibility of the creation of a Town sponsored lead abatement tax credit. Residents are referred to the Get the Lead Out loan program offered by MassHousing.

WAYLAND

Tenant Notification

Before renting Wayland Housing Authority (WHA) units built before 1978, the WHA has given notice and the tenant has signed the Tenant Lead Law Notification and Tenant Certification Form. Tenants were also given copies of the lead inspection or risk assessment report, Letter of Compliance, or Letter of Interim Control. This form is for compliance with both Massachusetts and federal lead notification requirements.

Lead-Based Paint (LBP) Inspection

All WHA family units built prior to 1978 have had a lead paint inspection to meet state and federal standards. The inspector tested the surfaces of all homes and the WHA was given a written report that tells where there is lead in amounts that are a hazard by state and federal law. During the risk assessment, the units were checked for lead hazards. The risk assessor gave the WHA a written report of the areas with too much lead and the serious lead hazards. Lead inspectors and risk assessors were trained, licensed by the Department of Public Health, and have experience using the state-approved methods for testing for lead paint.

LBP Remediation

In the early 1990s, the WHA remediated all LBP hazards are delineated on the LBP inspection report through a HUD Capital Improvement Program grant. Painted surfaces inside or outside the home were scraped for repainting, or woodwork was stripped or removed, or windows or walls were removed.

Subsequent Renovations

The WHA takes special care to properly prepare for unit renovations and keeping persons out of the work area. The WHA requires contractors to use lead-safe work practices. Federal law requires that contractors performing renovation, repair, and painting projects that disturb

painted surfaces in homes, child care facilities, and schools built before 1978 be certified and follow specific work practices to prevent lead contamination. WHA contractors must be certified, are notified of the LBP report of the job and how the contractor must minimize lead hazards during the work.

Letter of Compliance

All WHA family units built prior to 1978 have a written certification stating that either that there are no lead paint hazards or that the home has been deleaded. The letter is signed and dated by a licensed lead inspector.

Letter of Interim Control

Renovation work on WHA family units built prior to 1978 necessary to make the home temporarily safe from serious lead hazards has a letter is signed and dated by a licensed risk assessor.

NEEDS OF PUBLIC HOUSING**Actions to Address the Needs of Public Housing****BEDFORD**

The Bedford Housing Authority (BHA) is an integral part of the town's affordable housing network. The Housing Authority has a representative on the Bedford Housing Partnership. The Town, through the Community Preservation Committee, has provided financial resources to the Housing Authority for rehabilitation of its public housing units. Affordable housing opportunities will continue to be marketed to public housing residents.

The BHA will continue to update and renovate its units. Renovations at the BHA-owned units at 20 Railroad Avenue are being planned for existing FY09, FY10, FY11, FY12, FY13, and FY14 HOME Program funds.

BELMONT

During FY15, the BHT will meet periodically with the Belmont Housing Authority (BHA) to make sure that both groups' actions are furthering each other's goals. Reinforcing this commitment, a member of the BHT is an elected member of the BHA. As a result, both bodies are well aware of what the other is doing and how they can work together to achieve mutual goals.

BROOKLINE

The Town is likely to continue to provide CDBG funding for capital improvements at the Brookline Housing Authority's federal and State subsidized developments.

The Town is working actively with the Housing Authority to develop 32 new units of housing to serve households below 30, 50, and 60 percent of AMI.

CONCORD

The Town of Concord has an excellent working relationship with the Concord Housing Authority (CHA), which oversees many of the affordable housing rental units in the community. The Town anticipates working closely with the CHA this year on two projects. The first will expend \$100,000 in Community Preservation Act funding approved to make roof repairs at the CHA's Everett Garden Expansion development, a 20-unit low-income housing development constructed in the 1980s. The second project is proposed to use HOME funding to complete necessary repairs and improvements at 282-294 Thoreau Street, a four-house rental development owned by the Housing Authority.

FRAMINGHAM

The Town and Framingham Housing Authority (FHA) share mutual goals about meeting unmet housing needs. The Town will support the Housing Authority in FY15 in efforts to better serve the community. In FY15, the Town will contract with the FHA and its nonprofit Framingham Housing Development Corporation (FHDC) to acquire, rehabilitate, and re-sell foreclosed, abandoned, or vacant properties in key neighborhoods utilizing Neighborhood Stabilization Program funds available through the Massachusetts Department of Housing and Community Development. The Town and Framingham Housing Authority share a commitment to expand housing opportunities, promote homeownership, and eliminate blight.

The Framingham Community Development Department (CDD) will continue working with the FHA in FY15 to find projects for its newly formed Community Housing Development Organization (CHDO) to develop rental housing and homeownership opportunities and to insure that the newly formed CHDO continues to be eligible under the new HOME rule.

LEXINGTON

The Lexington Housing Authority is an integral part of the town's affordable housing network. The Housing Authority has a representative on the Lexington Housing Partnership. The Town, through the Community Preservation Committee, has provided financial resources to the Housing Authority for rehabilitation of its public housing units. Affordable housing opportunities will continue to be marketed to public housing residents.

The Lexington Housing Authority will continue to update and renovate its units. Renovations at the LHA-owned units at 561 Massachusetts Avenue have been committed using all FY10, FY11, FY12, and FY13 HOME Program funds.

NATICK

Natick recently assisted the Natick Housing Authority in rehabilitating two units at the NHA Cedar Gardens senior living community. These units, which were previously used for storage

for two years, are now providing an additional two functional units to a community with a significantly long waitlist.

In addition Natick is researching the potential to rehabilitate a two-family residence belonging to the Natick Housing Authority which is currently vacant and uninhabitable. The residence, at 6 Plain Street, was reviewed earlier, is a good candidate for HOME funds, and would reestablish two-family units that are close to Natick Center, the MBTA Commuter Rail, and local services.

NEEDHAM

The Town collaborated with the Needham Housing Authority (NHA) on the High Rock Estates project in the past, a project that has been widely praised as successful. The Town is now working with the NHA on plans for redeveloping its Linden-Chambers development by funding preliminary feasibility work including a Housing Needs Assessment. The Town will also work to make sure public housing residents are included in the marketing of affordable rental or ownership opportunities as they arise.

NEWTON

In FY15, the City anticipates assisting the Newton Housing Authority with one new access case and completing two emergency access cases which required a request for a waiver because the repairs are not unit-specific as required by the Housing Rehabilitation Program Guidelines. The repairs in one development include installing an automatic door opener and a ramp with handrails from the door to the sidewalk in order to enable a tenant in a wheelchair to safely exit the rear door to the sidewalk to the parking lot. The second application will include repairing a badly damaged door and frame which is most used by tenants in wheelchairs. The maintenance of the door and frame as the second means of egress from the building is a health and safety issue to all tenants in the building.

The City is considering the waiver to the Rehabilitation Program Guidelines because these are unanticipated repairs which were not included in the Housing Authority's Funding Plan and affect the health and safety of residents in these developments. These repairs will also address accessibility improvements which are considered an emergency under the guidelines. The Housing Authority's request for housing rehabilitation funds must include documentation that the Authority has insufficient capital funds to undertake this work without accessing federal CDBG funds.

SUDBURY

The multi-year effort by the Sudbury Housing Authority completed in FY13. The Town supported this effort through CPA funds and Housing Trust funds. In FY14, the Town supported the expansion of the SHA Scattered Site program through the appropriate of CPA funds. The Scattered Site program will continue in FY15 by creating another unit.

WALTHAM

The City will continue to work with the WHA in addressing its priority needs in all WHA housing. CDBG funding will be used to assist the WHA with ADA upgrades to two elderly housing sites in FY15. The City will also provide \$200,000 in CDBG funds to provide a Community Center located within the Prospect Terrace family housing site and assess physical facilities to determine the scope of work necessary to address weatherization and energy-efficient rehabilitation that can be completed with HOME funds.

The City and the Housing Authority will also develop a HOME funded TBRA Program, that will assist those at 60 percent of AMI or below with rental assistance. The program design will provide TBRA to eligible Section 8 waitlisted applicants. The assistance will not affect their standing on the Section 8 waitlist and will renew annually.

The City and Municipal Housing Trust will begin to lease 19 newly-renovated elderly units at the Hardy School in North Waltham, an area of the City where previously no elderly housing existed. Eleven of the units will be affordable to elderly applicants at or below 80 percent of the AMI.

WATERTOWN

The Town has pledged to provide matching funds from the Affordable Housing Fund (and possibly HOME funds) if the Watertown Housing Authority is successful in obtaining State funding from High Leverage Asset Preservation Program to replace a roof on one of the housing developments.

The Town's Planning Department staff will communicate regularly with the director of the Housing Authority to stay informed with the needs and plans of the Housing Authority to identify opportunities for collaboration, such as health and wellness initiatives.

Actions to Encourage Involvement and Homeownership by Public Housing Residents**BEDFORD**

Outreach is done to the Bedford Housing Authority for new affordable homeownership units.

BELMONT

The Housing Authority meets monthly. At each meeting, time is set aside for residents to voice their concerns. Also, residents have a voice in major improvements proposed by the Housing Authority to their projects.

BROOKLINE

The Town will continue special outreach to Brookline Housing Authority residents when marketing affordable homeownership opportunities.

CONCORD

The Town regularly refers individuals interested in affordable housing to the CHA, and will continue to serve an educational and marketing role whenever possible. The Town will continue its partnership with the CHA and will work to develop programs and initiatives which encourage public housing residents to become involved in the management of their communities. As part of this work, the Town will continue to partner with the Regional Housing Services Office to hold new homeowner education sessions that teach budgeting and general home maintenance concerns and practices. The Town will also expand on this program with training and educational programs for Condominium and Homeowner Association members to assist them in developing processes that encourage fair and reliable practices.

FRAMINGHAM

The FHA will be notified by the Town of the availability of CDBG and HOME funds, as well as CDBG-funded activities and services that are open to FHA residents. The Town's Downpayment Assistance Program, funded by CDBG and HOME dollars, can also be accessed by eligible FHA residents who are currently receiving assistance under the Section 8 and Family Self Sufficiency Program, when making a first-time home purchase.

LEXINGTON

Outreach is done to the Lexington Housing Authority for new affordable homeownership units but ownership is not a priority for Lexington.

NATICK

Natick has two housing committees charged with different aspects of affordable housing in the community. These committees meet concurrently along with several ex-officio attendees with one from the Natick Housing Authority. The NHA Director serves as ex-officio on these committees, and NHA Board Members are asked to attend each meeting and are participants in all discussion regarding affordable rental and ownership opportunities. Each are encouraged to promote membership of either committee to the residents of the NHA communities. However, currently there are no residents serving on either committee. The NHA and Town will continue to coordinate meeting space in NHA facilities for affordable housing-related meetings conducted by the Town which will promote more attendance at affordable housing meetings. Affordable housing lotteries include coordination with NHA and their current residents.

NEEDHAM

The Needham Housing Authority has been working to reinvigorate the Tenant Groups which provide a means for tenants to gather, discuss concerns, and make recommendations to the administration regarding improvements. These groups have empowered residents to take an active role in the NHA's decision-making process regarding a wide range of NHA policies,

programs, and projects. The tenant groups have been reformed, elections have taken place, and the officers now meet regularly.

NEWTON

The Newton Housing Authority encourages tenant participation in management of their housing through two vehicles: the Tenant Associations and the Resident Advisory Board. The Tenant Associations have regular meetings to discuss issues that are of concern to tenants as well as organizes social and informational activities. The Resident Advisory Board is elected by tenants and is consulted on programmatic or policy changes before implementation such as the Annual Action Plan to HUD.

SUDBURY

Outreach is done to the Sudbury Housing Authority (SHA) for new affordable homeownership units. Since over 20 percent of the affordable homebuyers in Sudbury came from public housing rentals, outreach to SHA tenants will continue.

WALTHAM

The successful management by the Waltham Housing Authority of its local public housing developments requires participation and cooperation from all WHA tenants in the overall mission and operation of public housing in order to create a positive living environment. The existence and recognition of viable, representative, and democratic local tenant organizations is critical for achieving participation and cooperation from WHA tenants. To encourage public housing residents to become more involved in management, the Housing Authority will continue to work with the resident advisory group.

To encourage public housing residents to participate in homeownership, the City of Waltham will engage in outreach activities to raise awareness among public housing residents of assistance programs that may be available to them, particularly the Section 8 Housing Choice Voucher Homeownership Program allows families with Section 8 rental vouchers to use their vouchers to help buy a house of their own. The Housing Divisions website also provides links to various agencies that offer resources for rental and homeownership housing opportunities.

WATERTOWN

To encourage public housing residents to become more involved in management, the Housing Authority will continue to work with the resident advisory group to involve residents with a beautification program and with the community gardens.

To encourage public housing residents to participate in homeownership, the Town of Watertown will engage in outreach activities to raise awareness among public housing residents of assistance programs that may be available to them, particularly the “Regional Ready Buyer Program.”

WAYLAND

The Town has submitted a warrant article to use \$1,000,000 in Community Preservation funds to provide a fire sprinkler system in the Cochituate Village Apartments. In 2012 the WHA formally recognized the Bent Park Tenant Council which will participate in the management of the WHA.

The WHA, through its family self-sufficiency program has had two public housing tenants move to affordable homeownership. The WHA has approved funding for a Family Self Sufficiency Coordinator to work with Section 8 Voucher Holders to help them access educational and job opportunities. The WHA will apply for funding for FSS services to public housing residents next year.

ADDRESSING HOMELESSNESS**Reaching out to Homeless Persons and Assessing Their Needs**

The City of Newton is the lead entity in the Brookline-Newton-Waltham-Watertown Continuum of Care (BNWW CoC) and is responsible for submitting the CoC Consolidated Application for McKinney-Vento funds for homelessness assistance programs each year. The most recent application to HUD, which was submitted to HUD on February 1, 2014 included a request for \$1,427,670 for fifteen project renewals and a Planning Application. Projects requesting renewal funds included Transitional Housing, Permanent Supportive Housing and Support Services Only. Of the total amount requested, \$749,719 is for Newton projects sponsored by Advocates, Inc. and The Second Step. The City intends to apply for McKinney-Vento funds in FY15 as well as continue its lead in managing the CoC.

The City, in collaboration with the Town of Brookline, is also responsible for the annual Housing Inventory Count (HIC) and the Point-in-Time (PIT) census of homeless individuals and families. The sheltered count was conducted from sundown on January 29 through sunrise on January 30, 2014. Facilitating the PIT and HIC on an annual basis is the principal way in which the City systematically reaches out to the homeless and, once the data is tabulated, is able to assess their needs. The PIT found that 114 sheltered individuals were in the BNWW CoC service area, of which 80 percent are individuals and 20 percent are families. It is anticipated that the HIC and PIT for the Consortium will accommodate unsheltered counts of homeless individuals and families, based upon prior year's tabulation results. In FY15, the City will also facilitate the HIC and a PIT for the unsheltered and sheltered homeless sometime during the last ten days of January 2015.

FY14 also marked the first time that the BNWW CoC conducted an Unaccompanied Homeless Youth Count. This effort is being piloted by the Commonwealth of Massachusetts, and was the first coordinated count of this population in the country. Newton staff worked with the BNWW

CoC, emergency shelter providers, juvenile probation officers, law enforcement, human service providers and school administrators to identify and survey unaccompanied youth under the age of 25 that are not in the care of a parent or legal guardian and lack a regular and adequate nighttime residence. The Unaccompanied Homeless Youth Count began on the same night as the Point-in-Time Count and ended on February 5th. Five unaccompanied homeless youth completed this survey. The survey data will help provide a more accurate picture of this population in Massachusetts, offer HUD an opportunity to examine potential uses of this data, and will provide a foundation to support state-level policy reform and new program design and models that can help organizations better serve youth.

In FY14, the BNWW CoC finalized its 10-Year Plan to End Homelessness. The focus of the plan is to effectively end homelessness within ten years via strategies that focus on prevention, permanent housing alternatives, and supportive services as well as engagement of key stakeholders and public education and awareness. The 10-Year Plan identified the following goals to be achieved within the ten-year time frame:

Goal 1: Prevention: Prevention is key to ending the social atrocity of homelessness. Our goal is to reduce the number of individuals and families becoming homeless through the provision of appropriate supportive services and financial assistance.

Goal 2: Housing for Homeless and Chronically Homeless Individuals and Families: Homelessness will not end without increasing the availability of affordable housing. We must reduce the number of homeless and chronically homeless individuals and families by creating opportunities for permanent housing, including supportive housing.

Goal 3: Supportive Services: We recognize that for a significant number of homeless individuals and families, appropriate supportive services are key to their success in successfully transitioning from homelessness to permanent housing. We must work with providers to improve effectiveness and coordination of supportive services.

Goal 4: Engagement of Key Stakeholders: We must advance the profile and agenda of the CoC among key stakeholders, including homeless and social service organizations throughout the CoC geographic area, in order to ensure and maintain a CoC that is strong, inclusive, and reflects our shared commitment to end homelessness.

Goal 5: Public Education and Awareness: We must inform and educate the public on issues regarding homelessness in the CoC geographic area in order to engage them in our plans to end it.

Addressing Emergency Shelter and Transitional Housing Needs of Homeless Persons

The City of Newton is currently providing \$88,280 in Emergency Solutions Grant (ESG) funds for emergency shelter to The Second Step, located in Newton, as well as REACH Beyond Domestic Violence, Middlesex Human Service Agency, and the Waltham Community Day Center, all of which are in Waltham. In addition, Brookline Community Mental Health Center (BCMHC) is administering \$126,259 in ESG funds which are available for homelessness prevention and rapid re-housing in all the Continuum of Care communities.

The Second Step, which provides transitional housing and direct assistance to homeless women and their families who are survivors of domestic violence, also receives McKinney-Vento funds through the Continuum of Care competitive application, which is submitted by the City of Newton. The Second Step has applied for \$425,814 for four different programs at three different sites as part of the CoC Consolidated Application.

The City of Newton will continue to target some percentage of its ESG funds to emergency shelter and will continue to apply for project renewal funds for The Second Step's transitional housing programs in the CoC Consolidated Application.

Helping Homeless Persons Transition to Permanent Housing and Independent Living

The City of Newton currently provides Emergency Solutions Grant (ESG) funds for emergency shelter to The Second Step, a transitional housing provider based in Newton. The Second Step provides housing and direct services for up to 24 months to women and their families who are survivors of domestic violence. In addition, Citizens for Affordable Housing in Newton Development Organization, Inc. (CAN-DO), the City's Community Housing Development Organization or "CHDO" under the HOME Program, provides five units of transitional housing at the Kayla Rosenberg House for women and their children who are survivors of domestic violence. Both The Second Step and CAN-DO work with the Newton Housing Authority and other housing providers to help these families transition into permanent housing in the community. In addition to ESG funds, The Second Step is also a recipient of McKinney-Vento homelessness assistance funds under the BNWW Continuum of Care. In FY15, the City of Newton plans to continue to target some percentage of its ESG funds to emergency shelter and will continue to apply for project renewal funds for The Second Step's transitional housing programs in the annual CoC Consolidated Application to HUD. However, if HUD Continuum of Care funds are reduced, permanent supportive housing projects will take priority over funding transitional housing projects and supportive services-only projects.

The City of Newton also has provided ESG funds for homelessness prevention and rapid re-housing, which are targeted to families and individuals that are currently homeless or at risk of homelessness. BCMHC, a member of the BNWW CoC, has been administering \$126,259 in ESG

funds in FY13 and into FY14. Providing ESG funds for rapid rehousing is a priority action within the CoC 10-Year Plan to End Homelessness.

In 2011, CAN-DO completed Veterans' House, a two-unit rental project for homeless veteran families at 1248-50 Commonwealth Ave. Currently, both units are occupied by families with HUD-VASH vouchers. In addition, homeless vets are currently occupying two other rental units developed by CAN-DO at 22 Falmouth Rd. and 61 Pearl Street. These families also have VASH vouchers. CAN-DO works closely with the Boston VA to identify homeless veteran families that want to relocate to Newton. CAN-DO remains interested in developing multifamily rental housing that targets homeless veteran families and plans to continue to pursue development opportunities for this population in FY15.

Newton housing staff is continuing to develop relationships with the Police and Fire Departments and Veterans' Services Offices (VSO) in the four Continuum of Care communities. FY13 marked the first time that the Newton, Waltham, and Watertown Police Departments and the Newton Fire Department participated in the annual Point-in-Time count for unsheltered homeless on January 30, 2013. Also in FY13, the Newton VSO was able to secure a bed at the New England Center for Homeless Veterans in Boston for one homeless Newton vet. Housing staff will continue to engage and coordinate with these departments during the FY15 Point-in-Time count.

Helping Low-income Individuals, Families, and those who are Being Discharged from Publicly Funded Institutions and Systems of Care or are Receiving Assistance from Public or Private Agencies that Address Housing, Health, Social Services, Employment, Education, or Youth Needs

As the lead entity for the BNWW CoC, Newton follows the discharge planning policies developed by the MA Interagency Council on Housing and Homelessness (MA ICHH) and the other state agencies that have discharge planning responsibilities including the State Departments of Mental Health, Corrections, Public Health, Children and Families and Veterans' Services.

Foster care: The MA Department of Children and Families (DCF) oversees the Foster Care Program and is responsible for ensuring that its policy that youth not be routinely discharged into homelessness is met. DCF uses the Preparing Adolescents for Young Adulthood Life Skills Curriculum to prepare youth for self-sufficiency, provides written *Notice of Intent to Discharge* to each foster care youth age 18 and older and establishes a Transition Plan with each youth. This plan identifies available resources, steps to meet targeted goals, the individual(s) responsible to assist the youth and the appropriate discharge housing arrangement. DCF works with the other State agencies and the MA ICHH in coordinating these efforts. Within the BNWW Continuum of Care, the BCMHC develops a service plan for their Transition to

Independent Living Program participants (young men ages 16-22) identifying the skills they need to maintain permanent housing upon program exit. Six months prior to program exit, a transition plan is developed by the youth and their program manager regarding a housing discharge plan.

Health care: The MA Executive Office for Administration and Finance's Operational Services Division oversees all State procurements and contracts and provides standard contracting language for state agencies which states that the Commonwealth has determined discharging consumers from shelters to places not meant for human habitation is not acceptable and that through the implementation of aggressive and comprehensive discharge planning, the number of consumers who become homeless will be reduced.

The MA Department of Public Health's Bureau of Substance Abuse Services (BSAS) funds substance abuse treatment and residential recovery programs. The Department of Public Health also proactively coordinates services with the Department of Mental Health through co-funding state services for dually diagnosed individuals and families, youth outreach workers, Veterans' Services, and other organizations so services reach a broader range of homeless people. Providers routinely discharge consumers primarily to State-funded transitional support and residential recovery programs.

Mental Health: The MA Department of Mental Health (DMH) has regulations and procedures for discharges from State facilities and services and closely monitors and tracks discharges. DMH homeless policy addresses the agency's responsibilities toward their homeless clients. The policy states that no person shall be discharged from an inpatient facility with directions to seek emergency shelter and that every effort must be made—through careful discharge planning—to work with the client and area resources, to seek adequate, permanent housing. All discharges from DMH facilities are documented in a comprehensive database to monitor activity and ensure compliance with current laws and regulations.

The MA Department of Corrections (DoC) is responsible for ensuring that people leaving correctional institutions are not discharged into homelessness. The Executive Director of the Interagency Council on Housing and Homelessness (ICHH) convened several meetings in 2012 with the DoC, the Veterans' Services' staff and Military Records to develop a protocol for data matching on releases in a statewide effort to increase veteran access to benefits and reduce the risk of becoming homeless. The DoC also partners with MassHealth to ensure people released from corrections have medical coverage upon release which enables discharge planners to schedule medical and mental health appointments prior to release.

Emergency Solutions Grant – Activities and Consultation Process

The City of Newton, in coordination and collaboration with the Human Service Advisory Committee and the Brookline-Newton-Waltham-Watertown (BNWW) Continuum of Care (CoC), developed standards for providing Emergency Solutions Grant (ESG) assistance, a description of the CoC's centralized assessment system, policies and procedures for making sub-awards, and approach for meeting the homeless participation requirement within the CoC, performance standards for evaluating ESG activities, and ESG consultation with the CoC. The following sections discuss these various aspects of the ESG program.

Centralized Assessment System

The CoC's centralized assessment system is through Middlesex Human Service Agency (MHSA) and their Bristol Lodge Shelters (BLS), the CoC's single point of entry into the individual shelter system. MHSA has a complete intake, assessment, and referral process but does not coordinate the status of their clients once the clients exit shelter. The BNWW CoC is working with the Massachusetts Department of Housing and Community Development (DHCD), which is the lead agency in creating a statewide HMIS system. This centralized assessment system is scheduled to be functional in August of 2014.

Addressing the Homeless Participation Requirement

A homeless individual is a member of the BNWW CoC and that person's participation has been beneficial in providing insight regarding the needs of the homeless population.

Consultation with Continuum of Care that serves Brookline, Newton, Waltham, and Watertown

The City of Newton is the Collaborative Applicant (lead agency) for the BNWW CoC and is also the only ESG entitlement community within the CoC. The same staff person from the City of Newton performs duties as the Collaborative Applicant with the CoC and administers the ESG contracts. This arrangement creates ease of communication and transparency between the CoC- and ESG-funded programs, improves the cooperative process of determining ESG allocations and allows for facilitated oversight of ESG funds and for ESG funds to be targeted to areas identified by the CoC's needs and gaps analysis. When ESG funds are available, the determination of allocation is done by seeking input from the CoC regarding areas of need and best practices. Currently, ESG funds provide emergency shelter, homelessness prevention, and rapid re-housing services to the entire CoC thus enhancing the CoC's strategic, community-wide system to prevent and end homelessness.

A City of Newton staff person also serves as the ESG HMIS administrator and has access to the HMIS of CoC-funded projects, thus ensuring adherence of all projects to HUD/CoC performance standards and creating opportunities for analysis of outcomes for program evaluation. Also,

having an ESG HMIS administrator within the CoC member framework facilitates the discussion and implementation of funding, policies, and procedures as related to operating a HMIS.

Consultation with Continuum of Care that serves the Commonwealth

The City of Newton, as the Collaborative Applicant for the BNWW CoC, participates in all dimensions of the State coordination of ESG activities. This includes attendance and involvement in the Massachusetts DHCD endeavors targeting at ESG-funded program performance. Periodically, DHCD assembles representatives of all the CoCs in the State to generate feedback and provide critiques for ESG funding allocation, ESG program evaluation, ESG programmatic written standards, and communication levels between ESG funded programs and the CoCs of the State. The City of Newton is a contributor to all efforts undertaken by the State to maximize the impact of ESG funded programs upon the homeless and those at-risk of homelessness.

Agency, Group, Organizational Participation in Consultation Process

Entities participating in the process include multiple providers of services from various disciplines. These include agencies, organizations, groups with expertise in case management, life skills, alcohol and/or drug abuse, mental health, education and adult education, housing, employment assistance, child care, transportation, legal, elderly, food/clothing, domestic violence, physical and allied health care.

The jurisdiction's consultation with these providers involved information sessions with numerous government committees, boards, task forces which all operate through citizen participation. The sessions not only imparted information to the various working groups but also presented opportunities for criticisms, questions and feedback. Consultation was also achieved through presentations to local provider networks with which the CoC has developed relationships. Anticipated outcomes include improved lines of communication, increased collaboration, and enriched citizen participation.

Homelessness Prevention

BEDFORD

The Town of Bedford works as part of a task force with the police, health, school leaders, representatives from DHCD and Department of Public Health, local clergy, and volunteers to ensure that the 60 to 75 (about 200 individuals) homeless families living at the Bedford Plaza Hotel for the last 18 months know about services in town. The state provides individual assessment for housing while Bedford representatives assist with food, clothing, transportation, health needs, play groups for the children, parent education, and similar needs.

The Town works with the state and local organizations and groups to ensure that all families eligible for housing know how to access them and have their help in securing housing.

The Town again works with the state and local organizations and groups to provide the support necessary to maintain stability, whether it is resources like fuel assistance, food stamp benefits, or MA health or counseling services, emergency clothing and food, or transportation help. We help provide families the resources they need to become self-sufficient and not return to the shelter system.

The Town offers counseling & support services through a mental health contract with Eliot Community Human Services as one way of providing information and support to struggling families. The Town also has an emergency fund available for qualified Bedford residents to apply for to help pay rent or fuel bills and prevent eviction and homelessness. The Town works closely with the VA and local boarding houses to help low income residents retain their jobs and housing.

BELMONT

The Belmont Affordable Shelter Fund (BASF) offers financial assistance to Belmont households that face an emergency threatening their ability to remain in their home. The assistance is determined based upon the temporary inability of a household to meet current expenses out of current income. Historically, emergencies have occurred primarily due to illness and injury resulting in a loss of employment; unexpected medical expenses or short-term spikes in fuel prices. BASF grants are made based on referrals from the Belmont outreach workers, the Belmont Council on Aging, and Belmont clergy. BASF distributes between \$6,000 and \$7,000 each year to roughly 40 Belmont households.

The Belmont Food Pantry is available to Belmont residents without regard to income. Through the Food Pantry, persons can access donated food products and, up to three times a year, obtain a \$25 card to local grocers with which they can purchase fresh produce. The Belmont Food Pantry helps approximately 120 families a month. Of those families, 30 percent are elderly; 30 percent are families (with children); 15 percent are single mothers with children; 15 percent are immigrants; 5 percent are single adults; and 5 percent are disabled. The Belmont Food Pantry is completely supported by local donations and 100 percent of what is collected in donations is distributed as food assistance.

BROOKLINE

Brookline's Human Services Coordinator reaches out to unsheltered homeless persons as they are identified throughout the Town to assist them with obtaining shelter and other emergency services. While she provides immediate case management to help stabilize homeless persons, if individuals require ongoing case management they are often referred to the Brookline Community Mental Health Center (BCMHC).

Households requiring emergency shelter are referred to the State's Department of Transitional Assistance as well as individual shelters in the Greater Boston Area. In addition to support for victims of domestic violence provided by the Health Department and the BCMHC, the Brookline Police Department employs a Domestic Violence Victim Advocate who can assist DV victims in both emergency and non-emergency situations. A full-time Veterans' Services Director provides support and resources to vets facing homelessness.

The Brookline Community Mental Health Center provides ongoing case management to households that are homeless or at-risk of being homeless and links them to specific needed resources such as the Brookline Safety Net (short-term emergency cash assistance available from the Brookline Community Foundation) and/or government entitlement programs such as fuel assistance, Section 8, public housing, SNAP benefits, and MassHealth.

In 2012, Brookline completed its Homelessness Prevention and Rapid Re-Housing program (HPRP), which was funded under the American Recovery and Reinvestment Act of 2009. HPRP provided case management, limited financial assistance, housing relocation, and/or stabilization services to individuals and families who were homeless or would be homeless but for the HPRP assistance. The program has been continued on a more limited scale via the Emergency Solutions Grant (ESG) allocated from the Balance of State ESG funding as well as contracting with the City of Newton, via the Continuum of Care, for additional ESG funding to continue its Homelessness Prevention work, assigning two full-time employees to assist vulnerable households in the communities of Brookline, Newton, Watertown, and Waltham to remain housed and/or find new housing.

The Town continues to participate in the Brookline-Newton-Watertown-Waltham Homelessness Consortium and assists in carrying out an annual Point-in-Time homelessness survey. The purpose of the survey is to identify needs and gaps in services, improve coordination among service and housing providers, and advocate for and provide funding for homelessness prevention programs and services in the Continuum's service area.

The new HOME-supported project at 86 Dummer Street will include at least eight project-based Section 8 vouchers to serve very low-income families, a group which is typically at risk of homelessness.

In addition, Pine Street Inn currently operates five lodging houses in Brookline, all of which have received extensive financial support from the Town.

CONCORD

Homeless individuals have occasionally taken up residence in Concord's public woods and conservation areas. When this happens, the Town's Natural Resources Division, which oversees

these lands, works with the Community Services Coordinator and the Health, Fire, and Police Departments to identify and relocate the individuals and their belongings. Concord also works with regional resources when there are homelessness issues resulting from a home foreclosure.

The Town of Concord's Community Services Coordinator and the Health, Fire, and Police Departments work on an individual basis to assist homeless persons in finding emergency shelter, transitional housing, or assistance programs.

The Town of Concord will continue to develop programs and initiatives which increase both the number of available affordable housing units and their overall affordability. Concord strives to make all of its review and income eligibility processes as clear and efficient as possible.

FRAMINGHAM

In FY15, Framingham will continue to address the housing and supportive service needs of homeless people through the Balance of State Continuum of Care (CoC) process – a service district consisting of 76 member communities. Representatives from area providers meet monthly at DHCD in Boston to coordinate how local homeless needs and the development of programs to address those needs will be carried out by members. These programs include Permanent Supportive Housing, Transitional Housing, Legal Services, Employment Services, Housing Search Program and Rental Assistance. Three agencies in Framingham receive CoC funding serving Framingham homeless – Advocates, MetroWest Legal Services and South Middlesex Opportunity Council, Inc. (SMOC). In Framingham, approximately 150 persons will receive assistance through some ten programs provided by these three agencies.

LEXINGTON

Lexington does not have a significant homelessness population. When homelessness is encountered, the individual's situation is assessed and the appropriate resources are directed, as needed. This activity could be a referral to a shelter, to a local housing agency, or to the human services department. There are some homeless families living at the Quality Inn on Bedford Street, where there has been an effort by residents to support the families and the Town Human Services Department is also involved.

The Town continues to plan for and acquire additional subsidized housing units every year. While the number of units produced is not overwhelming, every new unit added to the housing stock helps reduce the pressure on the existing supply of housing available in the metro area.

Lexington has access to community funds for emergency purposes, as part of the Lexington Emergency Assistance Fund (LEAF) program providing funds help families make ends meet.

NATICK

Since conducting and completing the recent Natick Housing Plan, Natick has identified an increase in poverty levels in the community since the 2000 census. A turn around, since the decade before saw a decrease in poverty. Since those in poverty are subject to falling in and out of homelessness, it is important that Natick addresses the needs of both populations. To this end, the organizations that are frequently assisting those who are homeless and in poverty will be encouraged to attend housing committee meetings and provide up-to-date information on their specific needs. The groups currently being consulted include Family Promise which assists with transitional housing of homeless families with children; and the Natick Office of Human Services and Council on Aging. Both of these services are consulted on an informal basis throughout the year, but in the future will be encouraged to attend meetings and establish a continuous dialogue.

The Town of Natick through its Affordable Housing Trust and assistance from the Community Development Advisory Committee has been working with Family Promise, formerly Metrowest Interfaith Hospitality Network, in pursuing assistance for homeless families by providing funds for transitional housing. This assistance will be reviewed over the next year and potentially increased with additional assistance across several homeless populations. Recently the Natick Housing Trust started a homeless voucher program which will assist homeless persons in emergency situations. With the cooperation and involvement of the Natick Police and the Natick Human Services Department the program will assist those with need and then follow up with information and additional assistance as needed.

Many resources utilized by Natick are located in Framingham; however there are several service providers in Town that provide temporary assistance. The Town distributes information for Metrowest Interfaith Hospitality Network which provides temporary shelter for homeless families, and this year the Affordable Housing Trust will be providing funding to assist with Transitional Housing. Natick also distributes information for the Natick Office of Human Services and Council on Aging. Both groups will be invited to future housing meetings to encourage more discussion on the needs of the homeless.

NEEDHAM

Needham does not expect to obtain or allocate any resources specifically for the purpose of addressing and preventing homelessness. The Town will continue to refer anyone looking for emergency shelter to appropriate locations such as shelters located in surrounding municipalities. Moreover, the Town's recently-hired Housing Planner can provide additional support in answering inquiries and providing important information and referrals. The Housing Authority will also continue to assist people those who may be homeless or at risk of homelessness in their search for affordable housing opportunities.

NEWTON

See above.

SUDBURY

The Town directs homeless families to a variety of resources depending on their financial status, rent payment history, etc. This includes South Middlesex Opportunity Council (SMOC) which is Sudbury's regional service provider and is the best resource for family shelters.

In the past the Town and churches have paid for hotel rooms for a few nights. The Town and other interested groups have also stopped potential homelessness by providing the client with financial assistance from HOPEsudbury Community Assistance Fund or St. Vincent de Paul for back rent and other similar expenses. One client was staying in her car with her children but was able to find an apartment and receive help with the security deposit, first and last month's rent from SMOC Residential Assistance for Families in Transition.

Sudbury has access to community funds for emergency purposes, funded primarily by HOPEsudbury. Administered by the Town Social worker, these funds help families make ends meet. Sudbury has no specific program in place for helping families transition to permanent housing.

WALTHAM

The City of Waltham will continue to participate in the Brookline-Newton-Waltham-Watertown Continuum of Care. The CoC Program is designed to promote a community-wide commitment to the goal of ending homelessness; to provide funding for efforts by non-profit providers, states, and local governments to quickly re-house homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness; to promote access to effective utilization of mainstream programs by homeless individuals and families; and to optimize self-sufficiency among individuals and families experiencing homelessness.

The City will also continue to support the local Homeless Coalition that is chaired by the Waltham Police Department. The Homeless Coalition members are from local social service agencies that directly assist the homeless, court officers, the Planning Department, and the Police Department. The Police Department's direct contact with the city's homeless population and the Coalition members together provide a quick response to the homeless population.

The City of Waltham supports the Bristol Lodge Shelters annually with CDBG funding and will continue to do so in FY15. Both the men's and women's shelters provide emergency shelter to a combined total of fifty-seven homeless area residents each night. Staff at each location are trained to provide a variety of specialized and essential services. Support staff members are

trained to provide all guests with a safe and supportive environment. Case managers help guests locate permanent housing, provide supportive counseling, refer guests to other agencies as needed, organize in-house AA meetings, offer employment counseling groups, and assist clients with entitlement benefits such as SSI or SSDI. Each and every guest has an individualized goal plan. The Bristol Lodge Soup Kitchen operates a Hot Meal program. Hot, nutritious meals are prepared and served by volunteers to approximately 60 and 110 people daily. In addition to the hot meal program, 18,000 sandwiches are prepared annually for the homeless.

The City will continue to support public and non-profit agencies in utilizing programs that assist homeless persons to make the transition to permanent housing and independent living through maintaining existing supportive services, supportive housing, and affordable housing units.

The City will continue to support the Brookline-Newton-Waltham-Watertown CoC Committee in the preparation and implementation of the “10 Year Plan to End Homelessness” including goals and objectives that lead to coordinated strategies for shortening the period of time that individuals and families experience homelessness, facilitating access to affordable housing units, and preventing those who were recently homeless from becoming homeless again.

Homeless prevention for individuals is provided through various funding sources in the City, primarily through relationships created at the service provider level, combined with action items at the City level. as Actions include the dedication of resources to creating more affordable housing and continued CDBG funding of prevention activities at the service level to identify persons at risk for homelessness. The City will continue to work closely with the WHA to see that persons and families transitioning to permanent housing are well-equipped financially for the future. Waltham has a wide network of service providers who work actively with youth and their families on violence prevention and creating positive relationships among different City agencies and non- profit providers. The City expects such work to continue and aid in the prevention of homelessness. Additionally there are programs assisting recent immigrants in the City with English tutoring, computer literacy and employment search. CDBG funding is provided for multiple programs and day care services for those who need care for dependent children while seeking work.

Mary’s House Family Shelter that provides 18 beds of transitional housing for homeless women and their children (except boys over 12). Clients may remain for up to four months, and must address issues contributing to their homelessness during their stay, including legal and mental health references for counseling. All clients are homeless and 60 percent have special needs (substance abuse and mental health issues).

WATERTOWN

In partnership with MWCD, the Town will participate in the Brookline-Newton-Waltham-Watertown Continuum of Care Annual Point-in-Time Survey, which will assist in the identification of service gaps. The Town will refer income eligible residents who are homeless or at serious risk of homelessness to the Brookline Community Mental Health Center's Homelessness Prevention and Rapid Re-housing Services. The Town will continue to provide financial assistance through the Town's Affordable Housing Fund to Cambridge Neighborhood Apartment Services to provide foreclosure prevention counseling to Watertown residents to prevent homeowners at risk of losing their homes and becoming homeless.

WAYLAND

The WHA will cooperate with DHCD to implement goals of the Consolidated Housing Plan to address homelessness and provide housing to homeless families as per federal housing regulations.

IMPEDIMENTS TO FAIR HOUSING**BEDFORD**

In FY15, the Town of Bedford will address impediments to fair housing in the following ways:

- Continue review of the Zoning Bylaw to understand the impact of the creation of different types of housing within Bedford, including accessory apartments.
- Monitor and work to preserve the existing affordable housing stock in Bedford.
- Continue to pursue affordable housing opportunities.
- Review the marketing plans for the affordable units in private developments to ensure they are affirmatively marketed with minority outreach and a fair lottery process to select buyers or renters.
- Encourage property owners to conduct additional outreach to market accessible units.
- The Fair Housing Committee will continue to meet once a month to hear any fair housing complaints.
- Monitor existing developments with affordable rental and homeownership units. As part of that process, review marketing and tenant selection plans and processes to ensure units are affirmatively marketed.

These efforts will help all the groups protected through fair housing laws.

BELMONT**Impediments**

The Belmont Housing Trust (BHT), acting as the Fair Housing Committee, completed an Analysis of Impediments to Fair Housing Choice (AI) in 2008 and identified the following impediments:

- Discrimination

- Physical constraints (lack of land and housing)
- Policies
- Lead paint and other hazardous materials
- Funding

Specific Action Steps

The BHT will continue to take various actions to mitigate, reduce, or eliminate these barriers.

- Advocate for new multifamily residential developments to increase the supply of accessible housing, such as Cushing Village – mixed-use, 144-housing unit development with 18 affordable units
- Work with Planning Staff to draft flexible policies to allow for accommodations to be made to housing without requiring complicated permitting procedures
- Seek opportunities to develop affordable housing through utilizing adopted housing bylaws - the Inclusionary Zoning Bylaw and the Cushing Square Overlay District
- Leverage other funds (local, state, federal, private)
- Complete the Town's Housing Production Plan

By working to achieve these action steps, housing options and opportunities will be expanded in Belmont opening the Town to more diverse groups of people. The current laws are very restrictive and severely limit the types of housing that can be built in Belmont. The current laws help create an air of exclusion. By working to ease the laws in Town will allow for greater inclusion in the types of housing constructed in Town and thus will have a ripple effect in allowing greater inclusion in the classes of people that live in this housing.

BROOKLINE

Impediments

- Based on studies conducted in adjacent cities as well as regional history and trends, it is likely that housing discrimination against protected classes occurs in Brookline's rental and for-sale real estate markets. In addition, many residents may not be aware of what constitutes housing discrimination and fair housing law.
- Ongoing need for housing opportunities for persons with disabilities.
- Section 8 Voucher holders have difficulty finding housing that is affordable in Brookline's private market.
- Presence of lead in many housing units limits options for families with children.
- Need to assure access to homeowner financing and encourage fair and responsible lending for all protected classes.
- Increasing property taxes may have a negative impact on senior, disabled, veteran and other low-income households.
- Almost 10 percent of Brookline's population are persons with Limited English Proficiency. These persons may need assistance to fully access housing opportunities and services.

Specific Action Steps

In FY15, the Town will collaborate with the HOME Consortium and the Metropolitan Area Planning Council (MAPC), to draft a regional Analysis of Impediments to Fair Housing Choice, and support efforts to increase awareness of Fair Housing issues across the region in conjunction with the Fair Housing Center of Greater Boston.

The Housing Division will continue to collaborate with the Town's Fair Housing Officer and Human Relations Commission to increase public education about fair housing. The goal will be to inform residents of their rights, and brokers, property owners, property managers, and housing service providers of their obligations. This education will take the form of public access television shows, trainings, articles in the local newspaper, displays at Town Hall, and a continued presence on the Town's website about housing discrimination, fair housing laws, and who to contact to file a fair housing complaint. The Housing Division will work collaboratively with the Human Relations Commission to increase public awareness of Fair Housing month (April) in an effort to make routine public education on the issue of fair housing.

The Housing Division will continue to affirmatively market all of its affordable units, outreaching to minority homebuyers by advertising its programs in newspapers which specifically target Black, Hispanic, or Asian readers; in correspondence to minority Boston families participating in Brookline's METCO school program; by including all new affordable units in the "Metrolist" maintained by the City of Boston's Fair Housing Office; and by listing new units on available websites operated by regional nonprofit housing entities that reach a wide audience.

The Housing Division will continue to work with developers of the two major new developments mentioned above to expand the inventory of wheelchair accessible housing as well as housing serving people with other disabilities, including three units specifically for persons with mobility impairment and an additional three units for persons with other types of disabilities. The Housing Division will also continue to increase awareness of the State's Home Modification Loan Program, which provides low- and no-interest loans to modify the homes of elders and individuals with disabilities. In FY15 the Town will host a training session for landlords and other interested persons on Reasonable Accommodation and Reasonable Modification requirements.

The Housing Division will continue to assist, as needed, households with Limited English Proficiency. In working with the Fair Housing Center of Greater Boston, the Town hopes to identify resources for a language line that would assist LEP households with accessing affordable housing programs in Brookline.

Anecdotal evidence suggests that families with children face greater challenges renting homes in Brookline than those without children. This situation may reflect, at least in part, concerns by property owners regarding liabilities relating to lead paint. Additionally, and connected is the strong presence in Brookline of a large population of students and young working adults; landlords may gain greater profits renting to transient groups of young people than to families, both because of their greater collective purchasing power and lower standards for service. The Town will continue to enforce zoning and state sanitary codes to discourage overcrowding and assure a decent level of service in its rental inventory; encourage the development of affordable rental housing for families; and provide technical assistance to small landlords who wish to access the State's "Get the Lead Out" program. The Health Department has agreed to provide a training session for homeowners and landlords on Lead Paint Laws as well as new state lead laws about repair and renovation.

How Action Steps will further Fair Housing and the Protected Classes the Steps Address

- Increased rental opportunities for all protected classes through education of landlords, management companies, and tenants on Fair Housing law.
- Increased homeownership opportunities for minorities through affirmative marketing of the Town's affordable housing programs.
- Increased housing opportunities for persons with disabilities through availability of additional units, and through education about the State's Home Modification Loan Program and Reasonable Accommodation laws.
- Increased housing opportunities for families through education on and enforcement of lead paint laws and implementing the State's "Get the Lead Out" program.

CONCORD

Impediments

Concord's three most significant impediments as identified in our 2013 Analysis of Impediments are as follows:

- 1) The high cost of Concord's existing housing stock and the shortage of affordable, developable land;
- 2) Zoning, building, and land use policies which limit the availability of land and impact the cost of constructing and developing affordable housing; and,
- 3) Further development in Concord is limited by Concord's existing water and sewer infrastructure and its current lack of additional capacity.

Specific Action Steps

To address these impediments, Concord has identified the following specific Actions:

- 1) To address the high cost of existing housing and shortage of available land Concord will:

- Work with the Concord Housing Development Corporation to develop former State lands in West Concord;
 - Use CPA funding to restore the affordability of units at the Emerson Annex building when they become available and establish new affordable housing restrictions;
 - Use the Small Grants Program to help low and moderate level homeowners make necessary safety and other improvements to their existing homes;
 - Utilize HOME funds to rehabilitate and improve the accessibility of existing affordable housing units; and,
 - Support the work of the Concord Housing Authority and of the Concord Housing Development Corporation wherever possible.
- 2) To address local policies which limit the availability of land and impact the cost of development Concord will:
- Encourage the development of Planned Residential Developments (PRD), Special PRDs, and Residential Cluster Developments to provide new affordable units dispersed widely throughout the community;
 - Consider new Smart Growth legislation and other models for developing housing within the community;
 - Encourage mixed use developments which provide some affordable housing at close proximity to transportation and community services; and,
 - Provide guidance and assistance to existing affordable housing homeowners and potential developers in identifying energy efficient programs and incentives to defray the cost of new construction and reduce overall housing costs.
- 3) To address the Town's limited water and sewer infrastructure and its current lack of additional capacity Concord will:
- Seek State and Federal approvals to increase the capacity of the existing waste water treatment plant using its current release systems;
 - Revise the Public Works Commission's "capacity allowance model" and other Town regulations in response to the approval received from the Massachusetts Department of Environmental Protection for changes to the groundwater discharge measures that will address short- and mid-term sewer capacity needs; and,
 - Continue efforts to identify and acquire additional land for the construction of a second waste water treatment facility.

How Action Steps will further Fair Housing and the Protected Classes the Steps Address

The major influences which constrain all residents and potential residents from having equal access to housing in Concord are the lack of available developable land for new housing coupled with extremely high land prices and primarily single-family residence district zoning. The Action Steps proposed further fair housing by increasing the diversity of housing options

and removing economic barriers to housing, which will give more access to households who wish to live in Concord whether they identify as a protected class or not. By increasing the stock of lower-priced, or affordable, housing and offering styles other than single-family detached dwelling units, a wider range of options will be available to meet the needs of a more diverse community of potential future residents.

FRAMINGHAM

The Town of Framingham intends to take the following actions to overcome the impediments to fair housing choice identified in the document *Town of Framingham, Analysis of Impediments*. Actions are organized in terms of areas of activity and specific goals as outlined in the analysis.

Public Sector

Zoning and Site Selection

Most racial, ethnic, and linguistic minorities have had to pursue the relatively more affordable rental housing available in South Framingham. That housing has been more likely to be overcrowded and inferior in quality. In FY15, Framingham Community Development staff, Fair Housing Committee members, Planning Board, and Department of Community and Economic Development staff will review and continue to work to implement appropriate mixed-use development in the downtown so as to be prepared to expand housing.

Zoning initiatives may include the exploration of one or more of the following initiatives as time and staffing permits:

- Overlay districts or special permit regulations to facilitate large-scale reuse and redevelopment of properties that have become obsolete for their intended use, for new affordable or mixed-income housing uses.
- Extension of the mixed-use development option that currently exists in the Central Business District to other areas.
- Accessory apartments by special permit where appropriate.
- Multifamily housing in targeted overlay districts, such as along Route 9, in exchange for the provision of at least 25 percent affordable units.
- Modest density bonus to the Town's open space-residential development bylaw to encourage affordable units in small developments.
- Provision for artist live/work spaces in appropriate locations.
- Geographic de-concentration of low and moderate income housing.

Efforts to create opportunities in a variety of neighborhood settings. Concentration of low-income housing in certain blighted neighborhoods has been an impediment to public support for and thus an impediment to further housing development.

Development of affordable housing that would result in a re-concentration of housing away from Framingham's Southside will be encouraged. There are, however, significant issues to be dealt with in respect to the impact of projects of any size on existing neighborhoods.

The Framingham Department of Community and Economic Development will work to mediate between neighborhood concerns and affordable housing needs to promote sensitive development. Community and Economic Development staff will work actively with developers to assist them in defining their projects in a manner that will lead to broader acceptance. As development starts to be built, fair housing choice will be enhanced. The recently completed 150-unit Shillman House for the elderly sponsored by Jewish Community Housing for the Elderly (JCHE) in the town's Nobscot sector is an example of this process. HOME funds were provided in a pre-development phase.

Neighborhood Revitalization, Municipal, and Other Resources

- Targeted Programs to Create Housing Opportunity for Low/Moderate-Income Residents of Older Neighborhoods
- Create opportunities for low- and moderate-income residents, many of them racial, ethnic, or linguistic minorities

The Town will continue to combine private homebuyer programs using SoftSecond Loan funds with CDBG homeowner assistance and CDBG Housing Rehabilitation Assistance Program (HRAP) loans to provide affordable ownership of multifamily and/or single-family homes by low and moderate-income residents. Emphasis will be placed on encouraging (but not restricting) ownership in the Town's older neighborhoods. The Board of Selectmen has called for the convening of a Housing Summit focused on revitalizing the Town's oldest and densest neighborhoods.

Since starting the homeownership assistance program, the Town has helped 81 homeowners that represent the whole spectrum of Framingham's population, including 36 Latino Americans, six African Americans, and two Asian Americans. In addition, six Portuguese-speaking households and two Russian-speaking households have been served. The program has enhanced fair housing choice to traditionally underserved segments of Framingham's population.

Tax-title properties

Department of Community and Economic Development staff hope to convince Town officials to permit properties taken in tax title to be improved and developed as long-term affordable housing opportunities for low- or moderate-income households. This approach will expand the Town's assisted housing stock. Opportunities will be marketed in a manner in concert with fair housing principles. These efforts will be ongoing.

Property Tax Policies

- Reducing tax burden to segments of the community

The Town will explore expanding the number of options to reduce rising tax burdens on certain segments of the community, especially older residents. Through Town Meeting action, a voluntary tax relief fund was created, allowing taxpayers to contribute toward a pool that could be used to offset abatements offered for those needing tax relief. A Property Tax Help Program has been established giving a limited number of citizens the opportunity to perform 75 hours of approved work for the Town for a \$500 tax credit. Support for any initiatives that would result in a lessening of tax revenue, no matter how responsive to the needs of certain groups in the community, may be difficult in a period of declining public funding resources.

Public and Private Sector

- Information Programs

Multi-lingual housing information video series. The Town Fair Housing Committee, led by Community Development staff and the Town Human Relations Committee, will continue to produce cable television programming on housing issues in English, Spanish, and ultimately Portuguese, including Homebuyer Fairs in 2013. Framingham Media Services staff has indicated that the Town could provide total support to produce the program. An advantage to having the Town originate the program is that it can air on all cable outlets in the Town. Finding housing continues to be particularly difficult for newcomers and non-citizens who are faced with a language barrier. Programs should be put together that inform individuals of how and where to get services in their primary languages.

Fair Housing material on Town website. The Fair Housing Committee will work with Town Information services staff to establish a Fair Housing Information section on the Town's website informing residents of their rights to pursue housing opportunities and directing them to resources to assure that their rights will be respected.

Fair Housing Enforcement

- Improving the Town's capacity to effectively process complaints.

The Town needs to develop processes for recording fair housing complaints and tracking their adjudication. Developing a database in FY13 and ensuing years on the nature of complaints will assist the Town in identifying trends and patterns in discrimination which can be addressed by improved enforcement and education of both services providers and clients.

LEXINGTON

The single largest barrier to fair housing choice in Lexington is its high cost of entry. Whether one is looking to buy or rent in Town, the (high) price limits those who can live in Lexington to only those households that can afford it. This high cost of entry is a result of both a relative scarcity of housing units combined with the high regional demand for them. While fair housing

law does not protect lower-income households directly, many protected classes are disproportionately represented in lower-income households.

The community has chosen to address this problem by taking a proactive approach to affordable housing. In fact, the Town has achieved compliance with Massachusetts General Law chapter 40B, which requires at least 10 percent of a community's housing stock be affordable to households earning at or below 80 percent of the Boston area's median income. While this may not provide access to the Town across all income bands, particularly those in the middle tiers, increasing the local supply of housing affordable to those earning at or less than 80 percent of the area median income will increase the metropolitan region's overall access to Lexington.

In response to this, the Town of Lexington has committed to continuing its support to Lexington Housing Assistance Board (LexHAB) in its mission to acquire, develop, or redevelop affordable housing units.

Activities through the Regional Housing Services Office, such as monitoring and updating information on existing properties, will help to identify and serve several protected classes, such as families with children and the disabled.

The Town is nearing completion in formalizing an Affordable Housing Production Policy through a Sustainable Communities grant through MAPC. In addition to a production plan, the project will complete a comprehensive needs analysis, which will help to understand how to serve the needs of various population groups.

All affordable units marked follow Fair Marketing plans that require the pool of potential applicants reflect the racial diversity of the region.

NATICK

Impediments: Education of Fair Housing Laws

Specific Action Steps: Provide Fair Housing education assistance to those groups in Natick that have the potential to most utilize it. These would be real estate professionals, landlords, multifamily homeowners, and renters.

How Action Steps will further Fair Housing and the Protected Classes the Steps Address: The Town of Natick will be hosting Fair Housing training through HOME administration funding and cooperation with the Fair Housing Center of Greater Boston. Continued education of the Fair Housing law and its use in housing and real estate is considered the key factor in addressing any impediments to fair housing identified in Natick.

NEEDHAM**Impediments**

- *Land use policies and zoning can limit the development of housing beyond single-family homes to promote fair access to housing.*
Although nearly one-half of Needham's land area is zoned for 10,000 square foot lots, apartment districts and districts that allow for multifamily housing are limited. Accessory apartments are not permitted. There is no "as-of-right" development option for affordable housing, making the permitting process more time-consuming, often contentious, and adding to the costs of development.
- *Limited information, education, and outreach on Fair Housing.*
There is a shortage of information on Fair Housing issues in Needham. Education for residents, employees, lenders, realtors, and landlords has been minimal. Although there are resources within the Town of Needham (such as the committees and agencies that provide assistance), it is not always clear where these resources are located and how to access important information.
- *Limited availability of affordable housing and increasing need.*
Needham has 837 affordable units included on its Subsidized Housing Inventory which does not accommodate the substantial need for subsidized units given the numbers of lower-income individuals and families living in town and spending disproportionate amounts of their income on housing. Additionally, given the increasing cost of property in Needham, greater amounts of subsidies are required to fill the growing gaps between the total costs of development and what qualifying households can afford. These subsidies are also limited and extremely competitive. Moreover, the development of multifamily housing, which relies on economies of scale and is consequently more affordable to build, has been constrained by local zoning as noted above.

Needham is in fact confronting increasing income disparities and affordability gaps as the costs of housing continues to rise for both rentals and ownership and the numbers of those with limited incomes remains relatively stable with actual increases in the numbers of those living in poverty. For example, those earning more than \$150,000 increased by 64 percent between 2000 and 2011, from 2,570 to 4,212 households, while those earning less than \$25,000 decreased by only 6 percent during this same period, from 1,230 to 1,131 households. Moreover, while the median household income of homeowners increased by 31 percent, from \$100,732 in 2000 to \$131,746 by 2011, the median income of renters was estimated to have stayed about the same, from \$44,226 to \$46,546 or by 5 percent. The Housing Authority's long waiting lists further attest to the substantial need and demand for affordable housing in Town with 227 seniors and

559 families on their waitlists. Moreover, of the 2,085 households earning at or below 80 percent of area median income in 2009 (the most recently-released data from the HUD's special CHAS report), 1,445 or 70 percent were living in housing that is by common definition too expensive, including 1,145 or 55 percent who were spending more than half of their income on housing costs.

- *Limited availability of accessible affordable housing.*
Lower-income families and individuals, including seniors and people whose disabilities can be income-limiting, greatly benefit from the availability of affordable housing. Housing not only must be affordable, but accessible with modifications to support the needs of the disabled. Estimates from the Census Bureau's American Community Survey for 2011 indicated that 2,197 residents, or 7.7 percent of all Needham residents, claimed a disability.⁴ Moreover, the NHA's 2013 Housing Needs Assessment estimated that there was an unmet need of 1,377 units of special needs housing. While the 7.7 percent level of disability is less than the state-wide figure, it still points to significant special needs within the Needham community and suggests that the Town make a concerted effort to produce units that are handicapped accessible, incorporate supportive services, and are located in proximity to transportation or commercial areas.

Those with disabilities are additionally constrained by the limited accessibility, including a lack of elevators, in many public buildings and affordable housing developments (e.g. Linden-Chambers), which makes it difficult for some members of the community to access certain resources in Town. Livability for this population decreases when daily activities are made more difficult or impossible. Accessibility is required in new construction, but many of the buildings in Needham are older and have not incorporated these features.

To address these issues, the following actions are in place or planned for FY15:

- *Promoting multifamily housing that incorporates affordable and accessible units – Housing in the Town Center.*
The Town has been working toward increasing multifamily residential development and affordable housing options in high opportunity areas, namely Needham Center and Needham Heights, where public transit, jobs, services, and facilities are readily available. Needham's Analysis of Impediments (AI) shows that affordability in housing disproportionately affects people in protected classes and that the lack of multifamily

⁴ The U.S. Census Bureau defines disability as a long-term physical, mental, or emotional condition that can make it difficult to do basic activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. Many residents with one or more disabilities face housing challenges due to a lack of housing that is affordable and physically accessible.

residential development and affordable housing options can create a barrier to entry into the Town. Just several years ago, (at the time of the original AI), there were neither incentives nor requirements for new multifamily residential development nor inclusionary zoning mandates in the zoning.

In the years directly following the completion of the AI, Needham completed a comprehensive plan for the future of Needham Center. The plan addressed the overall objectives of fostering the economic development of Needham Center as a mixed-use local downtown shopping district, increasing housing opportunities, improving aesthetics and the pedestrian environment, and improving parking and traffic conditions. Zoning that advanced the goals of the plan was approved by Town Meeting in May 2009 and by the Attorney General in September 2009. The zoning authorizes the construction of multifamily housing in Needham Center and includes a specific section on Affordable Housing in the new Overlay District, laying out the following requirement: "For a development with not more than ten dwelling units, at least one unit shall be an affordable unit; and for a development with eleven or more dwelling units, at least ten percent shall be affordable units. In the instance of a fraction, the fraction shall be rounded up to the nearest whole number." In addition, there were incentives that a developer can take advantage of including 1) not counting the floor area of the affordable units for purposes of determining the maximum floor area of the development and 2) a reduction in the minimum number of parking spaces required for affordable units with not more than one bedroom, from one and a half spaces to one space.

The Town is now encouraging property owners and developers in the downtown to evaluate their sites and to incorporate affordable housing into any new developments. Additionally, after a lengthy public hearing process, the Planning Board approved a 10 unit (one affordable unit) mixed-use development in the Center of Town in July 2012, the first project to be approved and constructed under the new Needham Center zoning. Pursuant to the special permit issued by the Planning Board, the affordable unit is required to be affirmatively marketed. It is anticipated that such marketing and outreach efforts will encourage applications by households who are least likely to apply because of characteristics protected by fair housing law. Perhaps with this development approved, other property owners will decide to pursue similar mixed-use developments.

By enabling multifamily residential projects in Needham Center, the Town will increase the supply of accessible housing. Under federal law, all new residential developments with four or more units, public entrances, and common spaces must be wheelchair accessible. In addition, at the very least, all ground units must be wheelchair accessible

and fittings must be adaptable (e.g. bathrooms must be constructed in such a way that grab bars can be added). In elevator buildings, such as the one just approved, all units must be wheelchair accessible and adaptable. Finally, promotion of an inclusionary zoning policy that requires a ten percent affordable set-aside will assist in diversification of all parts of the community.

- *Promoting multifamily housing that incorporates affordable and accessible units – New zoning for senior housing.*

In May of 2010, Town Meeting approved a new Elder Services Zoning District. The purpose of the district is to allow individuals to “age in place” on a campus environment that includes separate housing for those who live independently, in assisted living facilities that offer more support, and in skilled nursing facilities. There was a ten percent affordable housing requirement included in the district. On October 4, 2011, the Planning Board approved a project under the new zoning comprising 91 units - 12 Independent Living Apartment units (13 bedrooms), 42 assisted living units, and 37 assisted living units specializing in Alzheimer's and other memory loss related conditions. Under the provisions of the bylaw, two of the 12 Independent Living Apartments have been reserved for low-income seniors. As required by federal law, all of the new residential units will be fully accessible. Affirmative marketing requirements have been incorporated into the conditions of the special permit to ensure that the units are affirmatively marketed, and a lottery was held on January 17, 2014 to select the occupants.

- *Completing Chapter 40B Guidelines that promote accessibility.*

The Town has completed the development of Chapter 40B Guidelines. The purpose of the Guidelines is to inform developers about the Town's affordable housing concerns and priorities and provide criteria for Town Boards and staff to use when they review comprehensive permit applications and provide comments to the Board of Appeals. The Guidelines cover matters such as priority housing needs, the scale and density of developments, architectural design, areas of town that may be suitable for moderate- to higher-density development consistent with Needham's planning policies, and areas that would not be suitable because they have high natural resources value or significant physical constraints. The Guidelines have been approved by the Board of Selectmen and Planning Board and will help unify the Town's approach to comprehensive permit reviews and provide clear direction to prospective developers. Through the Guidelines, the Town has the opportunity to express to developers that accessibility is of importance and certain locations are advantageous.

- *Hiring a Housing Planner.*

The Town recently hired a Housing Planner who will be responsible for coordinating a wide range of activities related to housing in the community, including ways to ensure greater and fair access to existing housing as well as opportunities to increase the availability of new affordable and accessible units.

- *Supporting a Human Rights Committee.*

Needham has a Human Rights Committee that seeks to prevent discrimination in housing on the basis of race, color, national origin, ancestry, disability, age, income, marital status, children, gender, or sexual preference. The Housing Planner, noted above, will work with this Committee on ways to prevent discrimination in access to housing.

- *Obtaining federal grant funding to educate residents on human rights.*

The Town of Needham, through its Public Library and Human Rights Committee, was successful in securing a “Created Equal Grant” from the National Endowment for the Humanities (NEH) as part of its Bridging Cultures Initiative. The intent of this NEH grant is to encourage communities across the country to revisit the history of civil rights in America and to reflect on the ideals of freedom and equality that have helped bridge deep racial and cultural divides in our civic life. The centerpiece of the project is a series of screenings and discussions on human rights related documentaries such as *The Abolitionists*, *The Freedom Riders*, *The Loving Story*, and *Slavery by Another Name: Then and Now*. While the grant does not deal directly with fair housing, it represents a proactive stance on the part of Town to sensitize the community on issues related to civil rights and diversity. The term of the grant is from September 2013 through December 2016.

- *Preparing to undertake additional planning to assess and address housing needs, including fair and equal access to housing.*

The Town will be embarking on a community planning process in early 2014 to prepare a Housing Production Plan that will meet state requirements under 760 CMR 56.03(4) to better understand and address unmet housing needs. The Town’s Board of Selectmen will appoint a Special Task Force to prepare this Plan, which will be staffed by the Housing Planner. The work will include an update of the Needham Housing Authority’s Housing Needs Assessment and production goals and strategies for addressing priority housing needs. This planning work will provide another opportunity to raise the issue of Fair Housing and develop strategies to promote equal and fair access to housing in the community. This planning effort will also support and complement the work that will be conducted for the FY16-FY20 Consolidated Plan.

NEWTON

The principal impediments to fair housing in Newton include the following challenges identified below. These impediments have been compiled from Newton's *Fair Housing Action Plan* and the *FY11-15 Analysis of Impediments to Fair Housing Choice*, completed in 2010. As previously mentioned, the Consortium will develop a Consortium-wide Analysis of Impediments in FY15, which may further refine or change impediments and actions. Greater detail and analysis is provided in these reports.

Impediments Identified in the Public Sector

- Zoning, land use policies, and neighborhood opposition can limit the ability to develop and can affect siting of affordable housing.
- The system for reviewing, approving, and monitoring residential developments for compliance with all applicable architectural accessibility requirements needs to be examined and strengthened.
- To become proactive, fair housing best practices need to be identified and fully integrated into all public sector housing programs and policies.

Specific Action Steps and Impact on Furthering Fair Housing

- Collaborate with the Fair Housing Committee to provide at least one fair housing educational forum to public officials on the City's affirmative duty to further fair housing, including the consequences of disparate impact. This action will educate City decision makers on the community's obligation to integrate fair housing principles and consider disparate impact, especially when deciding upon zoning, land-use policies, and other tools that shape Newton's socio-economic fabric. Members of all protected classes might benefit from increased knowledge and application of fair housing principles.
- Recapitalize programs that streamline the funding process for by-right projects containing affordable units, such as the One-to-Four Unit Purchase Rehabilitation. This action will minimize the potential for neighborhood opposition for affordable housing projects, especially for protected classes such as families with children.
- Collaborate with the Fair Housing Committee and relevant stakeholders to implement the priority actions found in the Fair Housing Committee's Architectural Accessibility Action Plan, with focus on establishing a federal accessibility inspection and notification system between the Planning and Development Department and the recently hired ADA/Section 504 Accessibility Coordinator. This action directly addresses ways in which the City can assure accessibility in housing for people with disabilities.
- Following the completion of a Consortium-wide *Analysis of Impediments*, create a Consortium-wide Language Assistance Plan. Creating a Consortium-wide Language Assistance Plan will help disseminate resources more effectively to households with limited English proficiency, which can consist of members of all protected classes.

Impediments Identified in the Private Sector

- Housing discrimination against protected classes occurs in the Newton's rental and for-sale real estate markets.

Specific Action Steps and Impact on Furthering Fair Housing

- Collaborate with the Fair Housing Committee to prepare and launch a public information and education campaign with outreach to the general public in Newton. The purpose of this action step is to increase knowledge and awareness of fair housing rights and responsibilities, and to promote use of fair housing enforcement options including Newton's complaint process.
- Collaborate with the Fair Housing Committee to provide training to housing service providers and counselors on identifying incidents of possible housing discrimination against clients and reporting such incidents to appropriate authorities. The purpose of this action step is to promote the use of available fair housing enforcement options to recipients of public assistance (e.g., Section 8 voucher holders, among other protected classes).

Impediments Identified in Public and Private Sector

- An educational gap on fair housing rights and responsibilities exists for some housing consumers, providers, and producers, resulting in fair housing law violations and a lack of consumer empowerment.
- More comprehensive fair housing data, in conjunction with consistent monitoring, is needed to ensure that fair housing practices in both market rate and subsidized housing units not only remain constant, but improve and expand.
- High housing, development, and health safety requirement costs coupled with the lack of available land for new development ultimately results in limited affordable housing opportunities and housing choice.

Specific Action Steps and Impact on Furthering Fair Housing

- Continue to collect, analyze, and report relevant data, as required, pertaining to protected classes in Newton's subsidized and market rate units (e.g. lottery results and usage of the Civil Rights Checklist in the City's annual monitoring of federally subsidized housing units). This action step contributes toward reaching a better understanding of current City demographic data and trends, and in evaluating marketing efforts and the accuracy of Newton's Affordable Housing Inventory.
- Continue fair housing education efforts by distributing existing literature during Community Development Week and other events.
- Continue to offer lead abatement to property owners as part of the Newton Rehabilitation Program. This action serves to further housing opportunities for families with children.
- Continue to include additional housing development program subsidies for projects that create units that go beyond state and federal architectural accessibility

requirements or for low-income individuals (<50% of AMI) with special needs. This action serves to further housing opportunities for people with disabilities.

SUDBURY

Impediment 1: Zoning and land use policies limit the availability of land to develop diverse housing.

Sudbury's zoning has few bylaws that promote diverse housing choice. By-right development opportunities are limited, making approval processes lengthy and adding to the cost of development.

With predominantly one acre zoning, multi-family units are not allowed by-right, forcing developers to utilize MGL Chapter 40B to develop condominiums or rental apartments. These approval and permitting processes are complicated and time consuming and there is frequently neighborhood opposition to proposed developments.

Changes to the zoning ordinance require Town Meeting approval and it is difficult to revise current land use policies.

Actions: Change land use and zoning policies.

- Consider zoning changes for Route 20 and/or the Melone property, including 40R and other higher density development options
- Assist the Zoning Board of Appeals in the comprehensive permit process to create developments that are in scale with the neighborhood.

Impediment 2: High cost of housing and lack of available land for new development limits opportunities and choices.

This high cost of land acquisition in the Town of Sudbury restricts low- and moderate-income families from developing and/or purchasing housing units – whether for homeownership or rental.

Actions: Implement the Housing Production Plan which encourages development of affordable and diverse housing in Sudbury.

- Subsidize additional homes in the Home Preservation Program, and sell them to eligible purchasers.
- Include additional affordable units in 40B Comprehensive permits over the statutory minimum requirement.
- Examine the feasibility of developing housing on the Melone property with a range of prices and styles.
- Utilize CPA funds to create and develop affordable housing.
- Utilize HOME funds to create and develop affordable housing.
- Continue disbursement of Grant funds through the Sudbury Small Grant Program for small repair and maintenance for eligible households.

- Continue using data from lottery agent services to develop housing units targeted to need.
- Continue monitoring agent services to preserve affordability restrictions.
- Support the Sudbury Housing Trust.
- Support the Sudbury Housing Authority and other initiatives to increase affordable rental units.
- Support preservation of affordable unit in other communities through the Regional Housing Services Office.

Impediment 3: Lack of Education and Outreach

- Lack of support for diverse housing styles is an impediment to housing choice.
- Site specific housing initiatives generally meet with strong opposition from neighbors. There is a lack of awareness by the public regarding fair housing and actions that can be taken to reduce impediments.

Actions: Continue housing education and outreach programs

- Continue the Sudbury Housing Roundtable and other public forums, and engage the community in long-term housing production planning, building on the 2011 Housing Production Plan.
- Provide resources and training opportunities to staff, housing service providers, board and committee members so that they can stay informed on any fair housing items.
- Promote open communication for the general public to become more informed.

In FY15, Sudbury will continue its efforts as outlined in the Analysis of Impediments to Fair Housing Choice, published in May 2013, and summarized above. These steps will provide resources and housing opportunities for minorities, elderly households, single parents, and households with members of a protected class.

WALTHAM

Impediment 1: Zoning (as identified in Waltham AI, page 78).

The current Inclusionary Zoning Ordinance directs assistance to households at or below 80 percent of the AMI. To date, affordable housing units developed under this ordinance market at the 80 percent income level only. No units to date have been marketed to incomes below 80 percent of the AMI.

The existing system for reviewing developments for architectural access requirements needs to be strengthened.

Actions: Recommend that a review be made of the current inclusionary zoning ordinance in the City Council for consideration to change the income level assisted from 80 percent of AMI to 60 percent of AMI. The current wait list for affordable family subsidized housing can take one to

two years. The Section 8 waitlist is now estimated at 8 years. A reduction in the income limit for units developed through the inclusionary zoning process will increase the number of affordable units to lower income households and reduce the number of waitlisted families.

The City's system for reviewing, approving, and monitoring residential developments for compliance with local, state, and federal architectural access requirements needs to be examined and significantly strengthened.

Actions: The Planning Department is completing an RFP for consultant assistance in reviewing the current Zoning Codes in the City. The request to complete this task originated in the City Council. The City will require inspectional staff to attend trainings on architectural accessibility. Provide educational materials to other city departments on architectural access regulations. Ensure that CDBG and HOME written agreements provide the most current accessibility provisions.

Impediment 2 : Lack of Knowledge (as identified in Waltham AI, page 79).

Lack of Knowledge by housing consumers of fair housing laws, discriminatory practices and enforcement agencies and procedures.

Actions: The City will strengthen education, training, and advocacy efforts and programs. The City has begun Fair Housing training through the Greater Boston Fair Housing Center. The first training was completed in FY14 for Municipal Employees. The training was attended by all municipal departments with attendance by Department Heads and staff. The Housing Division will continue to host Fair Housing Training with the Fair Housing Center of Greater Boston in FY 15 regarding tenant /landlord issues to interested residents. Brochures will be provided through the Waltham School Department regarding Fair Housing. A fair housing survey was completed for the 2013-2018 Analysis of Fair Housing Choice. The Housing Division website has been improved with comprehensive information regarding fair housing law, protected classes and where consumers can file a complaint.

Impediment 3: Lack of Affordable Housing (as identified in Waltham AI, page 80).

Fifty-two percent of the City's rental population is low to moderate income. Census data shows that 46 percent of renter households with incomes less than \$50,000 pay rent higher than 30 percent of their income.

Actions: The Housing Division will provide a HOME TBRA Security Deposit program in FY15 to assist with first month's rent and security deposit to assist low- to moderate-income renter households. The Housing Division will also continue to develop a TBRA rental assistance program with the WHA utilizing FY16 HOME funding.

Impediment 4: Lead paint (as identified in Waltham AI, page 80).

Large number of rental units containing lead paint.

Actions: The City will continue to provide zero interest, CDBG-funded deferred loans to homeowners for lead abatement.

Impediment 5: Discrimination in local Real Estate Marketing (as identified in Waltham AI, page 81).

Based on results of the Community Survey and complaint calls from local residents to the Housing Division, discrimination of protected classes occurs in the rental and for sale real estate markets.

Actions: The Housing Division will improve outreach to the Waltham Real Estate Community with educational resources in varied languages appropriate for the Waltham area. The Housing Division will provide Fair Housing Education through the Fair Housing Center of Greater Boston to target private landlords and tenants in FY15.

Impediments identified in the public and private sector (as identified in the AI p. 81-83)

Impediment: Lack of a lead agency to promote fair housing and develop policy

Action: To establish best practices and proactive strategies city-wide the municipality will take the lead for the City, its residents and businesses In FY15.

Impediment: Current complaint system for Fair Housing complaints refers complainants to other agencies, including HUD or the Fair Housing Center of Greater Boston (FHCGB).

Action: The Housing Division will participate in training with the FHCGB to learn effective managing of fair housing complaints from city residents.

How Action Steps will further Fair Housing and the Protected Classes the Steps Address

- The development of new programs and policies will serve the lower income population in obtaining permanent housing.
- Comprehensive fair housing education to municipal employees, local businesses, and residents will increase knowledge of discriminatory practices and what can be done to overcome.
- The support of disabled and elderly homeowners with CDBG funds to improve accessibility and building code violations will allow them to remain in their homes.
- The subsidy of service programs providing therapeutic and recreational services to residents with special needs provides community awareness and support.

WATERTOWN

The most recent Analysis of Impediments to Fair Housing (still in draft form) was conducted in 2013 in which the following impediments and specific action steps were identified:

Impediments

- Lack of knowledge among small landlords
- Lack of knowledge among realtors
- Lack of knowledge/empowerment among housing seekers
- Restrictive zoning
- Lead paint issues – rentals to families with children
- Lack of development sites – limited availability of parcels
- Low vacancy rate – ownership and rental
- High cost of housing – ownership and rental affordability gap
- Language barriers

Specific Action Steps

- Review the Analysis of Impediments with the Town Council and discuss issues.
- Increase education/perform community outreach about fair housing choice, affordable housing and fair housing complaint procedures;
- Incorporate more diversity into the permit granting authorities and other decision making boards;
- Investigate zoning amendments that provide better incentives for higher density development, as well as encourage more diversity and housing choice;
- Identify districts and parcels within the Town that could accommodate higher density development;
- Encourage developers to create more accessible units by incorporating Universal Design into new residential developments;
- Investigate funding sources to bring back the discontinued First Time Homebuyers downpayment assistance and Home Improvement Program loan programs;
- Assist homeowners with obtaining financial assistance for deleading of units, such as the possible creation of a Town-sponsored lead abatement tax credit;
- Continue to work with the local Community Housing Development Organization to develop affordable units, both ownership and rental;
- Partner with organizations like World in Watertown to help with fair housing access and education efforts; and
- Offer security deposit assistance through a new Tenant Based Rental Assistance program to help renters with the large upfront costs associated with moving into a new apartment.

How Action Steps will further Fair Housing and the Protected Classes the Steps Address

To increase awareness of affordable units that are or may become available, the Town reevaluated the effectiveness of how it conducted its affirmative marketing campaigns. Working together, the Town and the local Community Housing Development Organization, MWCD developed the “Ready Renter” Program, which created a centralized wait list for affordable units in the region. By combining resources and simplifying the affirmative marketing process of affordable units, outreach efforts are greatly enhanced and reach a larger amount of people with different housing needs. The Ready Program conducts outreach to underserved populations in the Greater Boston area via paid advertising in minority language newspapers, local cable television, mailings to nonprofit and community institutions, and website postings on the main affordable housing services websites. In addition to reaching more diverse communities the Ready Program simplifies the process for potential tenants and homebuyers by having one streamlined application process for all affordable units and one central point of contact who can assist in completing the application and answer questions about affordable housing. There are currently over 191 households on the Ready Program lists. Of the 126 applicants for which the race/ethnicity of the head of household is known, 61 percent are non-white.

To further decrease impediments of finding suitable rental housing in Watertown, the Town intends to explore the possibility of offering security deposit assistance through a new Tenant Based Rental Assistance program to help renters (of which the Ready Renter waitlist is predominately non-white) with the large upfront costs associated with moving into a new apartment.

In order to provide additional opportunities for the creation of multifamily housing close to public transportation and jobs, the Town will continue to incentivize the development of mixed-use and denser developments by offering density bonus credits for the creation of units that would be offered to households earning less than 65 percent AMI. These projects will be subject to the State of Massachusetts Local Initiative Program requirements including a thorough affirmative marking and tenant selection plan, which will be reviewed and monitored by a third party.

In addition, the Town will commit a portion of its HOME funds to the operating expenses for MWCD, whose efforts are invaluable in affirmatively furthering fair housing. A major impediment to a household's ability to obtain fair housing is a lack of information and understanding of the process. MWCD provides a simple process and supportive guidance for households trying to find their way to an affordable home. MWCD responds to more than 1,000 calls for housing assistance each year. MWCD's Watertown Landlord Association provides training and informal networking opportunities for Watertown area landlords. One training topic was "tenant selection" which, among other things, explored issues of Fair Housing. Approximately 15-20 landlords participate in the bi-monthly gatherings.

The Town will explore possible programs and/or funding sources that may be available to Watertown residents to assist in lead abatement activities so that families with children have greater housing choices, as the majority of Watertown's housing stock was built prior to 1978. Many property owners are hesitant to rent to families with children due to the presence (or suspected presence) of lead paint and the high cost of lead abatement. One possible option is the provision of a Town-sponsored lead abatement tax credit.

Encouraging developers to create more accessible units by incorporating Universal Design into new residential developments will increase the housing stock available to persons with disabilities and elders with decreased mobility.

WAYLAND

In 1957, Wayland was one of the first communities in the Commonwealth to establish a Fair Housing Committee, . The duties of the Fair Housing Committee are now under the Wayland Housing Authority and the Wayland Housing Partnership.

Wayland's Fair Housing Policy is to facilitate a harmonious environment where people regardless of race, color, national origin, ancestry, age, income, sex, or handicap can be assured of housing that enhances the quality of life of all residents.

The Town of Wayland will encourage:

- A variety of housing;
- Integration of diverse needs and life styles; and
- Participation by realtors, the banking community, developers, and neighborhoods to work cooperatively to achieve these ends.

Several efforts can address impediments to fair housing and take action to remove them. These include outreach and education and new production initiatives.

- The Wayland Housing Partnership, the Planning Board, Community Preservation Committee, and the Board of Selectmen are working together to implement these actions to remove impediments to fair housing.

Outreach/Education

Short Term Actions (1-2 Years)

- The Wayland Housing Partnership, in conjunction with the Planning Board and Board of Selectmen, should continue to develop an outreach program to educate local residents about the need for affordable housing and the available housing opportunities. This could include forums on housing for Town officials and residents and re-run on the local cable channel, workshops for first-time buyers in concert with local lenders and nonprofit housing organizations, information about new programs, etc.
- The Town should encourage the donations of property, both land and buildings, and provide information on tax advantages.
- Provide user-friendly public information on the procedures to follow for the first-time sale of units when they initially come on line and for the resale of affordable units in a way that retains their affordability in conformance with all state requirements.

Intermediate Term (3-5 Years)

Continue the previous strategies and add the following:

- Explore an enhanced website on affordable housing issues and resources.
- Develop Local Initiative Program (LIP) procedures to standardize and formalize the local process for approving comprehensive permit projects in conformance with state regulations and guidelines.
- Prepare a Resource Manual for residents on available programs and services related to housing.

New Production Initiatives

In addition to outreach and education, Town initiatives are also necessary to assist in removing barriers to fair housing. Providing a mix of housing that recognizes a variety of needs, not just a single-family home, can assist with this effort. An appropriate mix could include:

- Infill housing, particularly in town centers and existing neighborhoods, can accommodate more residents. Locating such housing in town centers allows people flexibility to go to work and run errands without using a car, expanding residential options for persons with disabilities, older adults, and individuals with low income.
- Accessory apartments can provide a low-density affordable housing alternative for households that might otherwise not be able to afford to live in Wayland. For example, some seniors on fixed incomes might find it beneficial to move to the smaller accessory apartment and rent out the larger portion of the house.

RESALE AND RECAPTURE PROVISIONS FOR HOME-ASSISTED HOMEBUYER ACTIVITIES

American Dream Downpayment Initiative (ADDI)

The American Dream Downpayment Initiative (ADDI) is part of the HOME program through which HUD makes formula grants to participating jurisdictions, including the WestMetro HOME Consortium, to extend down-payment assistance to low-income families who qualify as first-time homebuyers. The WestMetro Consortium will administer what remains of the FY09 ADDI allocation as part of the HOME program.

The member community will use its established resale or recapture provision when providing ADDI assistance to a first-time homebuyer. In the event the household receiving ADDI assistance is purchasing a unit that is otherwise subject to a deed restriction or affordable housing covenant with resale provision requirements from another agency such as DHCD, MassHousing, or a local program such as Inclusionary Zoning, the member shall use the resale provisions found in 92.254(a)(5)(i).

BEDFORD

Due to the inherent conflict between the HOME resale provisions and the Massachusetts Department of Housing and Community Development resale provision, and the local expectation that affordable units will count toward the state Subsidized Housing Inventory, the Town has decided that HOME funds will be a better fit in a rental housing project.

The Town understands that if it decides to use HOME on a specific program, it must follow the procedures for setting up that project, including holding a public hearing to change the project. Furthermore, if a HOME-assisted homeownership project or program is put forward by the Town, the recapture/resale provisions will have to be refined and submitted to HUD (through the Consortium Administrator) for approval prior to HOME funds being used for any homebuyer assistance.

BELMONT

The Town of Belmont does not have any specific plans for using its HOME funds to fund any homeownership projects or programs. The Town understands that once it decides on a specific project or program, it must follow the procedures for setting up a project. Furthermore, if a homeownership project or program is put forward by the Town, the recapture/resale provisions will have to be refined and submitted to HUD (through the Consortium Administrator) for approval prior to HOME funds being used for any homebuyer assistance.

BROOKLINE

Brookline is a high cost community, requiring a high level of subsidy per affordable unit created. Market values have increased dramatically in recent decades; even when the overall real estate market has been in decline, Brookline's market prices have tended to hold steady and even rise.

With regard to preservation of affordable homeownership opportunities, Brookline uses recapture and resale provisions, as appropriate, in order to preserve affordability and recycle affordable housing units or funding. All provisions require that the homeowner use the home as his/her principal residence and stay current with financial obligations.

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.

HOME funds will be allocated in FY15 to help low- and moderate-income homeowners in: a) buying an affordable home through a range of downpayment, closing cost, buy-down or similar subsidies; b) fixing building code violations, improve energy efficiency, or enhancing the accessibility of their homes by providing deferred, no-interest housing rehabilitation loans. In both programs the amount of HOME funds provided directly to clients is subject to recapture per 24 CFR 92.254. 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. HUD defines the net proceeds as the sales price minus the loan repayments and closing costs. For homebuyer assistance loans and rehabilitation loans made to multifamily dwellings that house 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 twenty-year recapture period. These various durations are summarized below:

<u>HOME loan product</u>	<u>Loan Amount</u>	<u>Duration of Recapture Period</u>
Downpayment Assistance Loans	Up to \$5000	5 years
	\$5,001-15,000	10 years
	\$15,001 - \$40,000	15 years
	More than \$40,000	20 years

Housing Rehabilitation Loans (Multifamily properties ⁵)	Up to \$5000	5 years
	\$5,001-15,000	10 years
	\$15,001 - \$40,000	15 years
	More than \$40,000	20 years
Housing Rehabilitation Loans (Single family properties)	All amounts	20 years
Deleading Loans	All amounts	10 years ⁶

The Framingham 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. Subsidies loaned will be recaptured by the Town from net sale proceeds depending on the length of tenure as defined in the HOME Program regulations. Recaptured funds will be used by the Town on other eligible housing activities, possibly including homebuyer assistance and housing rehabilitation.

If the premises purchased or rehabilitated with Framingham HOME funds are sold, cease to be the Mortgagor's primary residence or there is any change in the title during the term of the Note, which commences upon the Completion Date, the Town will recapture the full HOME loan, or the net proceeds minus the Mortgagor's investment, if the net proceeds are less than the sum of the full amount of the HOME loan and the Mortgagor's investment.

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). 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.

⁵ Applies to multi-family homes owned by investors and rented to low and moderate-income tenants.

⁶ The amount recaptured for de-leading loans drops by 10% per year de-leading loan is outstanding, down to 0% after 10 years.

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 counseling to protect their investment and equity.

The Town will follow a subordination policy in respect to borrower refinancing that will permit Notes and Mortgage Agreements to be subordinated only to refinance existing principal at lower rates or for bona-fide major capital improvements (additions of rooms, bathrooms, finishing basements) to the residence, the undertaking of said improvements to be accomplished in a specified period of time, the completion of which shall be certified after inspection by Town rehabilitation staff, and through prudent lending products. Subordination will not be granted for debt consolidation, equity extraction, or other purposes.

LEXINGTON

Due to the inherent conflict between the HOME resale provisions and the Massachusetts Department of Housing and Community Development resale provision, and the local expectation that affordable units will count toward the state Subsidized Housing Inventory, the Town, like Bedford, has decided that HOME funds will be a better fit in a rental housing project.

The Town understands that if it decides to use HOME on a specific program, it must follow the procedures for setting up that project, including holding a public hearing to change the project. Furthermore, if a HOME-assisted homeownership project or program is put forward by the Town, the recapture/resale provisions will have to be refined and submitted to HUD (through the Consortium Administrator) for approval prior to HOME funds being used for any homebuyer assistance.

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 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 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 the resale price for a HOME-subsidized unit during the HUD period of affordability exceeds what this range of income-eligible buyers can afford, it may be obligated to fund the difference.

NEEDHAM

The Town of Needham will utilize resale provisions, as further detailed below, for any new construction, rehabilitation or homebuyer assistance program that employs HOME funds, as such projects arise. Said resale provisions shall be incorporated into an affordable housing covenant running with the land. The terms of the resale provision, which apply during the HOME Period of Affordability, are as follows:

- All HOME-assisted homeownership units shall be sold only to a qualified low-income household to be maintained as their principal residence throughout the HOME period of affordability and in perpetuity to the greatest extent possible. If the housing is transferred, it must only be made available to another homebuyer meeting the same criteria.
- As per HUD regulations, the price at resale shall provide the homebuyer with a fair return on investment (including the homeowner's investment and any capital improvements) when selling to another eligible homebuyer and shall be affordable to a

reasonable range of low-income homebuyers. 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. For any upcoming homebuyer projects, if the resale price exceeds what an eligible household can afford, the Town may be obligated to subsidize the difference.

- Housing must be affordable to credit-worthy eligible purchasers earning between seventy and eighty percent of the AMI for an appropriate size household, spending no more than 30 percent of gross income on mortgage payments and condo fees. During the initial 90 days of marketing, the Town will have a Right of First Refusal to purchase the property.
- Affordability restrictions for rental development will also meet all HOME Program requirements.
- The term of the affordability restriction will be in perpetuity to the greatest extent possible.

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, as published by the U.S. Department of Housing and Urban Development (HUD), for the duration of the HOME Period of Affordability. If an eligible buyer is not located 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 Boston-Cambridge-Quincy MA-NH Area Median Income, 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 Boston-Cambridge-Quincy MA-NH Area Median Income 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 Boston-Cambridge-Quincy MA-NH Area Median Income 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. All capital improvements must be approved by the City 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 receives a Fair Return on Investment and that the HOME-assisted 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 Boston-Cambridge-Quincy MA-NH Area Median Income 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 of total costs. 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.

SUDBURY

Due to the inherent conflict between the HOME resale provisions and the Massachusetts Department of Housing and Community Development resale provision, and the local expectation that affordable units will count toward the state Subsidized Housing Inventory, the Town, like Bedford and Lexington, has decided that HOME funds will be a better fit in a rental housing project.

The Town, like Bedford and Lexington, understands that if it decides to use HOME on a specific program, it must follow the procedures for setting up that project, including holding a public hearing to change the project. Furthermore, if a HOME-assisted homeownership project or program is put forward by the Town, the recapture/resale provisions will have to be refined and submitted to HUD (through the Consortium Administrator) for approval prior to HOME funds being used for any homebuyer assistance.

WALTHAM

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, defined as the Direct Subsidy, including downpayment, closing costs assistance, or other assistance provided directly to the homebuyer, 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 downpayment and any capital improvement investment), the City must recapture the full HOME loan. The capital improvement investment of the Borrower shall be determined through the review of receipts for such improvements submitted to the City by the Borrower. 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, the HOME Project funding agreement, and the Promissory Note.

WATERTOWN

The Town of Watertown does not have any specific plans for using its HOME funds to fund any homeownership projects or programs in FY15. The Town understands that if it decides to use HOME funds on a specific project or program, it must follow the procedures for setting up that project, including holding a public hearing to change the project. Furthermore, if a HOME-assisted homeownership project or program is put forward by the Town, the recapture/resale provisions will have to be refined and submitted to HUD (through the Consortium Administrator) for approval prior to HOME funds being used for any homebuyer assistance.

WAYLAND

The Town of Wayland does not have any specific plans for using its HOME funds to fund any homeownership projects or programs due to the inherent conflict between the HOME resale provisions and the Massachusetts Department of Housing and Community Development resale provision, and the local expectation that affordable units will count toward the state Subsidized Housing Inventory.

The Town understands that if it decides to use HOME on a specific project or program, it must follow the procedures for setting up that project, including holding a public hearing to change the project. Furthermore, if a HOME-assisted homeownership project or program is put forward by the Town, the recapture/resale provisions will have to be refined and submitted to HUD (through the Consortium Administrator) for approval prior to HOME funds being used for any homebuyer assistance.

MONITORING

Monitoring Policy for Public Service and Emergency Solutions Grant Projects

Annually, during the third quarter of the fiscal year, Community Development staff monitors public service and Emergency Solutions Grant recipients. All new projects will be monitored during the first year of operation. Existing agencies/projects to be monitored will be selected based on the results of a risk analysis. This analysis shall consider such criteria as past performance of the agency/project, experience level of staff administering the project, newness of the project, etc. At least 30 percent of all human service projects will be monitored each year. All programs will be monitored at least once every three years. All monitoring documentation is filed in the monitoring folder within the project file.

The monitoring process includes the following documentation:

- Risk analysis results and monitoring agenda;

- Determination of billing status each quarter and review of billing progress for all grantees by the Human Service Advisory Committee at each meeting, with notice to grantees if the contractual requirements for billing are not being met;
- Notification letter sent to sub-recipient agency;
- On-site monitoring visit documentation, including completion of steps outlined in the monitoring agenda; and
- Letter to the agency that outlines the result of the monitoring visit, including any follow-up action required.

Monitoring Policy for CDBG and HOME-funded Affordable Housing Development Projects

Each year, housing staff is responsible for ensuring that federally-funded affordable housing development projects maintain their regulatory and statutory compliance. Staff monitors every rental project assisted with HOME funds on an annual basis and does an on-site file review of CDBG-funded projects biennially. Except for HOME projects, staff does not conduct on-site file reviews of projects monitored by MassHousing, the MA Department of Housing and Community Development or other approved monitoring agencies. In these cases, staff contacts property managers or owners to verify that an annual inspection was conducted and requests written results of the monitoring visit.

In general, the monitoring process includes the following steps:

- Perform risk analysis if project is CDBG-funded and is not scheduled to be monitored. The risk analysis considers criteria such as past performance of the agency/project, experience level of staff administering the project, newness of the project, etc.
- Develop monitoring schedule based on risk analysis and if a project is funded with HOME or CDBG funds.
- Send notification letter notifying owner that units will be monitored for CDBG/HOME compliance and compliance with sub-recipient agreement. The letter identifies the date and time of the monitoring visit and identifies specific items to be monitored i.e. income limit documentation, lease agreements, unit inspection results, performance goals, if applicable, etc.
- Complete on-site monitoring visit including completion of the following forms, as applicable: Lease Requirements Checklist, Housing Quality Standards inspection form, and CDBG or HOME Monitoring Form, including compliance with timely expenditure of funds, comprehensive planning, and minority business outreach as applicable.
- Send letter to the owner outlining the result of the monitoring visit including any follow-up action required.

A new fair housing initiative was added to the monitoring and compliance procedures in FY11. In January 2011, staff began using the “HOME and CDBG Program Monitoring Civil Rights Program Access Checklist” when monitoring affordable housing projects. The checklist has been revised, based on its usability during the FY12 monitoring process, and a new checklist, reviewed and approved by the Fair Housing Committee, is in use for FY13. The checklist includes a Frequently Asked Questions section and a cover letter providing background information and staff contact information if the agency is unsure how to complete the checklist.

Monitoring Policy for First-time Homebuyer Program

Housing staff monitors the First-time Homebuyer Program, capitalized with Community Preservation Funds, on an annual basis to verify that each property is the homeowner’s principal residence. Staff mails a letter to each homebuyer household asking them to sign and return a statement verifying that the property purchased with program funds remains their principal residence. As a result of a recommendation by the consultant to the WestMetro HOME Consortium, staff now writes *Do Not Forward* on the envelope. If a homeowner fails to return the signed statement, housing staff follows up to determine if the homebuyer is still residing in the assisted unit.

WestMetro HOME Consortium Project Monitoring Policy

In order to ensure accountability, respond to community needs, and use HOME resources efficiently and effectively, the WestMetro HOME Consortium is committed to the following comprehensive monitoring plan.

Monitoring Objectives and Strategy

Overall monitoring objectives of the WestMetro HOME Consortium monitoring plan include:

- Identifying and tracking program and project results;
- Identifying technical assistance needs of member communities, CHDOs, and sub-recipient staff;
- Ensuring timely expenditure of HOME funds, as well as compliance with comprehensive planning, and minority business outreach as applicable;
- Documenting compliance with program rules;
- Preventing fraud and abuse; and
- Identifying innovative tools and techniques that support affordable housing goals.

To ensure an appropriate level of staff effort, the Consortium’s monitoring strategy involves a two-pronged approach: ongoing monitoring and on-site monitoring.

Ongoing Monitoring

Ongoing monitoring occurs for all HOME-assisted activities each program year. Basic ongoing monitoring involves the review of activities to ensure regulatory compliance and track program

performance. Particular attention is paid to the consistent use of the Consortium's Project and IDIS Setup and Completion forms, and Project and CHDO Records Checklists.

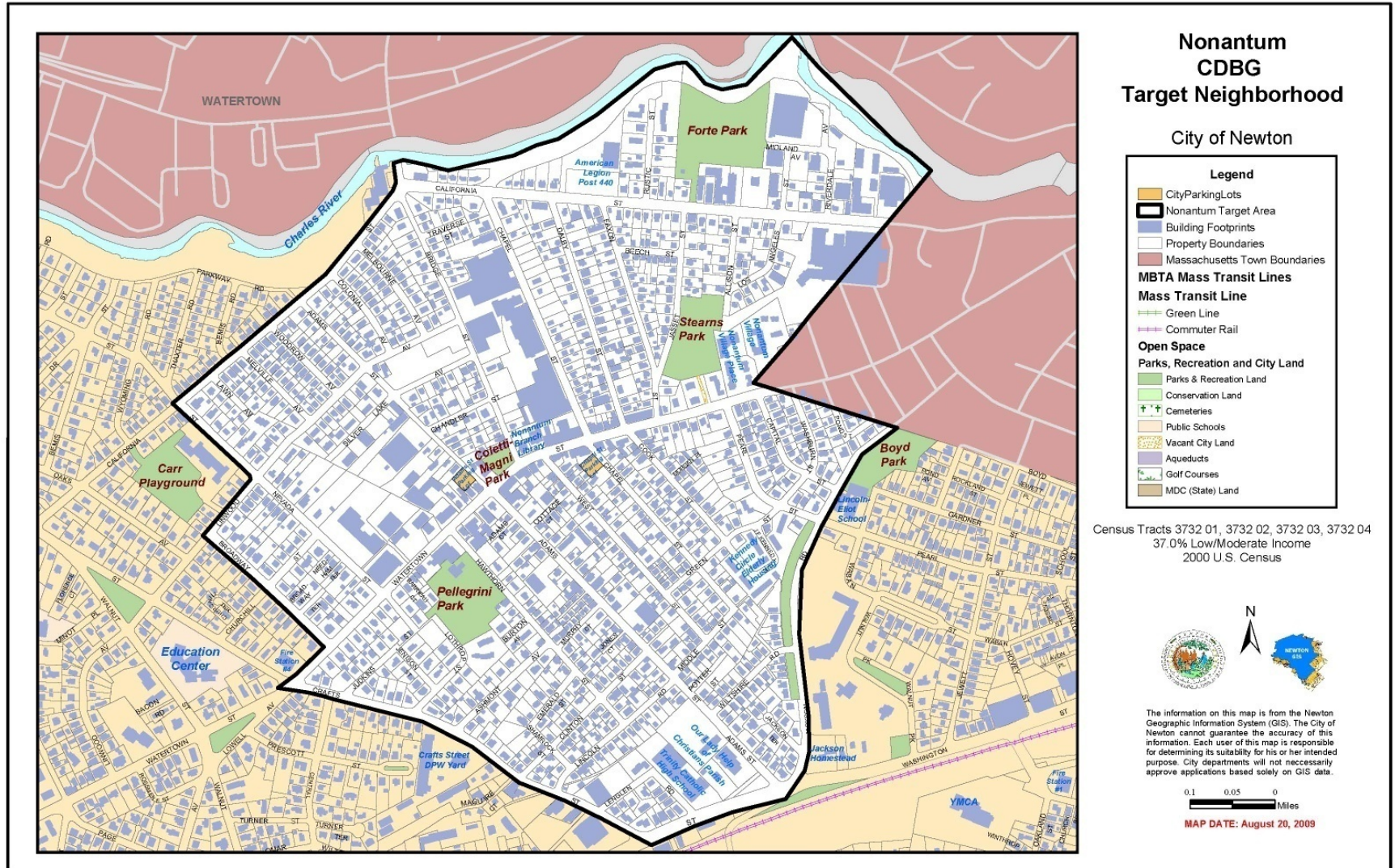
On-Site Monitoring

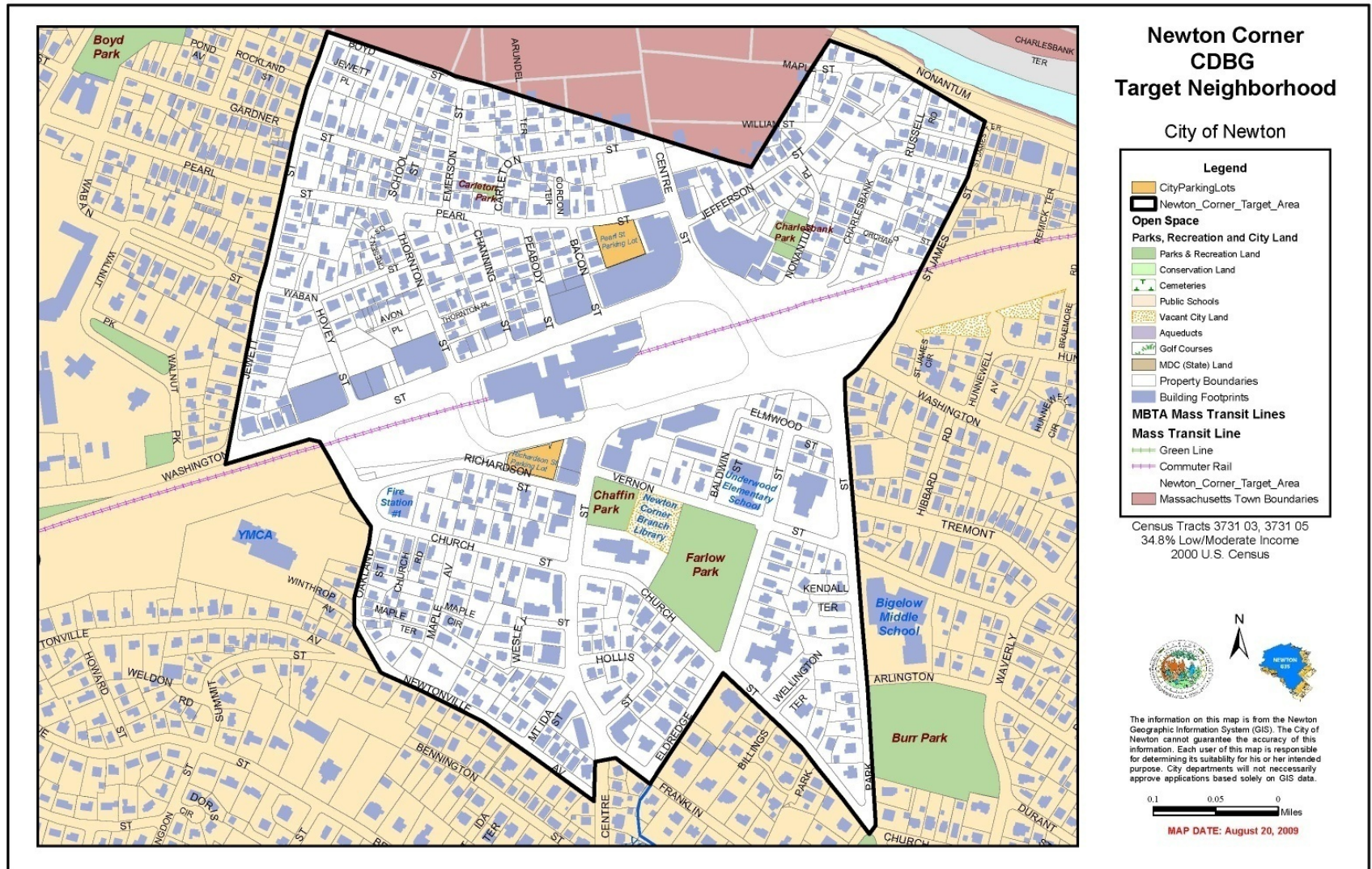
On-site monitoring seeks to closely examine whether performance or compliance problems exist and to identify the aspects of the program or project that are contributing to the adverse situation. A risk factor analysis is used to target certain HOME program areas or organizations for in-depth monitoring each year. Results of the monitoring are documented in the appropriate checklists and reviewed with staff of the city/town. Any findings are discussed and a course of action is developed to resolve the problem going forward.

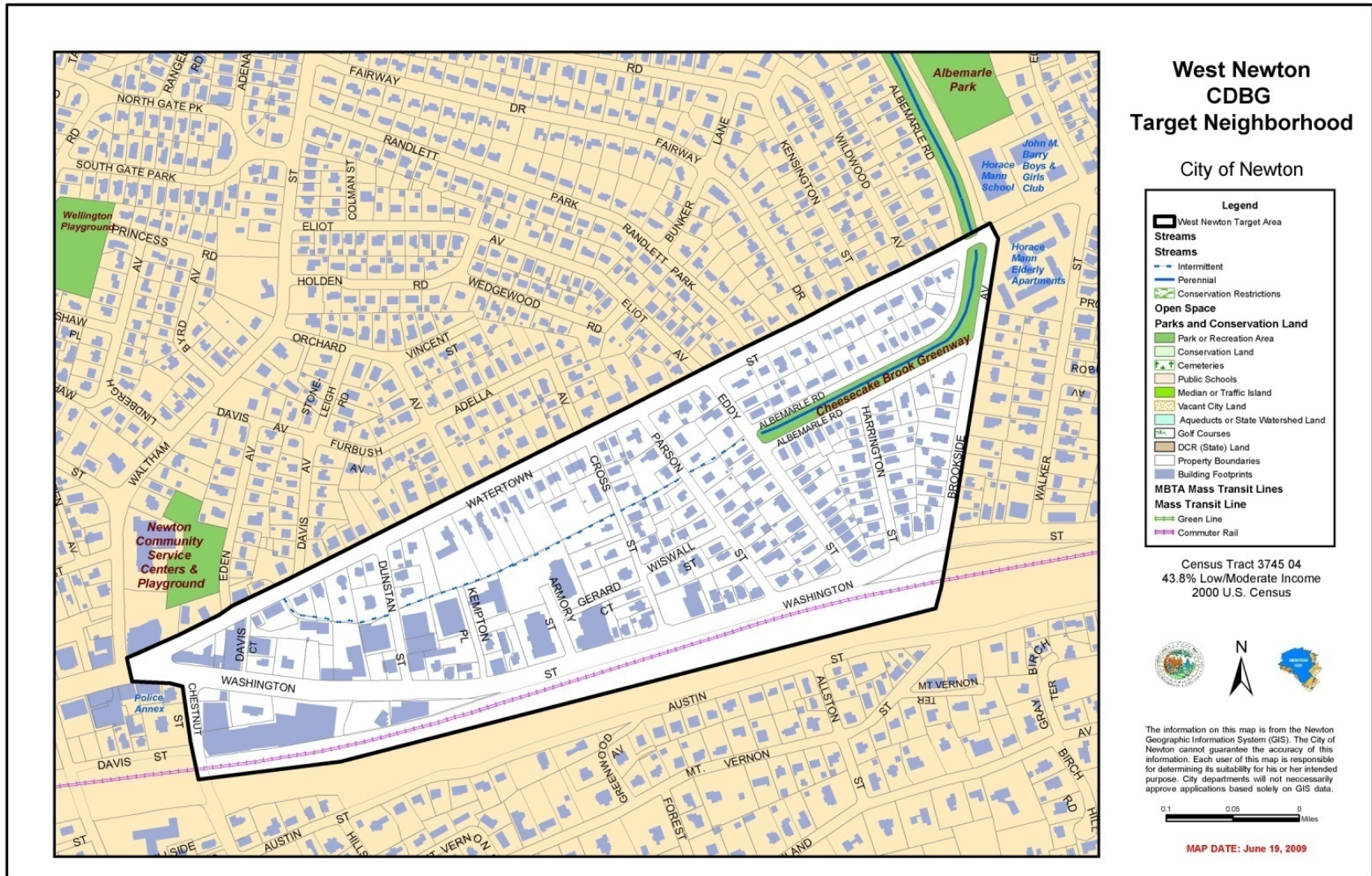
The Consortium uses FinePoint Associates, a private consulting firm based in Westford, to conduct the on-site monitoring of the HOME Consortium member communities. FinePoint staff has experience monitoring HOME-funded projects for the MA Department of Housing and Community Development.

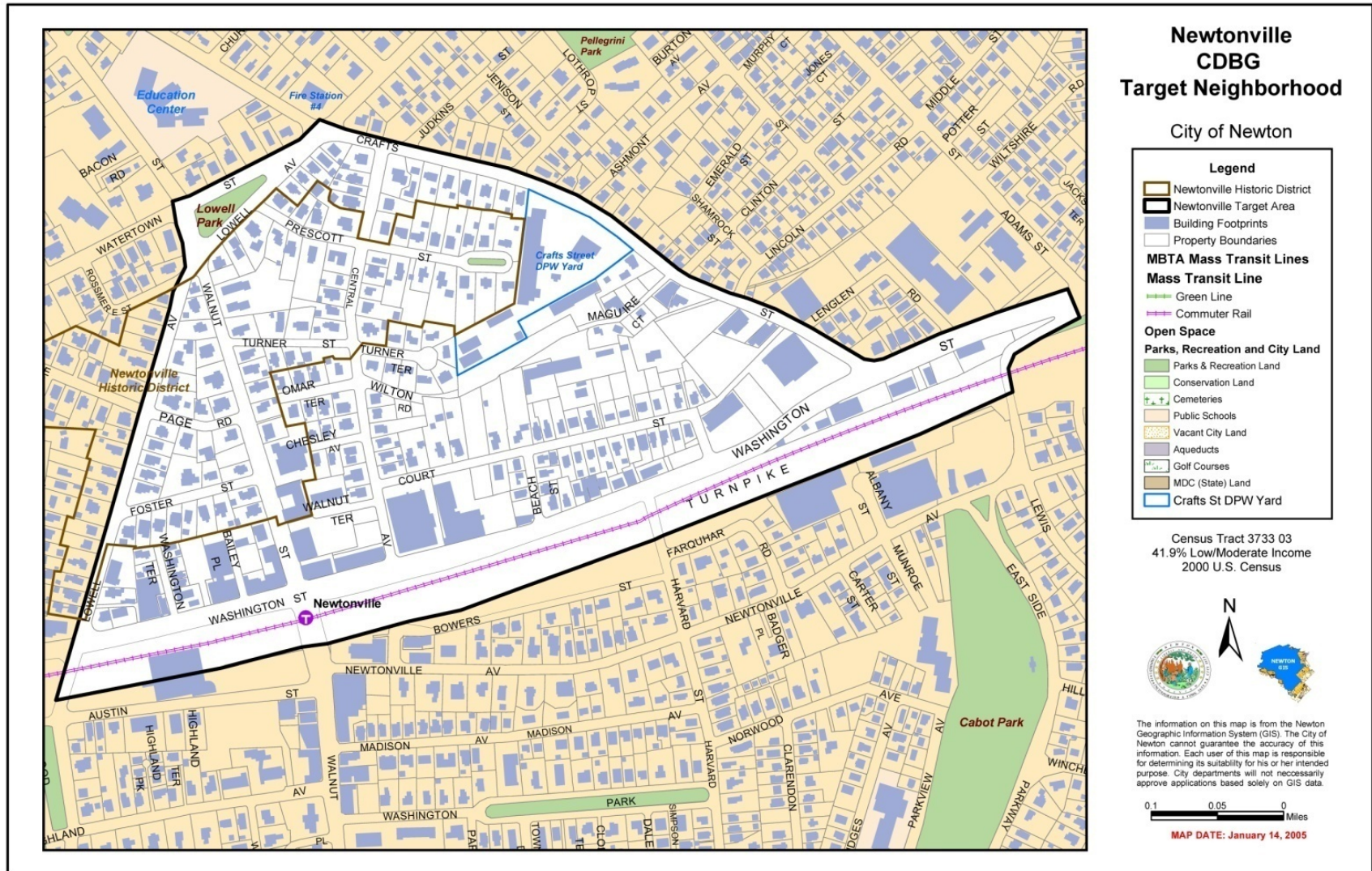
Depending on what changes are included in the final HOME rule, housing staff may need to revise its monitoring procedures relative to CHDOs in FY14. The Consortium's CHDO certification process has already been significantly revised based on the proposed rule and the *Consolidated and Further Continuing Appropriations Act of 2012*.

APPENDIX A









APPENDIX B



Pine Street Inn
Ending Homelessness

WWW.PINESTREETINN.ORG

444 Harrison Avenue
Boston, MA 02118
617.892.9100

February 4, 2014

Ms. Alice Walkup
Senior Community Development Planner
City of Newton
1000 Commonwealth Avenue
Newton, Massachusetts 02459

Attention: FY 2015 Action Plan

Dear Ms. Walkup:

Since its inception in 1969, Pine Street Inn (PSI) has been serving Greater Boston's homeless through a variety of responsive, community-based programs and services. Originally a shelter for approximately 250 men, PSI has grown to become the most comprehensive organization of its kind in New England, providing not only food, clothing, and shelter, but also day and night-time street-based outreach, access to health care, employment services and job training, affordable housing and other critical resources for more than 1,600 men and women each day and night at its 36 locations throughout Metropolitan Boston.

We have reviewed the FY15 Draft Action Plan (Addressing Homelessness and Emergency Solutions Grant Sections), and while gratified to note the goals of the 10-Year Plan to End Homelessness, we are concerned about the prioritization of efforts to end homelessness, particularly for chronically homeless people within Newton. In FY13, Pine Street Inn served 45 persons who identified Newton as their last permanent address, 22 of whom were chronically homeless.

The Inn would deeply appreciate the opportunity to partner with the City of Newton to create affordable housing opportunities for homeless individuals who fit the HUD definition of being chronically homeless. We would be happy to connect you with officials in Boston and Brookline who have worked with the Inn to create housing specifically for homeless individuals who need supportive services to remain successfully housed. These developments have been extraordinarily successful not only for the individuals residing in them, but also for the broader higher income surrounding community as well. Neighbors of the Inn's developments often volunteer in the residences

February 4, 2014

Page 2

and have helped to create truly integrated communities of persons from an extreme range of income levels and social needs. The development of supportive housing within the City of Newton for chronically homeless individuals will directly support HUD's goal of ending chronic homelessness in the short term, and will contribute to the vibrancy which is created when a community includes a range of persons with varied income levels and experiences.

In 2013 Metro West Collaborative Development attempted to advance a ten unit studio apartment development in the Waban neighborhood of Newton for the chronically homeless. While initially there were opponents to the proposal, over time the number of supporters far outpaced the opponents. We sincerely believe that a future development for chronically homeless individuals could gain deep support from Newton residents and would be a viable investment for City affordable housing resources. The City of Newton has great access to health care, public transportation and the other amenities necessary to make affordable supportive housing for formerly homeless individuals a success.

The lack of permanent affordable housing and insufficient subsidies are identified as barriers to federal goals of rapid re-housing and ending chronic homelessness. Affordable housing must be provided to individuals as well as families. Recent initiatives in Brookline, Watertown and Waltham have created new affordable housing for individuals. The Pine Street Inn will do all that it can to assist the City of Newton to aggressively seek and prioritize the creation of affordable housing for homeless persons. The Inn's developments in Boston and Brookline fit well into the fabric of the neighborhoods and have allowed individuals who become homeless in those municipalities to become re-housed again locally. There are many areas within the City of Newton which have the infrastructure and amenities necessary for affordable housing for chronically homeless individuals to succeed.

Pine Street Inn is pleased to note the CoC has not only created a 10-Year Plan to End Homelessness, it has also conducted an Unaccompanied Homeless Youth Count, and worked hard to ensure ESG funding is distributed throughout the CoC, even though Newton is the only ESG Entitlement community. This is a credit to administration of Mayor Warren for continued commitment to the CoC and ESG programs.

We are eager to continue in partnership with the City of Newton to achieve the laudable goals stated in the 10-Year Plan, and we look forward, in particular, to the creation of supportive housing for chronically homeless individuals within the City of Newton.

Sincerely,



Jan Griffin

Director of Program Planning



Setti D. Warren
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

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Candace Havens
Director

April 11, 2014

Jan Griffin
Director of Program Planning
Pine Street Inn
444 Harrison Avenue
Boston, MA 02118

RE: Response to Comments on Draft FY15 Annual Action Plan

Dear Ms. Griffin:

Thank you very much for your comments on the City of Newton's Draft FY15 Annual Action Plan, which includes information regarding the activities of the Brookline-Newton-Waltham-Watertown Continuum of Care and the WestMetro HOME Consortium. I sincerely apologize for my delay in responding.

We appreciate the work that Pine Street Inn does, not only in providing services and resources for many people through Metropolitan Boston, but also for its work as a member of the Brookline-Newton-Waltham-Watertown Continuum of Care (CoC). The City benefits from the variety of perspectives represented on the CoC, and the role that each can and will play in implementing and accomplishing the goals contained within the 10-Year Plan to End Homelessness.

The data you have provided us regarding the 45 homeless persons served in FY13 who identified Newton as their last permanent address, with 22 of whom were chronically homeless, is helpful in presenting a full picture of the needs of Newton residents (or those who were formerly Newton residents who have now become homeless and live elsewhere). This type of data will be very informative as we analyze the needs within Newton and regionally as part of the FY16-20 Consolidated Plan and determine strategies to meet them. We hope that the Pine Street Inn will be involved in our Consolidated Plan engagement activities this spring.

Thank you again for your comments on our Draft FY15 Annual Action Plan.

Sincerely,


Alice Walkup

Community Development Senior Planner
Planning and Development Department
City of Newton

cc: Candace Havens, Planning and Development Department Director, City of Newton
Rob Muollo, Jr., Interim Housing Programs Manager, City of Newton



April 4, 2014

Planning and Development Board
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

Dear Members of the Planning and Development Board:

We the undersigned are all Supporters of Engine 6. We previously advocated for continued City of Newton support for the permanent supportive housing project planned for 2042-44 Beacon Street in Waban, known as Engine 6. We also filed a complaint with the U.S. Department of Housing and Urban Development asserting that the City engaged in unlawful disability discrimination when Mayor Warren ignored your recommendation and withdrew City funding from Engine 6. This complaint is currently being investigated. Though we appreciate the diligent efforts of Planning Department staff to engage the various constituencies in producing the proposed Fiscal Year 2015 Annual Action Plan, we urge you not to approve it and instead to send it back with a request for changes.

The proposed Annual Plan restates the priority in the City's existing Consolidated Plan of developing new units of permanent supportive housing for the chronically homeless. This urgent need is supported in a letter from Pine Street Inn attached as an exhibit and acknowledged on p. 14: Pine Street "served in FY13 45 people who identified Newton as their last address, 22 of whom were chronically homeless." Despite this, the Plan includes no explicit provision for any new permanent supportive housing in Newton.

We further note that both the Consolidated Plan and the Analysis of Impediments to Fair Housing Choice identify public opposition--NIMBYism--as a barrier to affordable and fair housing in Newton. Nothing in the proposed Annual Plan addresses this problem. This is significant, as it was NIMBYism that prompted Mayor Warren to withdraw funding from Engine 6, and which continually dogs affordable and specialized housing projects in Newton. Recent NIMBY targets have included Myrtle Village, Hasseltine House, and the Austin Street project. While we appreciate the occasional public education efforts by City officials, their effect on NIMBYism is minimal, as the audience usually consists largely of housing advocates, not people who have the most to learn. Strong, consistent, persistent political leadership from elected officials is what is required, if Newton is to achieve the goals of its Consolidated Plan.

In submitting an Annual Plan to HUD, the City of Newton certifies that this Plan is consistent with the Consolidated Plan, that the City will work to increase permanent supportive housing for the homeless, and that its administration of HUD funds does not violate civil-rights or fair-housing laws and in fact affirmatively furthers fair housing. The proposed Annual Plan does not support these certifications. To prevent its rejection by HUD and the City's incurring further fair-housing liability, we believe the appropriate action for you is to disapprove the proposed Plan, with instructions for revising it to include both the creation of at least nine permanent supportive housing units in Newton in FY 2015, and an action plan to address the NIMBY dynamic in our community.

Sincerely yours,

28 Supporters of Engine 6--

Karla Armenoff	Henry Korman
Pia Bertelli	Frank Laski
Nadine Cohen	Marion Lipson
Ed Dailey	W. Bart Lloyd
Ellen Feingold	Ellen Lubell
Gretchen Friend	Wat Matsuyasu
Annie Gatewood	Sherry Moore
Bob Gatewood	James Rutenbeck
Fran Godine	Doris Ann Sweet
Laurie Gould	Doris Tennant
Kathleen Hobson	Judy Weber
Ann Houston	Robert Weber
Andrea Kelley	Lynn Weissberg
William Kelley	Nancy Zollers



Setti D. Warren
Mayor

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Candace Havens
Director

May 16, 2014

Kathleen Hobson
27 Other Supporters of Engine 6

RE: Response to Comments on Draft FY15 Annual Action Plan

Dear Ms. Hobson et al.:

Thank you very much for your comments on the City of Newton's Draft FY15 Annual Action Plan. We appreciate your input into the Plan and your concerns related to it. The City's process for funding affordable housing relies upon developers to come forward with proposals for projects. At this point, there is not a proposal before the City for a project with permanent supportive housing; however, the Annual Action Plan has identified housing for the homeless as a priority goal.

We understand your concern related to public opposition to projects and have been developing some techniques and tools for providing education to further understanding of affordable housing and its importance to the community, as well as to engage the public proactively. We have already put in place some changes to our review process to improve public education and awareness, and are developing more structured guidance to developers and citizens that will be explained in brochures and posted online regarding 40Bs and affordable housing, generally. Your continued thoughts on this are most welcome.

After considering the ideas you and your representatives raised in your letter and at the public hearing on the Draft FY15 Annual Action Plan on Monday, April 7th, the P & D Board ultimately voted to recommend approval of the Plan. With their vote, the P & D Board supported continued efforts to educate and engage the public on affordable housing issues to be incorporated into the Consolidated Plan.

Thank you again for your comments on our Draft FY15 Annual Action Plan.

Sincerely,

Alice Walkup
Community Development Senior Planner
Planning and Development Department, City of Newton

cc: Candace Havens, Planning and Development Department Director, City of Newton
Rob Muollo, Jr., Interim Housing Programs Manager, City of Newton

Alice Walkup

From: Bob Kavanagh <bob.kavanagh@gmail.com>
Sent: Tuesday, April 08, 2014 10:56 AM
To: Alice Walkup
Cc: Emily Norton
Subject: Verizon lot
Attachments: NHP minutes Aug 2013.pdf

Hello

I walked out to the Post Office a few minutes ago and walked back past the Verizon lot on my way home. I counted 7 cars parked in the Verizon lot so it would appear at least for the moment that it is not unused. Before spending \$20,000, its actual use needs to be determined.

Also, as I mentioned last night at the meeting, Geoff Engler, one of the people looking to build 36 condos on Court Street right next to the Verizon lot has asserted that he has spoken to Verizon about using the lot for overflow parking from his development. So again, is this spot a park or a parking lot. I have attached the pertinent section from the August 14, 2013 Newton Housing partnership minutes. The pertinent part is on page 2.

Bob Kavanagh
69 Court Street
Newton, MA 02458
617-964-1136
bob.kavanagh@gmail.com



CITY OF NEWTON, MASSACHUSETTS

Newton Housing Partnership

DRAFT MEETING MINUTES

August 14, 2013

Setti D. Warren
Mayor

Candace Havens
Director
Planning & Development

Robert Muollo, Jr.
Housing Planner

Members

Dan Violi, Chair
Matt Yarmolinsky, Vice Chair
Sheila Ardery
Andrew Franklin
Judy Jacobson
Phil Herr
Henry Korman
Peter Macero
Hallie Pinta
Jeanne Strickland
Lynne Sweet
John Wilson

Members Present:

Dan Violi, Chair
Phil Herr
Judy Jacobson
Henry Korman
Peter Macero
Jeanne Strickland
Lynne Sweet
John Wilson
Matt Yarmolinsky, Vice Chair

Public Present:

Howard Haywood
Amy Sutherland
Timothy Tyer
Lillian Tyer
Linda Davidson
Emily Norton
Eve Tapper
Carol Kavanagh
Robert Kavanagh
John Hofmann
Robert O'Hare
Ald. Stephen Linsky
Leona Simonelli

Member Regrets:

Sheila Ardery
Andrew Franklin
Hallie Pinta

Staff Present:

Robert Muollo, Jr., Housing Planner
Brian Lever, Senior Preservation Planner

Guests:

Robert Engler, SEB, LLC.
Geoff Engler, SEB, LLC.
Brian Engler, SEB, LLC.
Michael LeBlanc, Utile, Inc.
David Morton, Newton Historical Commission

Dan Violi, then acting chair, called the meeting to order at 7:50 a.m. He noted that the meeting is a public meeting, not a public hearing. Public comment is allowed upon the chair's discretion.

1. Nominations and vote for chair and vice-chair

The nominating committee recommended that Dan Violi serve as chair and Matthew Yarmolinsky as vice-chair. Judy J. made a motion. Peter seconded the motion. The vote passed unanimously.

CITY OF NEWTON, MASSACHUSETTS

Newton Housing Partnership

2. 75 and 83 Court Street proposal

Dan V. explained the role of the Newton Housing Partnership, as an advisory committee of volunteers. They have been asked by SEB to provide support of their Local Initiative Program application that is submitted to the state for site eligibility.

Mr. Geoff Engler from SEB gave a PowerPoint presentation. He explained that the development program is still in its conceptual phase. He noted that the information they submitted is above and beyond what is required by the state Department of Housing and Community Development. Mr. Michael LeBlanc the project architect then presented on the project's overall and landscape design, and massing. He noted that the building will include two to three Group 2 accessible units, the remainder of which will be Group 1 accessible units. Of the 72 parking spaces, three will be handicap accessible. Each unit is deeded one parking space. Each extra space will be sold for \$25,000 each. A member asked if unused additional parking spaces could be sold to the neighborhood residents. SEB said it would be a possibility.

Members from the Partnership asked questions regarding parking, the location and dimensions of the driveway, available space and maneuverability for proper snow removal and common area ownership.

Phil H. expressed concern with traffic congestion and the appropriateness of the site in context with the neighborhood. He also questioned whether accessory parking options would comply with current zoning requirements.

Alderman Linsky spoke. He cited concern about additional school children and removing affordable units already existing at one of the properties. He asked if the driveway location could change and whether guest parking at the abutting Verizon parking lot was an option. Mr. Robert Engler noted that they will engage with a professional to evaluate impacts on schools. Preliminary estimates suggested 8-12 additional students.

Geoff Engler responded that Verizon has expressed openness in leasing some spaces.

Lynne Sweet was concerned with on-street guest parking and suggested allowing guests to park inside the building. She also believed that the size of the units were very large, and suggested improvements along the façade to better integrate the site with the streetscape and orient the entrance to the street.

CITY OF NEWTON, MASSACHUSETTS

Newton Housing Partnership

Dan V. asked SEB what level of design information is required for the Zoning Board of Appeals. Geoff Engler responded that that stage requires engineering, parking and traffic analyses, fire department and overall design review. Geoff Engler noted that the City has in-house staff that conducts these reviews at that time.

Dan V. observed that although the neighborhood has a mixture of design, there are some commonalities. Mr. LeBlanc responded that the intention was to compliment but not mimic a single family residence, but that they will listen to the concerns and comments of the Partnership, staff and residents.

Henry Korman asked if there was any timing issue. Robert Engler said there was no deadline or milestone date in the purchase and sale agreements.

Dan V. recognized Mr. Bob Kavanagh of 69 Court Street as a spokesperson on behalf of the neighborhood. Mr. Kavanagh introduced himself. Mr. Kavanagh asked the Partnership to meet at a more convenient time. He also asked what the definition of the neighborhood was. He pointed out that the affordable units are smaller in size than the market rate units, but the affordable units will still need to pay \$25,000 per parking space. He noted that the project would create less open space. He suggested that the narrow streets and sidewalks would create additional congestion and safety hazards for pedestrians and vehicles. He preferred the style of the 192 Lexington Street project developed by SEB; and that the current project is a mismatch from the neighborhood in its design, style and scale.

The members generally agreed that a multifamily project would solidify Court Street as a residential neighborhood, which is otherwise almost completely surrounded by commercial and industrial uses. Phil H. expressed the need for preliminary parking, loading and traffic management analyses beyond trip generation at an earlier in the review process. There was also concern with the overall scale and design of the building. Lynne S. also noted that the relatively large size of the affordable units may burden residents with regard to ongoing operating costs and maintaining and repairing large units.

Robert M. will draft a letter of the Partnership's overall concerns and observations. Members will review the draft before it is sent to SEB.

3. Creating administrative permitting process for historic barn and carriage house conversion into accessory apartments

Brian Lever and David Morton, secretary for the Newton Historic Commission, presented the program concept. Members understood that these accessory apartments would not likely be affordable. Brian Lever noted that the streamlined process will help preserve these barns and carriage houses; many



Setti D. Warren
Mayor

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Candace Havens
Director

May 16, 2014

Bob Kavanagh
69 Court Street
Newton, MA 02458

RE: Response to Comments on Draft FY15 Annual Action Plan

Dear Mr. Kavanagh:

Thank you very much for your comments on the City of Newton's Draft FY15 Annual Action Plan regarding the Court Street Open Space Planning and Design Neighborhood Improvement activity.

The Court Street Open Space Planning and Design activity is included in the FY15 Annual Action Plan to explore the potential for use of an existing parking lot owned by Verizon as open space, as it has been identified in both the City's FY11-15 Consolidated Plan and the FY13-19 Recreation and Open Space Plan. There are many steps that must be completed before the Planning and Design project could begin, including determining the status of the Verizon's parking requirements, working with Verizon to see if the lot can be acquired, adding the activity to the City's Capital Improvement Plan for potential acquisition, and pulling together the funding sources to make the acquisition.

At the same time, once it becomes clear as to whether or not a conversion to open space could occur, the City would evaluate many details relating to the site, including the current and future use of the parking lot, and exploring whether all the land should become a park or whether some of the land should be set aside for parking. Should the Court Street Open Space Planning and Design project not be able to move forward, due to any of the variables involved, the \$20,000 in CDBG currently budgeted could be reprogrammed for another activity eligible under the regulations for the Community Development Block Grant program.

Thank you again for your comments on our Draft FY15 Annual Action Plan.

Sincerely,

Alice Walkup
Community Development Senior Planner
Planning and Development Department
City of Newton

cc: Candace Havens, Planning and Development Department Director, City of Newton
Alderman Emily Norton, City of Newton

U-CHAN
UNITING CITIZENS FOR HOUSING AFFORDABILITY IN NEWTON

April 11, 2014

To: Ms. Alice Walkup, Community Development Senior Planner

From: Uniting Citizens for Housing Affordability in Newton (U-CHAN)

Re: Comments re draft *FY15 Annual Action Plan*

At its meeting on April 4, 2014, U-CHAN discussed the draft *FY15 Annual Action Plan*. We were pleased to observe that this year's *Plan* was in many ways an improvement over earlier ones in both clarity and content. That is particularly noteworthy given that this year's housing efforts have been impeded by an unusually high staff turnover and slow filling of vacant positions. That severe organizational impediment to housing efforts deserves to be critically assessed and steps taken to make it unlikely to recur in the future.

We did observe a number of matters that were either troubling in content or absent from the *Plan*. Following are our thoughts about them.

- The recently framed Newton housing procurement policy and procedures are a new impediment to private organizations attempting to leverage CDBG and HOME funds to produce affordable housing. Those new rules go beyond Federal or State requirements. An effort to work with the affected parties to reform those new requirements should be an element of Newton's plan for housing in the coming year.
- Funding such as that awarded this year and proposed again for next year for the façade program as the sole action funded under Economic Development deserves critical examination as to its effectiveness in actually serving those persons most needing economic opportunities and benefits.
- Job training and employment to increase economic stability are critical for improving the financial circumstances of those who are served by case management funded in part through CDBG funding. Training and employment needs to be an important element for a number of CDBG-funded human service activities.
- As promised last year, welcome improvements have been made in community participation in planning for housing efforts, but there continues to be a virtual absence of community input in the allocation of CDBG and HOME budget funds among program areas: Housing, Access, Human Services, Economic Development, Neighborhood Improvements, and Program Administration. Where doing so is feasible, well-informed participation should be made an integral part of annual as well as five-year guidance regarding funding allocations among program areas.

U-CHAN
UNITING CITIZENS FOR HOUSING AFFORDABILITY IN NEWTON

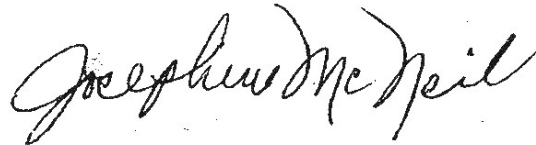
- The need for inclusion of permanent supportive housing for the chronically homeless has been noted in the current Consolidated Plan, but no constructive initiatives to address that need have been undertaken or even called for in this or earlier Annual Action Plans, other than by simply stating the need for such housing without identification of measures to implement action. The City's negative action regarding a specific development proposal for such housing has drawn a complaint to HUD. It is essential that this Action Plan be concrete in addressing this failure to act positively on this concern.
- Overt NIMBYism has become much more common in Newton in recent years. That has become a serious impediment to development of virtually every kind of new or even rehabbed housing in the community. There is a need to develop proactive actions for effectively addressing that growing obstacle.
- Waiver of certain construction fees in proportion to the share of a development's housing units that are proposed to be affordable should, as called for in the *Consolidated Plan*, be pursued in the coming year given that a comprehensive review of Newton's fees will then be underway, and interest in considering such waivers has been indicated by the Aldermen's Zoning and Planning Committee.

We appreciate the effort that preparing this draft Annual Action Plan has involved, especially in light of reduced staffing, and appreciate the quality of the resulting document. Our hope is that our suggestions can lead to an even more effective set of efforts in FY15 than might otherwise have been the case. Please let us know if U-CHAN can be of assistance in moving forward on these concerns.

On behalf of U-CHAN,



Esther Schlorholtz, Co-Chair



Josephine McNeil, Co-Chair



Setti D. Warren
Mayor

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Candace Havens
Director

May 16, 2014

Esther Schlorholtz
Josephine McNeil
Co-Chairs of U-CHAN

RE: Response to Comments on Draft FY15 Annual Action Plan

Dear Ms. Schlorholtz and Ms. McNeil:

Thank you very much for your comments on the City of Newton's Draft FY15 Annual Action Plan. We appreciate your input into the Plan and your concerns related to it.

The discussion regarding the City's Procurement Policy for Affordable Housing Projects is ongoing with the Purchasing Department and Executive Office. I will share your concerns with the appropriate staff.

Funding allocated for the Façade Improvement Program is only provided through the repayment of economic development loans; no entitlement funding is allocated to this activity. There was one successfully completed façade improvement project in the last year, and we hope that there will be additional projects completed in the coming year, as there have been several inquiries. However, the FY16-20 Consolidated Plan offers a time to reexamine all aspects of the CDBG program, including consideration of job training and employment needs, and whether those needs could be met with CDBG-funded economic development or human services activities.

Thank you also for your praise regarding the involvement of the community in housing activities. City staff and leaders of relevant boards have worked together to make meaningful improvements to the process. The community discussion regarding distribution of funds among program areas will occur in the Strategic Plan portion of the FY16-20 Consolidated Plan process, taking place this fall. It will be the time to prioritize the needs among all program areas and have advocates for the different program areas in the same room at the same time to contemplate the allocation options.

With respect to your concern about permanent supportive housing, as you may know, the City's process for funding affordable housing relies upon developers to come forward with proposals for projects. At this point, there is not a proposal before the City for a project with this type of housing, however it been identified as a priority goal in the Plan.

We also understand your concern related to public opposition to projects and have been developing some techniques and tools for providing education to further understanding of affordable housing and its importance to the community, as well as to engage the public proactively. Staff is also developing a more structured process to give guidance to developers and citizens that will be explained in brochures and posted online regarding 40Bs and affordable housing, generally.

Your request to pursue consideration of a waiver for certain construction fees in proportion to the share of a development's housing units that are proposed to be affordable is a concept that is currently being considered by the Zoning and Planning Committee of the Board of Aldermen. We are aware that some communities have reduced these fees as an incentive or reward for creating such housing, and we will be sure to present these examples to the Committee during this process.

Thank you again for your comments on our Draft FY15 Annual Action Plan.

Sincerely,



Alice Walkup
Community Development Senior Planner
Planning and Development Department, City of Newton

cc: Candace Havens, Planning and Development Department Director, City of Newton
Rob Muollo, Jr., Interim Housing Programs Manager, City of Newton



April 17, 2014

Alice Walkup
Community Development Senior Planner
Planning & Development Dept
City of Newton
1000 Commonwealth Ave
Newton MA 02459

RE: Comments on the Proposed FY15 Annual Action Plan – EMERGENCY SOLUTIONS GRANT

Dear Ms. Walkup,

As the Executive Director of The Second Step, I would like to offer my public comment in response to the FY15 funding recommendation of The Planning and Development Board and the CoC for ESG funds for The Second Step.

As we understand it, the ESG for FY15 has been increased overall by 16%; however, Shelter Services will be cut by 13% with the overall increase and diverted Shelter Services funding going to “Street Outreach” and “Homelessness Prevention” programs.


The Second Step already experienced a \$6,500 cut in Shelter Services in FY14 and cannot afford any additional cut to our funding from the ESG grant. We feel that level funding of our FY13 funds (\$41,400) is a very reasonable request. Additional cuts to The Second Step will hurt survivors of domestic violence who are living in Newton and trying to re-establish stability and safety for themselves and their children.

I would also like to reiterate what Tabetha McCartney, a member of the Newton Planning and Development Board stated at the Public Hearing on April 7, 2014 : “...talk about providing housing for the homeless, this is what TSS does. TSS IS providing housing to the homeless.”

The Second Step remains the only provider of transitional housing in Newton. In fact, The Second Step is the only Newton agency applying for funds from the ESG grant. We have been in Newton for 22 years and provide an essential service to Newton residents and our community. As requests continue to grow, we are struggling to keep up with demand as well as the rising cost of basic needs (heat, rent, counseling) which this grant funding provides. We will always remain dedicated to providing excellence in services and housing, however, we find this increasingly challenging in the face of funding cuts.

The Second Step respectfully requests that the distribution of ESG funds restore our FY13 grant (\$41,400) or at the very least, level fund at the FY14 amount (\$34,900).

Sincerely,



Sarah Perry
Executive Director



Setti D. Warren
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

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Candace Havens
Director

May 16, 2014

Sarah Perry
Executive Director, The Second Step
P.O. Box 600213
Newtonville, MA 02460-0002

RE: Response to Comments on Draft FY15 Annual Action Plan

Dear Ms. Perry:

Thank you very much for your comments on the City of Newton's Draft FY15 Annual Action Plan. We appreciate your input into the Plan and your concerns related to it.

Your understanding of assignment of Emergency Solutions Grant funds to various activities is correct. The overall grant amount has increased by 16%. The Continuum of Care voted to alter the distribution of funds among eligible activities this year to include a Street Outreach component. Additionally, because the Homelessness Prevention and Rapid Rehousing funds are reaching the end of their two-year contract, funding for those activities were considered at the same time as all the other activities, and the result was that none of the activities are level-funded. As you know, while Newton serves as the lead agency for the Continuum of Care, the Emergency Solutions Grant funds are intended for use by providers serving all member communities, which include Brookline, Waltham, and Watertown, in addition to Newton.

As has been done in past years, the City of Newton, on behalf of the Continuum of Care and the Human Services Advisory Committee, will be issuing a Request for Proposals for providers to apply for these funds. All potential providers are encouraged to submit proposals that detail their accomplishments and the services provided for their clientele.

Thank you again for your comments on our Draft FY15 Annual Action Plan.

Sincerely,

Alice Walkup
Community Development Senior Planner
Planning and Development Department, City of Newton

cc: Candace Havens, Director of Planning and Development, City of Newton
Rob Muollo, Jr., Interim Housing Programs Manager, City of Newton

APPENDIX C

<i>Project Name:</i>	Newton Housing Services and Administration		
<i>Description:</i>	Administrative support for all CDBG-funded affordable housing and rehabilitation programs.		
<i>Address:</i>	1000 Commonwealth Avenue Newton, MA 02459		
<i>Expected Completion:</i>	6/30/2015		
<i>HUD Matrix Code:</i>	14H Rehabilitation Administration 570.202		
<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 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		
<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>	\$385,057		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Organization	

<i>Project Name:</i>	Housing Program Fund		
<i>Description:</i>	Funding pool for the acquisition, rehabilitation, or preservation of affordable housing. Funds will capitalize the Newton Housing Rehabilitation Program and site specific housing developments.		
<i>Address:</i>	City-wide		
<i>Expected Completion:</i>	6/30/2015		
<i>HUD Matrix Code:</i>	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		
<i>Priority Need</i>	Rental Housing; Homeownership (second priority)		
<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 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		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$560,624		
<i>Proposed Accomplishments:</i>	Number: Estimated 14 units (Newton Housing Rehabilitation Program); 4 units of additional affordable housing	Type: Rental and Owner-Occupied Homeowner	

<i>Project Name:</i>	Newton Housing Rehabilitation Revolving Loan Fund		
<i>Description:</i>	CDBG funds from loan repayments to support housing rehabilitation project costs.		
<i>Address:</i>	City-wide		
<i>Expected Completion:</i>	6/30/2015		
<i>HUD Matrix Code:</i>	08 Relocation 570.210 (i) 14A Rehab; Single-Unit Residential 570.202		
<i>Priority Need</i>	Owner-occupied 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 quality of affordable rental housing; Improve access to affordable rental housing; Improve the quality of owner housing		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	Program Income		
<i>Amount:</i>	\$119,500		
<i>Proposed Accomplishments:</i>	Number: 2	Type: Housing units	

<i>Project Name:</i>	Accessible Curb Cuts		
<i>Description:</i>	Construction of accessible curb cuts city-wide.		
<i>Address:</i>	City-wide		
<i>Expected Completion:</i>	6/30/2015		
<i>HUD Matrix Code:</i>	03K Street Improvements 570.201 (c)		
<i>Priority Need</i>	Infrastructure		
<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 quality/increase quantity of public improvements for lower 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>	\$72,500		
<i>Proposed Accomplishments:</i>	Number: 4	Type: Curb Cuts	

<i>Project Name:</i>	Newton Centre Playground Pathway (Phase VI)		
<i>Description:</i>	Construction of an accessible pathway from Homer Street to the Little League Field.		
<i>Address:</i>	Tyler Terrace Newton, MA 02459		
<i>Expected Completion:</i>	6/30/2015		
<i>HUD Matrix Code:</i>	03 Public Facilities and Improvements 570.201 (c)		
<i>Priority Need</i>	Public Facilities		
<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 quality/increase quantity of public improvements for lower 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>	\$45,000		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Public Facility	

<i>Project Name:</i>	KIDS CORPS, John M. Barry Boys & Girls Club of Newton		
<i>Description:</i>	The Kids Corp Program is an after school program at the Boys and Girls Club which includes; attendance check in, daily nutritional snack, preplanned activity schedule, monthly field trips, and quarterly family interactions.		
<i>Address:</i>	675 Watertown Street, Newton, MA 02460		
<i>Expected Completion:</i>	6/30/2015		
<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>	\$4,105		
<i>Proposed Accomplishments:</i>	Number: 15	Type: People	

<i>Project Name:</i>	SUMMER CAMP SCHOLARSHIPS John M. Barry Boys & Girls Club of Newton		
<i>Description:</i>	The Summer Camp Program offers children opportunities to explore their creative and athletic potential while cultivating friendships and sharing new experiences with peers. The CDBG grant helps the Club to provide scholarships for eligible families from Newton.		
<i>Address:</i>	675 Watertown Street, Newton, MA 02460		
<i>Expected Completion:</i>	6/30/2015		
<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>	\$2,069		
<i>Proposed Accomplishments:</i>	Number: 30	Type: People	

<i>Project Name:</i>	TEEN PROGRAM SCHOLARSHIPS, John M. Barry Boys & Girls Club of Newton		
<i>Description:</i>	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.		
<i>Address:</i>	675 Watertown Street, Newton, MA 02460		
<i>Expected Completion:</i>	6/30/2015		
<i>HUD Matrix Code:</i>	05D Youth 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 quality/increase quantity of public improvements for lower 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>	\$4,105		
<i>Proposed Accomplishments:</i>	Number: 30	Type: People	

<i>Project Name:</i>	TUITION ASSISTANCE PROGRAM, Bowen After School Program		
<i>Description:</i>	The Tuition Assistance Program provides school aged child care for low income working parents or parents otherwise unable to care for their children after school. Bowen After School Program accepts 10-15 children each year regardless of the family's ability to pay.		
<i>Address:</i>	280 Cypress Street, Newton, MA 02459		
<i>Expected Completion:</i>	6/30/2015		
<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>	\$5,223		
<i>Proposed Accomplishments:</i>	Number: 15	Type: People	

<i>Project Name:</i>	CARING CHOICES, Jewish Community Housing for the Elderly Services		
<i>Description:</i>	Caring Choices offers services to all low/moderate income seniors living in JCHE's two Newton elderly subsidized buildings. These services include care coordination; falls prevention education; wellness assessments and interventions; and subsidized in-home services.		
<i>Address:</i>	30 Wallingford Road, Brighton, MA 02135		
<i>Expected Completion:</i>	6/30/2015		
<i>HUD Matrix Code:</i>	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>	\$9,196		
<i>Proposed Accomplishments:</i>	Number: 100	Type: People	

<i>Project Name:</i>	CHILDREN'S PROGRAMS SCHOLARSHIPS, Charles River Center		
<i>Description:</i>	The CDBG grant provides scholarships to Newton children with moderate to severe developmental disabilities so that they may attend enjoyable recreational programs outside of school hours. These programs at Charles River give them opportunities to make friends, socialize, and develop/improve skills.		
<i>Address:</i>	59 East Militia Heights Road, Needham, MA 02494		
<i>Expected Completion:</i>	6/30/2015		
<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>	\$4,031		
<i>Proposed Accomplishments:</i>	Number: 5	Type: People	

<i>Project Name:</i>	FAMILY CRISIS STABILIZATION, Riverside Community Care		
<i>Description:</i>	The Riverside Family Crisis Stabilization Team of Riverside Alternative Youth Services is a mobile, stabilization service for families and adolescents experiencing a crisis. Staff provide in-home support, linkage with resources, advocacy, and, when necessary, arrange for safe, stable living situations.		
<i>Address:</i>	255 Highland Avenue, Needham, MA 02494		
<i>Expected Completion:</i>	6/30/2015		
<i>HUD Matrix Code:</i>	05D Youth 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>	\$3,882		
<i>Proposed Accomplishments:</i>	Number: 115	Type: People	

<i>Project Name:</i>	JOB DEVELOPER/JOB COACH Barry L. Price Rehabilitation Center		
<i>Description:</i>	Individual clients at the Barry L. Price Center receive job training, employment and job coaching services.		
<i>Address:</i>	38 Border Street, West Newton, MA 02465		
<i>Expected Completion:</i>	6/30/2015		
<i>HUD Matrix Code:</i>	05B Handicapped Services 570.201 (e); 05H Employment Training 570.201 (e)		
<i>Priority Need</i>	Public Services		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living <input checked="" type="checkbox"/> Environment	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>	\$14,174		
<i>Proposed Accomplishments:</i>	Number: 17	Type: People	

<i>Project Name:</i>	MENTAL HEALTH AND SUBSTANCE ABUSE RECOVERY, Riverside Community Care		
<i>Description:</i>	With support from the CDBG grant, Riverside Outpatient Center at Newton provides mental health and substance abuse recovery services to low and moderate income children, adolescents, parents, families and adults in Newton who are underinsured.		
<i>Address:</i>	64 Eldredge Street, Newton, MA 02458		
<i>Expected Completion:</i>	6/30/2015		
<i>HUD Matrix Code:</i>	05F Substance Abuse Services 570.201 (e)		
<i>Priority Need</i>	Public Services		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living <input checked="" type="checkbox"/> Environment	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>	\$16,038		
<i>Proposed Accomplishments:</i>	Number: 160	Type: People	

<i>Project Name:</i>	MENTAL HEALTH INTERVENTION FOR THE ELDERLY, Newton Department of Health and Human Services		
<i>Description:</i>	Mental health nurses are funded by CDBG to provide in-home counseling to Newton residents who exhibit a variety of mental health needs.		
<i>Address:</i>	1294 Centre Street, Newton, MA 02459		
<i>Expected Completion:</i>	6/30/2015		
<i>HUD Matrix Code:</i>	05O 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>	\$26,703		
<i>Proposed Accomplishments:</i>	Number: 55	Type: People	

<i>Project Name:</i>	MUSIC THERAPY, Charles River Center		
<i>Description:</i>	All clients of Charles River Therapeutic Day Services participate in music therapy. These activities are beneficial as a means of expression and communication, especially for those who are non-verbal.		
<i>Address:</i>	59 East Militia Heights Road, Needham, MA 02492		
<i>Expected Completion:</i>	6/30/2015		
<i>HUD Matrix Code:</i>	05B Handicapped 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>	\$2,778		
<i>Proposed Accomplishments:</i>	Number: 15	Type: People	

<i>Project Name:</i>	CHILD CARE FUND SCHOLARSHIPS, The Newton Partnership Inc.		
<i>Description:</i>	The Newton Partnership Inc., annually sponsors a child care scholarship lottery to assist low to moderate income, working families in the City of Newton, with early care and education expenses.		
<i>Address:</i>	The Newton Partnership, Inc., 246 Dudley Road, Newton, MA 02459		
<i>Expected Completion:</i>	6/30/2015		
<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>	\$10,445		
<i>Proposed Accomplishments:</i>	Number: 90	Type: People	

<i>Project Name:</i>	RESIDENT SERVICES PROGRAM, Newton Community Development Foundation		
<i>Description:</i>	NCDF Resident Services are an essential aspect of the organization's affordable housing communities. Seniors receive educational, cultural, and socialization services/support needed for independent living. Youth programs encourage learning, build confidence and address developmental issues.		
<i>Address:</i>	425 Watertown Street, Suite 205, Newton, MA 02458		
<i>Expected Completion:</i>	6/30/2015		
<i>HUD Matrix Code:</i>	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>	\$16,421		
<i>Proposed Accomplishments:</i>	Number: 100	Type: People	

<i>Project Name:</i>	CHILD CARE SCHOLARSHIPS, Newton Community Service Center		
<i>Description:</i>	NCSC's Early Education and Care provides a developmentally focused environment for children from infancy to school age for a diverse group of Newton families. Scholarships funded by CDBG allow youngsters to thrive in supportive surroundings while parents of low to moderate income pursue educational and career goals.		
<i>Address:</i>	492 Waltham Street, Newton, MA 02465		
<i>Expected Completion:</i>	6/30/2015		
<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>	\$14,174		
<i>Proposed Accomplishments:</i>	Number: 40	Type: People	

<i>Project Name:</i>	PARENT CHILD HOME PROGRAM, Newton Community Service Center		
<i>Description:</i>	The Parent Child Home Program is research-based early childhood literacy and parenting support program that strengthens low-income and culturally diverse families and prepares children to succeed socially, emotionally and academically. The Parent Child Home Program promotes quality parent-child interactions to: increase language/literacy skills, enhance social-emotional development, and strengthen parent-child relationships.		
<i>Address:</i>	492 Waltham Street, Newton, MA 02465		
<i>Expected Completion:</i>	6/30/2015		
<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>	\$3,732		
<i>Proposed Accomplishments:</i>	Number: 90	Type: People	

<i>Project Name:</i>	THE PARENTS PROGRAM, Newton Community Service Center		
<i>Description:</i>	The Parents Program provides mental health and case management supports to children, youth, and their families; connecting them with a continuum of services that promotes healthy development, strengthens positive and nurturing parent-child relationships, strengthens parenting skills, and promotes self-sufficiency. Mental Health consultation in the Early Education and Child Care Programs further expands the impact of the program.		
<i>Address:</i>	492 Waltham Street		
<i>Expected Completion:</i>	6/30/2015		
<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>	\$19,618		
<i>Proposed Accomplishments:</i>	Number: 60	Type: People	

<i>Project Name:</i>	RESIDENT SERVICES COORDINATOR, Newton Housing Authority		
<i>Description:</i>	CDBG funding supports the Resident Services Coordinator who provides social, recreational and referral services to over 450 tenants of the Newton Housing Authority.		
<i>Address:</i>	82 Lincoln Street, Newton, MA 02461		
<i>Expected Completion:</i>	6/30/2015		
<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>	\$11,519		
<i>Proposed Accomplishments:</i>	Number: 300	Type: People	

<i>Project Name:</i>	CLINICAL SERVICES AND SUPPORTS, NWW Committee for Community Living		
<i>Description:</i>	Clinical Services and Supports enable NWW to support and empower individuals with developmental disabilities, families, volunteers and staff by providing short-term direct service, support groups and on-going training and consultation.		
<i>Address:</i>	1301 Centre Street, Newton, MA 02459		
<i>Expected Completion:</i>	6/30/2015		
<i>HUD Matrix Code:</i>	05B Handicapped 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>	\$4,851		
<i>Proposed Accomplishments:</i>	Number: 20	Type: People	

<i>Project Name:</i>	COMMUNITY ACCESS, NWW Committee for Community Living		
<i>Description:</i>	This program assists adults with developmental disabilities to experience more of the benefits of community living through beneficial social relationships with non-disabled peers. They also experience access to community resources in Newton and the Boston area.		
<i>Address:</i>	1301 Centre Street, Newton Centre, MA 02459		
<i>Expected Completion:</i>	6/30/2015		
<i>HUD Matrix Code:</i>	05B Handicapped 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>	\$4,180		
<i>Proposed Accomplishments:</i>	Number: 45	Type: People	

<i>Project Name:</i>	WEDNESDAY NIGHT DROP-IN, NWW Committee For Community Living		
<i>Description:</i>	The Wednesday Night Drop-In Program provides adults with developmental disabilities opportunities with friends, in an integrated, safe and accepting environment. Additional components of Drop-In include respite care for families, a supervised volunteer program, and employment of four individuals with developmental disabilities.		
<i>Address:</i>	1301 Centre Street, Newton, MA 02459		
<i>Expected Completion:</i>	6/30/2015		
<i>HUD Matrix Code:</i>	05B Handicapped 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>	\$4,552		
<i>Proposed Accomplishments:</i>	Number: 85	Type: People	

<i>Project Name:</i>	SUMMER CAMP SCHOLARSHIPS, Department of Parks and Recreation		
<i>Description:</i>	The Newton Parks and Recreation department offers over 14 different summer camps for children. The CDBG grant allows many children from low income families in Newton to participate. The department raises money yearly to help off-set the costs of camp for those in need.		
<i>Address:</i>	70 Crescent Street, Newton, MA 02466		
<i>Expected Completion:</i>	6/30/2015		
<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>	\$2,069		
<i>Proposed Accomplishments:</i>	Number: 35	Type: People	

<i>Project Name:</i>	EXTENDED DAY PROGRAM SCHOLARSHIPS, Peirce Extended Day Program		
<i>Description:</i>	With the CDBG grant, the Peirce EDP Scholarship Program is able to provide financial assistance to low and moderate income families at the Peirce School in need of child care. As the need for assistance has grown steadily over the years, so has the Program's commitment to these families.		
<i>Address:</i>	170 Temple Street, Newton, MA 02465		
<i>Expected Completion:</i>	6/30/2015		
<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>	\$4,555		
<i>Proposed Accomplishments:</i>	Number: 35	Type: People	

<i>Project Name:</i>	PERSON CENTERED PLANNING, Barry L. Price Rehabilitation Center		
<i>Description:</i>	The Person Centered Planning project provides innovative services to Newton individuals, ages 14 to 22 with developmental disabilities, and to their families to prepare them for future living during their adult lives. An afternoon program called ASCENT provides practical experiences in skill development, appropriate behavior, and socialization.		
<i>Address:</i>	38 Border Street, West Newton, MA 02465		
<i>Expected Completion:</i>	6/30/2015		
<i>HUD Matrix Code:</i>	05B Handicapped 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>	\$2,688		
<i>Proposed Accomplishments:</i>	Number: 30	Type: People	

<i>Project Name:</i>	TUITION ASSISTANCE PROGRAM, Plowshares Education Development Center		
<i>Description:</i>	The CDBG funding assists low and moderate income families living in Newton with tuition assistance for childcare, education, social services and enrichment in any of Plowshares' three before and after school programs located throughout Newton.		
<i>Address:</i>	457 Walnut Street, Newton, MA 02460		
<i>Expected Completion:</i>	6/30/2015		
<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>	\$10,445		
<i>Proposed Accomplishments:</i>	Number: 40	Type: People	

<i>Project Name:</i>	INDIVIDUAL SUPPORT AND ADVOCACY, REACH Beyond Domestic Violence		
<i>Description:</i>	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.		
<i>Address:</i>	P.O. Box 540024, Waltham, MA 02454		
<i>Expected Completion:</i>	6/30/2015		
<i>HUD Matrix Code:</i>	05G Battered and Abused Spouses 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>	\$3,472		
<i>Proposed Accomplishments:</i>	Number: 260	Type: People	

<i>Project Name:</i>	SENIOR CENTER PROGRAM COORDINATOR, Department of Senior Services		
<i>Description:</i>	The Newton Department of Senior Services' Program Coordinator develops and promotes educational, cultural, and socialization services to active seniors and oversees the 200 volunteers involved in the center.		
<i>Address:</i>	345 Walnut Street, Newton, MA 02460		
<i>Expected Completion:</i>	6/30/2015		
<i>HUD Matrix Code:</i>	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>	\$16,039		
<i>Proposed Accomplishments:</i>	Number: 2,500	Type: People	

<i>Project Name:</i>	SOCIAL SERVICES PROGRAM, Department of Senior Services		
<i>Description:</i>	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.		
<i>Address:</i>	345 Walnut Street, Newton, MA 02460		
<i>Expected Completion:</i>	6/30/2015		
<i>HUD Matrix Code:</i>	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>	\$22,377		
<i>Proposed Accomplishments:</i>	Number: 210	Type: People	

<i>Project Name:</i>	EMERGENCY PAYMENTS FOR RENT AND UTILITIES The Horace Cousens Industrial Fund		
<i>Description:</i>	The Cousens Fund provides assistance to households with unpaid back rent and utility arrearages.		
<i>Address:</i>	1000 Commonwealth Avenue, Newton, MA 02459		
<i>Expected Completion:</i>	6/30/2015		
<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 <input checked="" type="checkbox"/> Environment	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>	\$11,877		
<i>Proposed Accomplishments:</i>	Number: 22	Type: People	

<i>Project Name:</i>	NEWTON TEEN CENTER West Suburban YMCA		
<i>Description:</i>	The Newton Teen Center provides a welcoming and enriching community supervised by caring adults. Services provided include homework help, outdoor adventure programs and supportive mentoring relationships.		
<i>Address:</i>	276 Church Street, Newton, MA 02458		
<i>Expected Completion:</i>	6/30/2015		
<i>HUD Matrix Code:</i>	05D Youth Services 570.201 (e)		
<i>Priority Need</i>	Public Services		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living <input checked="" type="checkbox"/> Environment	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>	\$29,903		
<i>Proposed Accomplishments:</i>	Number: 350	Type: People	

<i>Project Name:</i>	YOUTH OUTREACH PROGRAM, Department of Health and Human Services		
<i>Description:</i>	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.		
<i>Address:</i>	1294 Centre Street, Newton, MA 02459		
<i>Expected Completion:</i>	6/30/2015		
<i>HUD Matrix Code:</i>	05D Youth 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>	\$13,204		
<i>Proposed Accomplishments:</i>	Number: 160	Type: People	

<i>Project Name:</i>	Newtonville Pedestrian Accessibility Improvements		
<i>Description:</i>	Construction of new ADA complaint sidewalk and curb cuts along main corridors in the Newtonville Target area of Lowell Ave, Walnut St., and Central Ave, to connect residents with transportation, open space, and commerce.		
<i>Address:</i>	Newtonville, MA 02458		
<i>Expected Completion:</i>	06/30/2015		
<i>HUD Matrix Code:</i>	03L Sidewalks 570.201 (c)		
<i>Priority Need:</i>	Public Facilities		
<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 quality/increase quantity of public improvements for lower income persons		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input checked="" type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$ 80,000		
<i>Proposed Accomplishments:</i>	Number: 4	Type: Public Facilities	

Project Name:	Court Street Open Space Planning and Design		
Description:	Develop a conceptual plan and logical construction phases with costs for a half-acre parcel on Court Street. Key project goals are to create new open space in a heavily developed area and develop a vision for integrating the resource into the historic neighborhood.		
Address:	91 Court Street Newtonville, MA 02458		
Expected Completion:	11/30/2016		
HUD Matrix Code:	03F Parks, Recreational Facilities		
Priority Need:	Public Facilities		
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 type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input checked="" type="checkbox"/>
Funding Source:	CDBG		
Amount:	\$ 20,000		
Proposed Accomplishments:	Number: 1	Type: Public Facilities	

Project Name:	Façade Improvement Program Loan Pool		
Description:	Loans for small business owners to make physical upgrades that add increased accessibility, as well as aesthetic and economic value to the built environment by making improvements to existing buildings. (Loans funded through repayment of prior loans.)		
Address:	City-wide		
Expected Completion:	06/30/2015		
HUD Matrix Code:	14E – Façade, National Objective - L/M Area Benefit		
Priority Need	Economic Development		
Objective:	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input checked="" type="checkbox"/>
Specific Objective	Improve economic opportunities for small businesses		
Outcome:	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	Other (Program Income)		
Amount:	\$10,500		
Proposed Accomplishments:	Number: 1	Type: Businesses	

<i>Project Name:</i>	Program Administration		
<i>Description:</i>	Funds for the overall management of Newton's CDBG program.		
<i>Address:</i>	1000 Commonwealth Avenue Newton, MA 02459		
<i>Expected Completion:</i>	6/30/2015		
<i>HUD Matrix Code:</i>	21A General Program Administration 570.206		
<i>Priority Need</i>	Planning/Administration		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>			
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input checked="" type="checkbox"/>
<i>Funding Source:</i>	CDBG and program income		
<i>Amount:</i>	\$397,902		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Organization	

<i>Project Name:</i>	Citizen Participation		
<i>Description:</i>	Funds for activities to enhance citizen participation.		
<i>Address:</i>	1000 Commonwealth Avenue Newton, MA 02459		
<i>Expected Completion:</i>	6/30/2015		
<i>HUD Matrix Code:</i>	21C Public Information		
<i>Priority Need</i>	Planning/Administration		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>			
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input checked="" type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$1,000		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Organization	

<i>Project Name:</i>	ESG Program Administration		
<i>Description:</i>	Funds for the overall management of the ESG program		
<i>Address:</i>	1000 Commonwealth Ave., Newton, MA 02459		
<i>Expected Completion:</i>	6/30/2016		
<i>HUD Matrix Code:</i>	Administration		
<i>Priority Need</i>	Planning/Administration		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>			
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input checked="" type="checkbox"/>
<i>Funding Source:</i>	ESG		
<i>Amount:</i>	\$14,202		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Organization	

<i>Project Name:</i>	Distribution among eligible activities to be determined by Continuum of Care on 4/3/2014 – Shelter Services, Street Outreach, HMIS Operation and Administration, and Homelessness Prevention/Rapid Re-housing Services		
<i>Description:</i>	To Be Determined		
<i>Address:</i>	To Be Determined		
<i>Expected Completion:</i>	6/30/2016		
<i>HUD Matrix Code:</i>	Shelter and Homelessness Prevention/Rapid Re-housing Services		
<i>Priority Need</i>	Homelessness		
<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>	ESG		
<i>Amount:</i>	\$128,882		
<i>Proposed Accomplishments:</i>	Number: 500	Type: People	

<i>Project Name:</i>	Bedford HOME Administration		
<i>Description:</i>	Administration of Bedford's HOME program.		
<i>Address:</i>	10 Mudge Way Bedford, MA 01730		
<i>Expected Completion:</i>	6/30/2015		
<i>Priority Need</i>	Planning/Administration		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Increase the supply of affordable rental and homeowner 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>	\$1,529		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Organization	

<i>Project Name:</i>	Projects/Programs		
<i>Description:</i>	Funds avail for programs/projects. Includes CHDO set aside.		
<i>Address:</i>	10 Mudge Way Bedford, MA 01730		
<i>Expected Completion:</i>	6/30/2015		
<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 quality of affordable rental housing		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$19,657		
<i>Proposed Accomplishments:</i>	Number: 2	Type: Housing Units	

<i>Project Name:</i>	Belmont Funding Pool for the Creation of Affordable Housing		
<i>Description:</i>	Creation of affordable housing		
<i>Address:</i>	Town-wide		
<i>Expected Completion:</i>	6/30/2015		
<i>Priority Need</i>	Rental Housing and Owner Occupied 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 of affordable rental and homeowner housing		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/> X	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$52,018		
<i>Proposed Accomplishments:</i>	Number: Unknown	Type: Housing Units	

<i>Project Name:</i>	Belmont HOME Administration		
<i>Description:</i>	Administration of Belmont's HOME program.		
<i>Address:</i>	Community Development, 19 Moore Street, Belmont, MA 02478		
<i>Expected Completion:</i>	6/30/2015		
<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 of affordable rental and homeowner housing		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input checked="" type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$4,046		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Organization	

<i>Project Name:</i>	Brookline HOME Administration		
<i>Description:</i>	Funds to support staff time to administer HOME-funded projects and programs		
<i>Address:</i>	Dept. of Planning and Community Development, 333 Washington Street, Brookline, MA 02445		
<i>Expected Completion:</i>	6/30/2015		
<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 of affordable rental and homeowner 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>	\$18,540		
<i>Proposed Accomplishments:</i>	Number:1	Type: Organization	

<i>Project Name:</i>	86 Dummer Street		
<i>Description:</i>	Brookline Housing Authority sponsored new construction, with 32 low income rental units.		
<i>Address:</i>	86 Dummer Street, Brookline		
<i>Expected Completion:</i>	6/30/2015		
<i>Priority Need</i>	Rental and Owner Occupied 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 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>	\$238,375		
<i>Proposed Accomplishments:</i>	Number: 1-2	Type: Housing Units	

<i>Project Name:</i>	Brookline Homebuyer Assistance Program		
<i>Description:</i>	The Homebuyer Downpayment Assistance Program provides downpayment subsidies to income-eligible households to purchase units on the open market. Program Income received during FY15 will be used to fund this program.		
<i>Address:</i>	Town-wide		
<i>Expected Completion:</i>	6/30/2015		
<i>Priority Need</i>	Owner Occupied 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 availability of affordable owner 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>	\$0 (Program Income Received Only, No Entitlement Funds)		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Housing Units	

<i>Project Name:</i>	Brookline CHDO Operations		
<i>Description:</i>	Funding to support the operations of the Brookline Improvement Coalition, Brookline's CHDO, may be made available from reprogramming or program income if appropriate project is identified		
<i>Address:</i>	Townwide		
<i>Expected Completion:</i>	6/30/2015		
<i>HUD Matrix Code:</i>			
<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>	Improve access to affordable rental housing, improve availability of affordable rental housing, improve availability of affordable owner 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>	\$0		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Organization	

<i>Project Name:</i>	Regional Housing Services Program/Concord HOME Administration		
<i>Description:</i>	Concord has joined with five neighboring communities to establish a Regional Housing Services Office that assists in administering and monitoring the Town's affordable housing programs		
<i>Address:</i>	Town of Sudbury, Flynn Building, 278 Old Sudbury Road, Sudbury MA 01776		
<i>Expected Completion:</i>	Ongoing Program		
<i>Priority Need</i>	Planning /Administration of Affordable Rental and Home Ownership Units		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	To improve access to and monitoring of existing affordable housing units, both rental and home ownership.		
<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>	\$1,182		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Organization	

<i>Project Name:</i>	Concord Housing Authority Property Assistance Program		
<i>Description:</i>	The Town will work with the Concord Housing Authority to complete repairs and necessary replacement work at its existing rental housing facilities to improve existing facilities and living conditions and bring all units up to required codes and standards.		
<i>Address:</i>	282-294 Thoreau Street		
<i>Expected Completion:</i>	6/30/2015		
<i>Priority Need</i>	Planning/Administration and Implementation of Necessary Improvements for small family rental units with incomes between 51-80 percent of the area median income		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	To improve access to and monitoring of existing affordable housing units, both rental and home ownership.		
<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>	\$15,194		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Organization	

<i>Project Name:</i>	Down Payment Assistance and Initial Occupancy Small Loan Program		
<i>Description:</i>	Provide small loans for closing costs, down payment assistance, and rehabilitation work related to initial occupancy for households below 80% AMI. Rehabilitation work may include correcting structural problems and lead paint abatement.		
<i>Address:</i>	Town-wide		
<i>Expected Completion:</i>	6/30/2015		
<i>Priority Need</i>	Planning/Administration and Implementation of Small Loan Program for new home buyers who are below 80% AMI.		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	To improve the quality of owner 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>	\$0		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Organization	

<i>Project Name:</i>	Framingham HOME Administration		
<i>Description:</i>	To administer the HOME Program effectively and equitably and to ensure that all members of the community can participate in or benefit from program activities.		
<i>Address:</i>	150 Concord St., Rm B-3, Framingham, MA 01702		
<i>Expected Completion:</i>	6/30/2015		
<i>HUD Matrix Code:</i>			
<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>	Improve housing affordability; improve access to decent affordable housing; 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>	\$17,152		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Organization	

<i>Project Name:</i>	Framingham CHDO Set-Aside		
<i>Description:</i>	Collaborations with Community Housing Development Organizations (CHDOs) to develop affordable owner or renter housing.		
<i>Address:</i>	Town-wide		
<i>Expected Completion:</i>	6/30/2015		
<i>HUD Matrix Code:</i>	01 Acquisition of Real Property 92.205(a)(1)		
<i>Priority Need</i>	Improve housing affordability; improve access to decent affordable housing; improve access to affordable 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 availability of affordable owner housing and/or increase the supply of affordable rental housing		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME, supplemented by non-federal capital		
<i>Amount:</i>	\$25,578		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Organization	

<i>Project Name:</i>	Tribune Apartments		
<i>Description:</i>	Rehabilitation to Tribune Apartments, an affordable housing development.		
<i>Address:</i>	Framingham, MA		
<i>Expected Completion:</i>	6/30/2015		
<i>HUD Matrix Code:</i>			
<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 availability of 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, supplemented by federal tax-credits and private capital		
<i>Amount:</i>	\$50,000		
<i>Proposed Accomplishments:</i>	Number: 5	Type: Housing Units	

<i>Project Name:</i>	Framingham Housing Rehabilitation Program		
<i>Description:</i>	Moderate rehabilitation of owner-occupied housing		
<i>Address:</i>	Town-wide		
<i>Expected Completion:</i>	6/30/2015		
<i>HUD Matrix Code:</i>			
<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 availability of affordable owner housing		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	Fiscal 2015 HOME funds, supplemented by non-federal capital		
<i>Amount:</i>	\$144,942		
<i>Proposed Accomplishments:</i>	Number: 7	Type: Housing Units	

<i>Project Name:</i>	Lexington Administration Funds		
<i>Description:</i>	Administration of Lexington's HOME program		
<i>Address:</i>	1625 Massachusetts Avenue Lexington, MA 02420		
<i>Expected Completion:</i>	6/30/2015		
<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>	Improve access to affordable rental housing, increase the supply of renter and homeowner housing, increase the supply and improve the quality of affordable renter housing		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input checked="" type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$2,050		
<i>Proposed Accomplishments:</i>	Number:1	Type: Organization	

<i>Project Name:</i>	Lexington Affordable Housing Development Pool		
<i>Description:</i>	Funding pool for the creation of affordable housing		
<i>Address:</i>	Townwide		
<i>Expected Completion:</i>	6/30/2015		
<i>Priority Need</i>	Rental Housing; Owner Occupied 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>	Improve access to affordable rental housing, increase the supply of renter and homeowner housing, increase the supply and improve the quality of affordable renter housing		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input checked="" type="checkbox"/>
<i>Funding Source:</i>	HOME (leveraged with CPA)		
<i>Amount:</i>	\$26,353		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Housing Unit	

<i>Project Name:</i>	Natick HOME Administration		
<i>Description:</i>	Funds for the administration of Natick's HOME program.		
<i>Address:</i>	13 East Central Street Natick, MA 01760		
<i>Expected Completion:</i>	6/30/2015		
<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>	Improve access to affordable owner housing		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$3,265		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Organization	

<i>Project Name:</i>	Natick – 6 Plain Street		
<i>Description:</i>	Funds to start design for rehabilitation of an affordable 2-unit house		
<i>Address:</i>	6 Plain Street Natick, MA		
<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>	Improve access to affordable owner 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>	\$41,975		
<i>Proposed Accomplishments:</i>	Number: 2	Type: Housing Units	

<i>Project Name:</i>	Natick Loan Repayment to Sudbury		
<i>Description:</i>	Loan Repayment (FY10 Loan)		
<i>Address:</i>	NA		
<i>Expected Completion:</i>	6/30/2015		
<i>HUD Matrix Code:</i>			
<i>Priority Need</i>	Improve housing affordability; improve access to decent affordable housing; improve access to affordable 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 availability of affordable owner housing and/or Increase the supply of 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>	\$8,498		
<i>Proposed Accomplishments:</i>	Number: 0	Type: Organization	

<i>Project Name:</i>	Needham HOME Administration		
<i>Description:</i>	Administration of Needham's HOME program		
<i>Address:</i>	500 Dedham Avenue Needham, MA 02492		
<i>Expected Completion:</i>	6/30/15		
<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 of affordable rental housing, Increase range of housing options & related services for person w/special needs, Increase the availability of affordable owner 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>	\$2,484		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Organization	

<i>Project Name:</i>	Needham Projects/Programs		
<i>Description:</i>	Funds Available for projects/programs		
<i>Address:</i>	Town-wide		
<i>Expected Completion:</i>	6/30/15		
<i>Priority Need</i>	Affordable Rental Housing for Persons with Disabilities		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Increase the supply of affordable rental housing, Increase range of housing options & related services for person w/special needs, Increase the availability of affordable owner housing		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$31,932		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Housing Unit	

<i>Project Name:</i>	Newton HOME Administration		
<i>Description:</i>	Administration of Newton's HOME program		
<i>Address:</i>	1000 Commonwealth Avenue Newton, MA		
<i>Expected Completion:</i>	6/30/2015		
<i>HUD Matrix Code:</i>			
<i>Priority Need</i>	Planning/Administration		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Decent Housing <input checked="" type="checkbox"/>
<i>Specific Objective</i>	Increase the supply of affordable rental housing Increase the quality of affordable rental housing Improve access to affordable rental housing Increase range of housing options & related services for persons with special needs		
<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>	\$10,555		
<i>Proposed Accomplishments:</i>	Number: 1		Type: Organization

<i>Project Name:</i>	Newton Projects/Programs		
<i>Description:</i>	Funds to create/preserve affordable rental units		
<i>Address:</i>	City-wide		
<i>Expected Completion:</i>	6/30/2015		
<i>HUD Matrix Code:</i>			
<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 of affordable rental housing; Increase the quality of affordable rental housing; Improve access to affordable rental housing; Increase range of housing options & related services for persons with special needs		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input checked="" type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$128,172		
<i>Proposed Accomplishments:</i>	Number: TBD		Type: Housing Units

<i>Project Name:</i>	Newton CHDO Operating Expenses		
<i>Description:</i>	Operating funds for Newton's CHDO to assist in the development of affordable housing in Newton		
<i>Address:</i>	City-wide		
<i>Expected Completion:</i>	6/30/2015		
<i>HUD Matrix Code:</i>			
<i>Priority Need</i>	Rental Housing		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Increase the supply of affordable rental housing Increase the quality of affordable rental housing Improve access to affordable rental housing Increase range of housing options & related services for persons with special needs		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input checked="" type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$7,540		
<i>Proposed Accomplishments:</i>	Number: 2	Type: Housing Units	

<i>Project Name:</i>	Sudbury HOME Administration		
<i>Description:</i>	Funds for the administration of Sudbury's HOME program		
<i>Address:</i>	278 Old Sudbury Road Sudbury MA 01776		
<i>Expected Completion:</i>	6/30/2015		
<i>Priority Need</i>	Owner Occupied 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 availability 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>	\$661		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Organization	

<i>Project Name:</i>	Loan Repayment to Natick		
<i>Description:</i>	Repayment of funds to Natick		
<i>Address:</i>	278 Old Sudbury Road Sudbury MA 01776		
<i>Expected Completion:</i>	6/30/2015		
<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 availability of 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>	\$8,498		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Organization	

<i>Project Name:</i>	Sudbury Projects/Programs		
<i>Description:</i>	Funds available for programs/projects. Includes CHDO Set-Aside		
<i>Address:</i>	Town-wide		
<i>Expected Completion:</i>	6/30/2015		
<i>HUD Matrix Code:</i>			
<i>Priority Need</i>	Improve housing affordability; improve access to decent affordable housing; improve access to affordable 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 availability of affordable owner housing and/or Increase the supply of 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>	\$0		
<i>Proposed Accomplishments:</i>	Number: 0	Type: Organization	

<i>Project Name:</i>	City of Waltham HOME Administration		
<i>Description:</i>	Funding for HOME program housing specialist salary costs.		
<i>Address:</i>	119 School Street, Waltham MA		
<i>Expected Completion:</i>	6/30/2015		
<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 of affordable rental housing; Increase the availability of affordable owner housing; Increase range of housing options & related services for persons with special needs		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME Program		
<i>Amount:</i>	\$18,106		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Organization	

<i>Project Name:</i>	City of Waltham CHDO Operations		
<i>Description:</i>	HOME Funding for CHDO employee salary costs		
<i>Address:</i>	119 School Street, Waltham MA		
<i>Expected Completion:</i>	6/30/2015		
<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 access to decent, affordable housing.		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME Program		
<i>Amount:</i>	\$12,933		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Organization	

<i>Project Name:</i>	City of Waltham CHDO Set-Aside		
<i>Description:</i>	Funding for community housing development organization affordable housing acquisition projects		
<i>Address:</i>	119 School Street, Waltham MA		
<i>Expected Completion:</i>	6/30/2015		
<i>Priority Need</i>	Owner Occupied 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 of affordable rental housing; Increase the availability of affordable owner housing; Increase range of housing options & related services for persons with special needs		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME Program		
<i>Amount:</i>	\$38,799		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Housing Units	

<i>Project Name:</i>	Waltham Security Deposit program		
<i>Description:</i>	Rental assistance grants for first month rent and security deposits		
<i>Address:</i>	Town-wide		
<i>Expected Completion:</i>	6/30/15		
<i>Priority Need</i>	Renter Occupied 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 availability 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>	\$181,064		
<i>Proposed Accomplishments:</i>	Number: 35	Type: Housing Units	

<i>Project Name:</i>	City of Waltham Loan Repayment from Watertown - FY12 Loan		
<i>Description:</i>	Loan Repayment from Watertown – FY12		
<i>Address:</i>	119 School Street, Waltham MA		
<i>Expected Completion:</i>	6/30/2015		
<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 access to decent, affordable housing.		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME Program		
<i>Amount:</i>	\$56		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Organization	

<i>Project Name:</i>	Watertown HOME Administration		
<i>Description:</i>	Funds for the administration of the Watertown HOME program		
<i>Address:</i>	149 Main Street, Watertown, MA 02453		
<i>Expected Completion:</i>	6/30/2015		
<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>	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>	\$6,563		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Organization	

<i>Project Name:</i>	Watertown CHDO Operating Expenses		
<i>Description:</i>	Operating funds for Watertown's CHDO to assist in the development of affordable housing in the town		
<i>Address:</i>	63 Mount Auburn Street, Watertown, MA 02472		
<i>Expected Completion:</i>	6/30/2015		
<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 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>	\$4,688		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Organization	

<i>Project Name:</i>	Security Deposit Assistance Program		
<i>Description:</i>	Tenant Based Rental Assistance (TBRA) program that provides grants for security deposits.		
<i>Address:</i>	149 Main Street, Watertown, MA 02453		
<i>Expected Completion:</i>	6/30/2015		
<i>Priority Need</i>	Increase affordability of rental housing		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Increase the supply 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>	\$79,635		
<i>Proposed Accomplishments:</i>	Number: 10	Type: households assisted	

<i>Project Name:</i>	Repayment of Funds to Waltham		
<i>Description:</i>	Repayment of 1/3 of funds loaned from Waltham (FY09 and FY10) in FY12		
<i>Address:</i>	149 Main Street, Watertown, MA 02453		
<i>Expected Completion:</i>	6/30/2015		
<i>HUD Matrix Code:</i>			
<i>Priority Need</i>	Housing		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living <input type="checkbox"/> Environment	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Increase the supply 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>	\$56		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Loan Repayment	

<i>Project Name:</i>	Wayland HOME Administration		
<i>Description:</i>	Funds for the administration of Wayland's HOME program.		
<i>Address:</i>	Wayland Planning Office 41 Cochituate Road Wayland, MA 01778		
<i>Expected Completion:</i>	6/30/2015		
<i>Priority Need</i>	Planning/Administration		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living <input type="checkbox"/> Environment	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve access to affordable owner 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>	\$661		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Organization	

<i>Project Name:</i>	Wayland Projects/Programs/Includes CHDO set-aside		
<i>Description:</i>	Design and build affordable housing for families		
<i>Address:</i>	Wayland Planning Office 41 Cochituate Road Wayland, MA 01778		
<i>Expected Completion:</i>	6/30/2015		
<i>Priority Need</i>	Owner Occupied 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>	Improve access to affordable owner 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>	\$8,498		
<i>Proposed Accomplishments:</i>	Number: 4 units	Type: Housing Units	

APPENDIX D

WestMetro HOME Consortium – Eligibility, Programs and Projects, and Process

The City of Newton and the WestMetro HOME Consortium intends on serving a multitude of eligible applicants. These applicants include households earning at or below 80% of AMI, 50% of AMI and 30% of AMI, depending on the income targeting requirements of the proposed program or project. The beneficiaries may include, but will not be limited to, people with disabilities, seniors/older adults, families, individuals with special needs. Programs and projects will likely comprise homeowners, homebuyers and renters. The WestMetro HOME Consortium includes some communities that operate HOME-assisted homebuyer and homeowner rehabilitation programs. These programs accept applications on a first-come, first-served basis. Detailed information and applications regarding each program may be obtained by contacting the specific member community's planning or community development departments, or the WestMetro HOME Consortium Administrator. A list of programs offered in each community is also listed on the WestMetro HOME Consortium's website http://www.newtonma.gov/planning/hcd/westmetro_home_consortium_.asp

Developers seeking HOME funding for a proposed ownership or rental development apply directly to the Member Community in which the proposal is located. Applications may be submitted on a rolling basis and in accordance with each Member Community's regular approval process. However, each year the WestMetro HOME Consortium will recapture HOME funds not committed by a Member Community within 12 months of receiving its allocation. The WestMetro HOME Consortium will conduct a competitive request for proposal for these funds. This request for proposal will be advertised in each Member Community.

Emergency Solutions Grant – Activities, Standards, and Consultation Process

The City of Newton, in coordination and collaboration with the Human Service Advisory Committee and the Brookline-Newton-Waltham-Watertown (BNWW) Continuum of Care (CoC), developed standards for providing Emergency Solutions Grant (ESG) assistance, a description of the CoC's centralized or coordinated assessment system, policies and procedures for making sub-awards, and approach for meeting the homeless participation requirement within the CoC, performance standards for evaluating ESG activities, and ESG consultation with the CoC. The following sections discuss these various aspects of the ESG program.

Written Standards for Providing Assistance

a. Standard policies and procedures for evaluating individuals' and families' eligibility for assistance under ESG

All applicants for service must be evaluated for eligibility by use of a standard centralized or coordinated assessment system (including determination of income status and availability or lack of resources to sustain existing housing). To be eligible for homelessness prevention or

rapid re-housing services, an applicant must meet the standards for homelessness or at-risk of homelessness, as outlined in 24 CFR 91.5 and 24 CFR 576.2. To be eligible for emergency shelter services, applicants must be homeless and have no other available resources to obtain housing.

Every eligible program participant or program participant household is to be assigned a case manager who has experience in working with people who are homeless as well as people at-risk of homelessness. The case manager is responsible for providing ongoing evaluation of the eligibility for services of each program participant and for the type of services for which they are eligible.

b. Standards for targeting and providing essential services related to street outreach.

The City does not fund an ESG street outreach component and essential services for street outreach differ from those for emergency shelter. The targeting is limited to the Supportive Services providers of the CoC but this approach helps facilitate coordination and maximize efficiency across these services thus increasing collaboration between the CoC and ESG funded providers.

c. Policies and procedures for admission, diversion, referral and discharge by emergency shelters assisted under ESG, including standards regarding length of stay, if any and safeguards to meet the safety and shelter needs of special populations, e.g., victims of domestic violence, dating violence, sexual assault, and stalking; and individuals and families who have the highest barriers to housing and are likely to be homeless the longest.

All applicants for service must initially be evaluated for eligibility. Assessment must include determination of income status and availability or lack of resources to sustain existing housing or obtain new housing. To be eligible, an applicant must meet the standards for homelessness as outlined in 24 CFR 91.5 and 24 CFR 576.2.

Diversion occurs at the “front door” during eligibility determination. All shelter/housing options are explored with the participant and are to be exercised if they prevent the participant from entering the emergency shelter system. This is to include all HUD-defined temporary and permanent destinations.

Referrals are done at the judgment of the case manager. Every eligible program participant or program participant household is to be assigned a case manager who has experience in working with people who are homeless as well as people at-risk of homelessness. The case manager must work directly with each program participant or program participant household, meeting no less than once per week. The case manager is responsible for ongoing evaluation of the eligibility for services of each program participant and for the type of services for which they

are eligible. The case manager is responsible to determine the type of service needed and the amount of financial assistance required for each program participant.

Discharge is done when the participant no longer requires program services or when the maximum length of stay is reached (for individuals the maximum is 90 days; there is no maximum for households/families). Termination of services prior to completion of service plan may occur if the participant violates program standards, misrepresents eligibility status, violates the shelter agreement, engages in criminal activity, etc. Participants who are terminated cannot re-apply for services until all outstanding issues are cleared to the satisfaction of the City of Newton.

Within the CoC and the City of Newton there is a well-established and well-connected network of providers for survivors of domestic violence, dating violence, sexual assault, and stalking. The safeguards of these providers, and the sister providers of the COC and region, are immediate access to medical assistance, direct liaison to public law enforcement, and adherence to federal confidentiality statutes (Violence Against Women Act and Family Violence Prevention and Services Act).

For those families/individuals with the highest barriers to housing and are likely to be homeless the longest please refer to the “case manager” description of duties in the next question (section d).

d. Policies and procedures for assessing, prioritizing and reassessing individuals’ and families’ needs for essential services related to emergency shelter.

The case manager is responsible for determining the type of service needed for each program participant. The case manager must work directly with each program participant or program participant household to accomplish the following:

- Determination of the appropriate type of service needed
- Development of both a short-term and long-term service plan
- Counseling concerning housing needs
- Monitoring and evaluating program participant progress on a schedule of no less than one-week intervals and more frequently according to the need for reassessment.
- Credit repair (including credit counseling, budget management, debt management and financial literacy)
- Communication and advocacy with transitional housing providers, landlords and utility companies
- Assurance that program participants are receiving all needed services from essential service providers, other homeless assistance providers, and mainstream service

- providers, including schools, child care services, legal services, financial resources, health and mental health services, dispute resolution, etc.
- Obtaining all needed local, state, and federal services to benefit the program participant, including public housing, employment assistance and job training, SNAP, SSI or SSDI, TAFDC, Medicaid, WIC, etc. The case manager is responsible for referrals and working agreements for on-going collaboration and cooperation. All program participants must have full access to mainstream resources.
 - The development of a longer-term housing stability plan to be initiated upon discharge from emergency shelter.

The case manager assigned to the program participant is responsible for determining the type, amount, and duration of services to provide a program participant. Appropriate services are established by the expertise of the case manager in conjunction with the discovered needs of the individual/family.

All potential housing at discharge must be determined to meet HUD's minimum standards and requirements for habitability, lead-based paint, and rent reasonableness.

e. Policies and procedures for coordination among emergency shelter providers, essential service providers, homelessness prevention and rapid re-housing assistance providers, other homeless assistance providers, and mainstream service and housing providers

Emergency shelters receiving ESG funds must coordinate and integrate, to the maximum extent practicable, ESG-funded activities with other programs targeted to homeless people in the area covered by the Continuum of Care to provide a strategic, community-wide system to prevent and end homelessness for this area. The policies and procedures regarding this coordination are guided by 24 CFR 576.4(b) and (c). Programs targeted for coordination and integration can include those addressing mainstream housing, health, social services, employment, education, and youth programs for which families and individuals at risk of homelessness and homeless individuals and families may be eligible. These programs include:

- (1) Shelter Plus Care Program
- (2) Supportive Housing Program
- (3) Section 8 Moderate Rehabilitation Program for Single Room Occupancy Program for Homeless Individuals
- (4) HUD—Veterans Affairs Supportive Housing (HUD—VASH)
- (5) Education for Homeless Children and Youth Grants for State and Local Activities (title VII—B of the McKinney-Vento Homeless Assistance Act)
- (6) Grants for the Benefit of Homeless Individuals
- (7) Healthcare for the Homeless
- (8) Programs for Runaway and Homeless Youth

- (9) Projects for Assistance in Transition from Homelessness
- (10) Services in Supportive Housing Grants
- (11) Emergency Food and Shelter Program
- (12) Transitional Housing Assistance Grants for Victims of Sexual Assault, Domestic Violence, Dating Violence, and Stalking Program
- (13) Homeless Veterans Reintegration Program
- (14) Domiciliary Care for Homeless Veterans Program
- (15) VA Homeless Providers Grant and Per Diem Program
- (16) Health Care for Homeless Veterans Program
- (17) Homeless Veterans Dental Program
- (18) Supportive Services for Veteran Families Program
- (19) Veteran Justice Outreach Initiative

As homeless individuals and families prepare to leave shelters, they are to be connected with all appropriate supportive services, including those that provide assistance in obtaining permanent housing, medical health treatment, mental health treatment, counseling, supervision, and other services essential for achieving independent living. These programs include:

- (1) MassHealth [Medicaid]
- (2) Supplemental Nutrition Assistance Program (food stamps)
- (3) Women, Infants, and Children (WIC)
- (4) Federal-State Unemployment Insurance Program
- (5) Social Security Disability Insurance (SSDI)
- (6) Supplemental Security Income (SSI)
- (7) Child and Adult Care Food Program
- (8) Public housing programs assisted under section 9 of the U.S. Housing Act of 1937
- (9) Housing programs receiving tenant-based or project-based assistance under section 8 of the U.S. Housing Act of 1937
- (10) Supportive Housing for Persons with Disabilities
- (11) HOME Investment Partnerships Program
- (12) Temporary Assistance for Needy Families (TANF)
- (13) Health center services in the local area
- (14) State Children's Health Insurance Program
- (15) Head Start
- (16) Mental Health and Substance Abuse Block Grants
- (17) Services funded under the Workforce Investment Act

When the service being provided is either homelessness prevention or rapid re-housing, the assigned case manager is responsible to determine the type of service needed and the amount of financial assistance required for each program participant.

The case manager must work directly with each program participant or program participant household, meeting no less than once per month, to accomplish the following:

- Development of both a short-term and long-term service plan
- Counseling concerning housing needs
- Monitoring and evaluating program participant progress
- Credit repair (including credit counseling, living on a budget and making realistic financial choices)
- Referral for needed community services, including job training, education, SNAP, SSI or SSDI, TANF, legal services, Medicaid [*MassHealth in Massachusetts*], WIC, dispute resolution, etc. All program participants must have full access to mainstream resources.
- Obtaining all needed local, state, and federal services to benefit the program participant, including referrals and working agreements for on-going collaboration and cooperation
- Communication with landlords and utility companies
- Assurance that the program participant is receiving all needed services from essential service providers, homelessness prevention and rapid re-housing assistance providers, other homeless assistance providers, and mainstream service and housing providers

f. Policies and procedures for determining and prioritizing which eligible families and individuals will receive homelessness prevention assistance and which eligible families and individuals will receive rapid re-housing assistance

All applicants for service must be evaluated for eligibility (including determination of income status and availability or lack of resources to sustain existing housing). To be eligible, an applicant must meet the standards for homelessness or at-risk of homelessness as outlined in 24 CFR 91.5. Of eligible applicants, those applicants who are assessed to be the least likely to find alternatives and solutions from other sources will be prioritized for service. The highest priority applicants for homelessness prevention would be those living in a habitable unit but who have been notified in writing that they are being evicted within 21 days after the date of their application for assistance. The highest priority applicants for rapid re-housing are those currently homeless persons for whom a potential living unit has been identified and will be available in less than a month. Once accepted for service, the program participant or program participant household is to be assigned a case manager who has experience in working with people who are homeless as well as people at-risk of homelessness. The case manager is to be responsible for determining the type of service that is most appropriate for the program participant and the amount of financial assistance required for each program participant. The case manager must continue to work directly with each program participant or program participant household developing short-term and long-term service plans, providing counseling concerning housing needs, and monitoring and evaluating program participant progress.

g. Standards for determining the share of rent and utilities costs that each program participant must pay, if any, while receiving homelessness prevention or rapid re-housing assistance

Financial assistance may include housing search, rent application, security deposit, utility deposits, moving costs, first and last month's rent, and utility payments.

It is expected that negotiations will be held with all relevant parties at the outset to determine a) the type of financial assistance required and agreement of amounts and method of payment; b) the proportion of financial participation by the program participant; and c) other specific commitments of the program participant (e.g. to work toward self-sufficiency). Determinations of the share of rent and utility costs to be paid on behalf of a program participant must be made on a case-by-case basis. Financial assistance allocations are to be determined on a month-to-month basis for the first three-month period. After three months, a complete re-evaluation is to be conducted. Program participants are expected to contribute as great a share of the cost of rent and utilities as is affordable to them. In addition, they are required to seek alternative sources of financial assistance.

Part of the financial evaluation of each participant is a calculation of net assets. Other than the value of an automobile and the worth of retirement savings accounts, if the participant has a net worth of more than a threshold amount of \$15,000, the participant would need to pay 100 percent of rent, utilities, and other costs until the net worth drops below the threshold amount.

Other than the possible exception of payment of first month's rent and a required security deposit, program participants are required to pay some portion of rent, minimally 30 percent of the program participant's income. Income will be calculated by totaling gross wages on pay stubs and/or totaling applicable benefits received by the participant after application to the program. The participant's share of rental payments should increase incrementally throughout the period of assistance.

In general, assistance with utility payments is limited to emergencies, such as if it is necessary for a program participant to move into a new unit or if the utility arrearages are so great that a negotiated settlement must be made with the utility companies to avoid shut-off. Program participants must work with the case manager to negotiate a payment plan for utilities arrearages.

Meetings with program participant, landlord or prospective landlord, and the case manager are to be held, as needed, to assure that the program participant or program participant household achieves stability in housing.

h. Standards for determining how long a particular program participant will be provided with rental assistance and whether and how the amount of that assistance will be adjusted over time

Rental assistance is to be provided for the least amount of time possible. Following the first three-month period of subsidy, a reevaluation is required to determine the program participant's ability to increase her/his share of rental payments. Rental assistance will be provided only so long as the case manager determines it to be absolutely necessary. Normally, the maximum period of rental assistance will be nine months. Only in cases of extreme need will rental assistance be provided for a full year. Regardless of the length of the period of subsidy, all program participants who are receiving project-based rental assistance must have, minimally, a one-year lease.

An example of a case in which rental assistance may be considered for longer than one year would be the case of a single mother with a child who is high on the list for subsidized housing. As specified by HUD, no program participant may receive more than 24 months of assistance in a three-year period.

i. Standards for determining the type, amount, and duration of housing stabilization and/or relocation services to provide a program participant, including the limits, if any, on the homelessness prevention or rapid re-housing assistance that each program participant may receive, such as the maximum amount of assistance, maximum number of months the program participant receives assistance; or the maximum number of times the program participant may receive assistance.

The case manager assigned to the program participant is responsible for determining the type, amount, and duration of housing stabilization or relocation services to provide a program participant. In addition, the case manager is to be responsible to determine the type of service that is most appropriate for the program participant and the amount of financial assistance required for each program participant. No applicant may receive assistance if he/she has any other sources of assistance, whether they are personal, local, state, federal, or other. See also the requirements noted in sections f, g, and h above.

Other than the possible exception of payment of first month's rent and a required security deposit, program participants are required to pay some portion of rent, minimally 30 percent of the program participant's income. Program participants are expected to increase their proportion of rental payments as their tenancy continues.

Rental assistance is to be provided for the least amount of time possible. Following the first three-month period of subsidy, a reevaluation is to determine the program participant's ability to increase her/his share of rental payments. Rental assistance will be provided only so long as the case manager determines it to be absolutely necessary. Normally, the maximum period of rental assistance will be nine months. Only in cases of extreme need will rental assistance will be provided for a full year.

Due to the anticipated number of eligible individuals and families seeking housing stabilization or relocation services, program participants may only receive benefits for one period of time, as such period of time is determined by the case manager.

Describe Centralized or Coordinated Assessment System

The CoC's centralized assessment system is through Middlesex Human Service Agency (MHSA) and their Bristol Lodge Shelters (BLS), the CoC's single point of entry into the individual shelter system. MHSA has a complete intake, assessment, and referral process but does not coordinate the status of their clients once the clients exit shelter. The BNWW CoC is working with the Massachusetts Department of Housing and Community Development (DHCD), which is the lead agency in creating a statewide HMIS system. This centralized assessment system is scheduled to be functional in August of 2014.

Process for Making Sub-awards and How Allocation is Made Available to Nonprofit Organizations

The recipient, having communicated and coordinated with the CoC concerning all the relevant points of services to be provided, performance standards, and policies and procedures for the operation and administration of the HMIS, will proceed to publicly and openly seek bids from all qualified nonprofit or municipal organizations who wish to provide services under the emergency shelter and homelessness prevention and rapid re-housing components of the FY14 allocation of Emergency Solutions Grant funds. A request for proposals will be written. This document will contain a description of all requirements placed on sub-recipients, which shall include policies on the provision of assessment for all persons seeking services, policies on eligibility of program participants, and how to determine when applicants meet homelessness or at-risk of homelessness guidelines established by HUD, policies on prioritizing the need of applicants for ESG services, policies on amount and length of time that financial assistance will be provided, a clear statement of the responsibility of sub-recipients to enter all client data in an HMIS—or alternate system for victim services providers—that has been approved by the Continuum of Care, a complete description of the duties and responsibilities of a case manager. The responsibilities of a case manager will include the requirement that all program participants are to meet with the case manager no less than once per week, they are to receive counseling and credit repair services, they are to be reevaluated for eligibility every three months, and they are to be assisted in the negotiation of rent and utility payments, negotiation of leases, and in needed mediation or legal service assistance in dealing with current and potential landlords. All program participants are to receive all needed services from area agencies and mainstream state and federal resources. These services shall include, but not be limited to, Medicaid assistance, food stamps, WIC, Temporary Aid to Families with Dependent Children, unemployment insurance, SSI, SSDI, application to public housing and Section 8

assistance, mental health services, health services, S-CHIP, health services, substance abuse treatment and all other needed services for which the participant is eligible.

Only nonprofit agencies will be eligible to receive sub-awards. An application format will be developed in which potential sub-award recipients will be asked to present the services they are able to provide, the cost of such services and a budget for all program expenditures.

A request for proposals will be distributed as widely as possible. An announcement will go to all local agencies currently providing emergency shelter services and homelessness prevention and rapid re-housing services and to all participants in the Continuum of Care. Public service announcements will be placed in the local papers within the area covered by the Continuum of Care. A service announcement will be placed on the City's website.

A due date for applications shall be clearly publicized along with the request for proposals. All potential applicants will be given approximately four weeks after the initial announcement to submit their applications. Potential applicants will be provided with all requirements and responsibilities to be assumed with receipt of sub-awards. Applications will be reviewed by the City of Newton Community Development staff and by the Human Service Advisory Committee, a group of ten citizen volunteers that has served as an advisory group to the Community Development department for the past 37 years. Applications will be reviewed with respect to applicants' abilities to provide shelter services or homelessness prevention and rapid re-housing services under the guidelines set forth by HUD and by the recipient (City of Newton).

The Human Service Advisory Committee will recommend the most qualified service provider(s). This recommendation will be given to the City's Planning and Development Board for their acceptance or rejection. If the Planning and Development Board accepts the recommendation of the Human Service Advisory committee, they will send the recommendation to the City's Chief Executive Officer (Mayor). Following a thirty-day comment period, the Mayor can either accept or reject the recommendation. If he accepts, sub-award(s) can be made and ESG funds can be obligated.

The process described above was utilized for awarding FY13 ESG funds to Brookline Community Mental Health Center (BCMHC) for the provision of homelessness prevention and rapid re-housing services. FY13 ESG funds and the second allocation of FY12 ESG funds combined to create an award of \$126,259. BCMHC is providing services throughout the geographic area of the BNWW CoC. These funds are to be expended by August 14, 2014.

Addressing the Homeless Participation Requirement

The BNWW CoC provides for the participation of a homeless individual on a policy-making entity of the CoC. The CoC consults with a formerly homeless individual regarding decisions pertaining to best uses of ESG funds.

Performance Standards for Evaluating ESG

The Emergency Solutions Grant funding emphasizes emergency shelter and homelessness prevention and rapid re-housing activities. Performance standards and outcome measures for emergency shelter and homelessness prevention and rapid re-housing activities should include, at least, the following:

- Greater stability in housing
- Increased self-sufficiency
- Improved budget planning and financial management

ESG activities are also held to adhere with HUD data and technical standards and HUD performance thresholds. These include: participant length of stay in the ESG program, percent of participants leaving emergency shelter (ES) for transitional housing (TH) or permanent housing, percent of participants leaving transitional housing for permanent housing, percent of participants leaving ES and/or TH with increased access to mainstream services, percent of participants in ES and/or TH leaving with employment, percent of participants in ES and/or TH leaving with increased income. All these measures are captured, followed over time and analyzed using the Homeless Management Information System (HMIS).

Performance standards also include qualitative measures to aid in evaluation and to monitor progress during participant enrollment in ESG activities. These measures are captured within the case management efforts detailed in the HMIS.

Consultation with Continuum of Care that serves Brookline, Newton, Waltham, and Watertown

The City of Newton is the Collaborative Applicant (lead agency) for the BNWW CoC and is also the only ESG entitlement community within the CoC. The same staff person from the City of Newton performs duties as the Collaborative Applicant with the CoC and administers the ESG contracts. This arrangement creates ease of communication and transparency between the CoC- and ESG-funded programs, improves the cooperative process of determining ESG allocations and allows for facilitated oversight of ESG funds and for ESG funds to be targeted to areas identified by the CoC's needs and gaps analysis. When ESG funds are available, the determination of allocation is done by seeking input from the CoC regarding areas of need and best practices. Currently, ESG funds provide emergency shelter, homelessness prevention, and rapid re-housing services to the entire CoC thus enhancing the CoC's strategic, community-wide system to prevent and end homelessness.

A City of Newton staff person also serves as the ESG HMIS administrator and has access to the HMIS of CoC-funded projects, thus ensuring adherence of all projects to HUD/CoC performance standards and creating opportunities for analysis of outcomes for program evaluation. Also,

having an ESG HMIS administrator within the CoC member framework facilitates the discussion and implementation of funding, policies, and procedures as related to operating a HMIS.

Consultation with Continuum of Care that serves Commonwealth

The City of Newton, as the Collaborative Applicant for the BNWW CoC, participates in all dimensions of the State coordination of ESG activities. This includes attendance and involvement in the Massachusetts DHCD endeavors targeting at ESG-funded program performance. Periodically, DHCD assembles representatives of all the CoCs in the State to generate feedback and provide critiques for ESG funding allocation, ESG program evaluation, ESG programmatic written standards, and communication levels between ESG funded programs and the CoCs of the State. The City of Newton is a contributor to all efforts undertaken by the State to maximize the impact of ESG funded programs upon the homeless and those at-risk of homelessness.

Agency, Group, Organizational Participation in Consultation Process

Entities participating in the process include multiple providers of services from various disciplines. These include agencies, organizations, groups with expertise in case management, life skills, alcohol and/or drug abuse, mental health, education and adult education, housing, employment assistance, child care, transportation, legal, elderly, food/clothing, domestic violence, physical and allied health care.

The jurisdiction's consultation with these providers involved information sessions with numerous government committees, boards, task forces which all operate through citizen participation. The sessions not only imparted information to the various working groups but also presented opportunities for criticisms, questions and feedback. Consultation was also achieved through presentations to local provider networks with which the CoC has developed relationships. Anticipated outcomes include improved lines of communication, increased collaboration, and enriched citizen participation.