

PLANNING & DEVELOPMENT BOARD MEETING MINUTES

January 19, 2023



Ruthanne Fuller
Mayor

Barney Heath
Director
Planning & Development

Members

Kelley Brown, Chair
Kevin McCormick, Vice Chair
Lee Breckenridge, Member
Amy Dain, Member
Peter Doeringer, Member
Jennifer Molinsky, Member
Barney Heath, *ex officio*
Laxmi Rao, Alternate

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Members present:

Kelley Brown, Chair
Kevin McCormick, Vice-Chair
Lee Breckenridge, Member
Peter Doeringer, Member
Amy Dain, Member
Jennifer Molinsky, Member
Barney Heath, *ex officio*

Staff present: Amanda Berman (Director of Community Development and Housing) and Shaylyn Davis (Senior Community Development Planner)

Guests: Judy Barrett (Barrett Planning Group) and Alexis Lanzillotta (Barrett Planning Group)

Meeting held virtually by Zoom Meeting at 7:00 p.m.

1. Rezoning Petition #355-22 Request to Rezone 2 parcels (11 Florence St/318 Boylston St) to Business Use 4 (BU-4)

Attorney Stephen Buchbinder appeared on behalf of the petitioner, Sunrise Assisted Living, to request a postponement of the rezoning petition. Mr. Buchbinder requested that, given ongoing productive discussions with the neighbors, the item be taken up at the Planning Board's March meeting.

2. HOME-Housing American Rescue Plan Allocation Presentation

Senior Community Development Planner, Shaylyn Davis, introduced Alexis Lanzillotta from the Barrett Planning Group to present the draft allocation plan for the 13 member WestMetro HOME Consortium (of which Newton is the lead entity) American Rescue Plan allocation of \$5,406,942. These funds are to be used across the Consortium to assist households who are homeless or at-risk of homelessness. A copy of the allocation plan presentation is attached. A public hearing plan on the proposed allocation plan will be at the March 6th Planning Board meeting.

Mr. Brown asked if there was a specific philosophy on how best to allocate funds (i.e., short-term or long-term assistance). Ms. Molinsky offered that immediate cash assistance can be the thing that prevents households from becoming homeless. Mr. Doeringer asked whether the funding could be directed so as to minimize rental costs to serve as many households as possible.

3. Consolidated Annual Action Plan Timeline

Senior Community Development Planner, Shaylyn Davis, presented the timeline for the development of the City's Consolidated Annual Action Plan for the use of

City of Newton Planning and Development Board

Newton's anticipated FY24 Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) (see attached).

4. Village Center Zoning Continued Discussion

Mr. Brown relayed that he did provide feedback to the Zoning & Planning Committee at their recent meeting—principally based on the Planning Board's discussion on the zoning framework this past summer. Mr. Heath relayed that all of the input is being evaluated as Version 2.0 is being considered.

5. Minutes

Upon a motion by Mr. Doeringer, seconded by Mr. McCormick, the minutes from the November 7th and December 5th meetings were unanimously approved, with Ms. Molinsky abstaining from the December vote.

5. Adjournment

The meeting was adjourned at 8:40 p.m.

TENTATIVE FY24 ANNUAL ACTION PLAN SCHEDULE

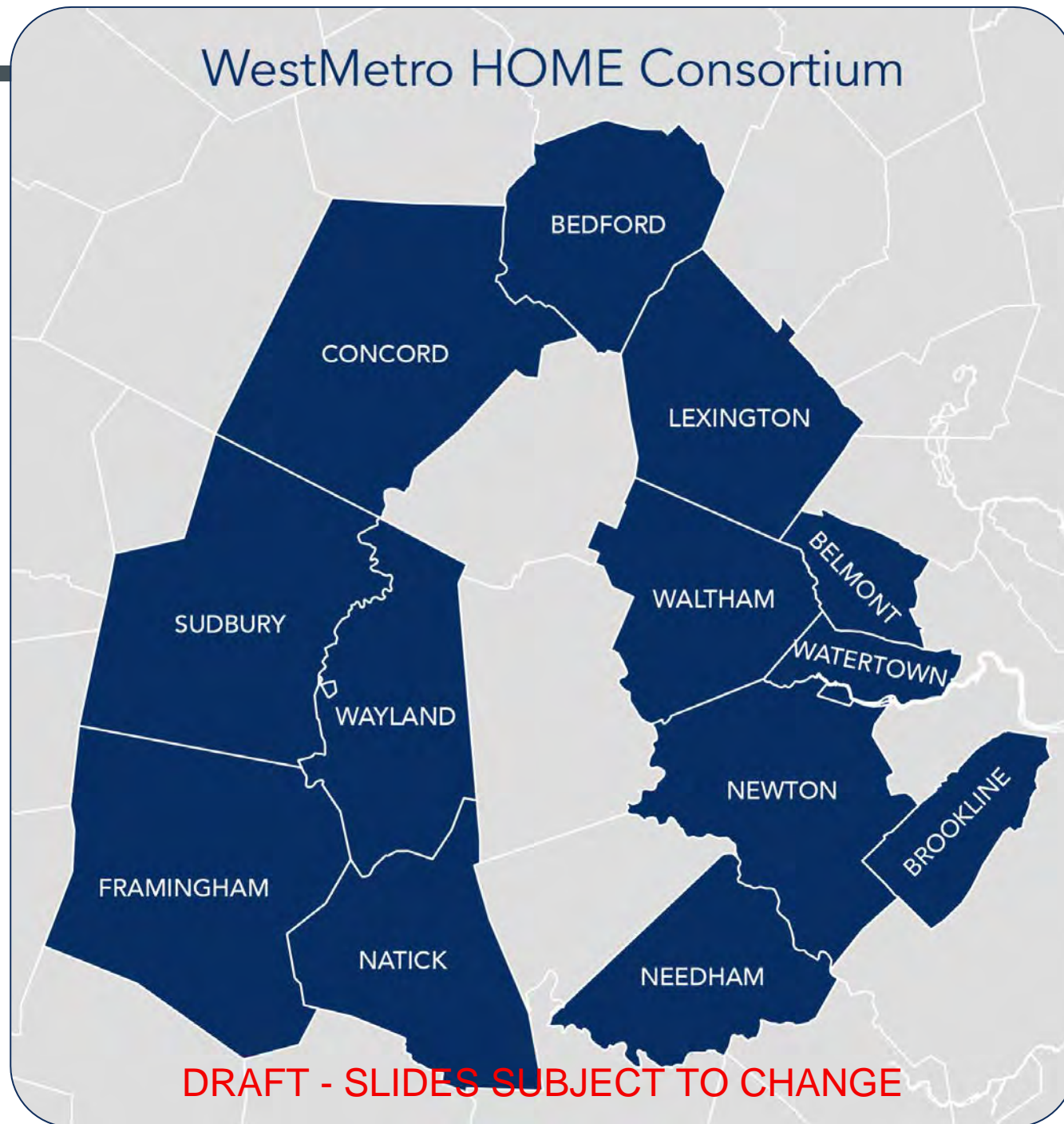
Jan. 2023- Feb. 2023	Housing and CD Program staff meet w/ Advisory Committees to review needs/proposed projects
January 4, 2023	Release of Human Service and ESG RFPs
February 1, 2023	Human Service/ESG RFPs due
February 10-17, 2023	Review of Human Service/ESG RFPs by committee
April 3, 2023	Conduct Public Hearing (w/ WestMetro HOME Consortium members)
April 3- May 2, 2023	30 day comment period and response to comments within 15 days
April 10, 2023	Potential ZAP review of FY24 AAP
April 24, 2023	Additional ZAP review of FY24 AAP <i>(if needed)</i>
May, 2023	Mayor authorizes AAP/expenditure of grant funds; Council votes to authorize expenditure of funds as part of the evaluation and approval of all department budgets
May, 2023	Submit FY24 AAP to HUD via IDIS and emailed PDF <i>(assumes no delay in announcement of allocations by HUD)</i>
June, 2023	Post approved AAP online
July 1, 2023	FY24 Program Year starts

WestMetro HOME Consortium HOME-ARP Allocation Plan

A plan for funding
HOMELESSNESS ASSISTANCE &
SUPPORTIVE SERVICES



WestMetro HOME Consortium



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Agenda

✓ HOME-ARP Program Overview

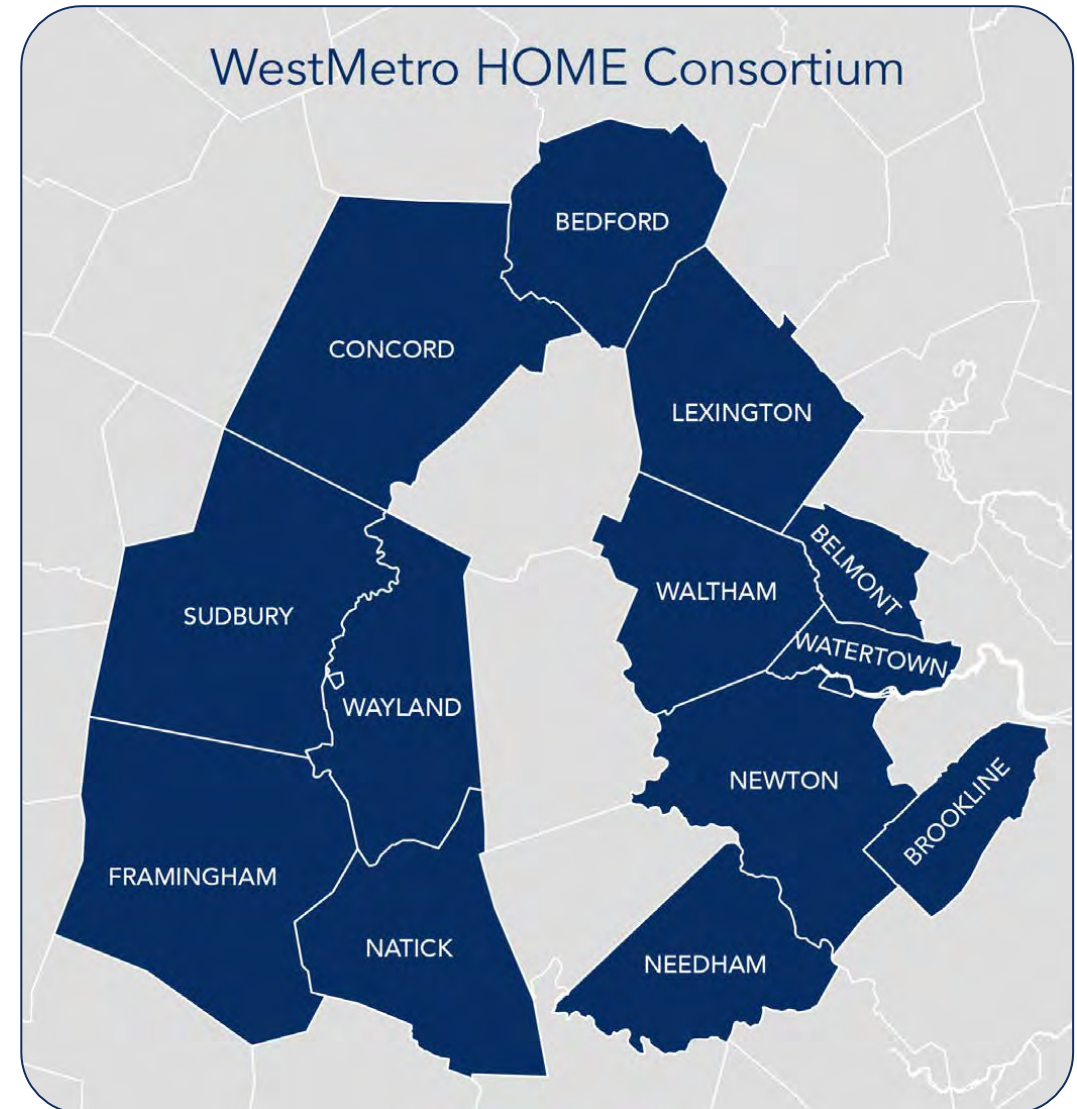
👂 What We've Heard

📊 Needs Assessment Highlights

📄 Other Approved MA Plans

📅 Next Steps

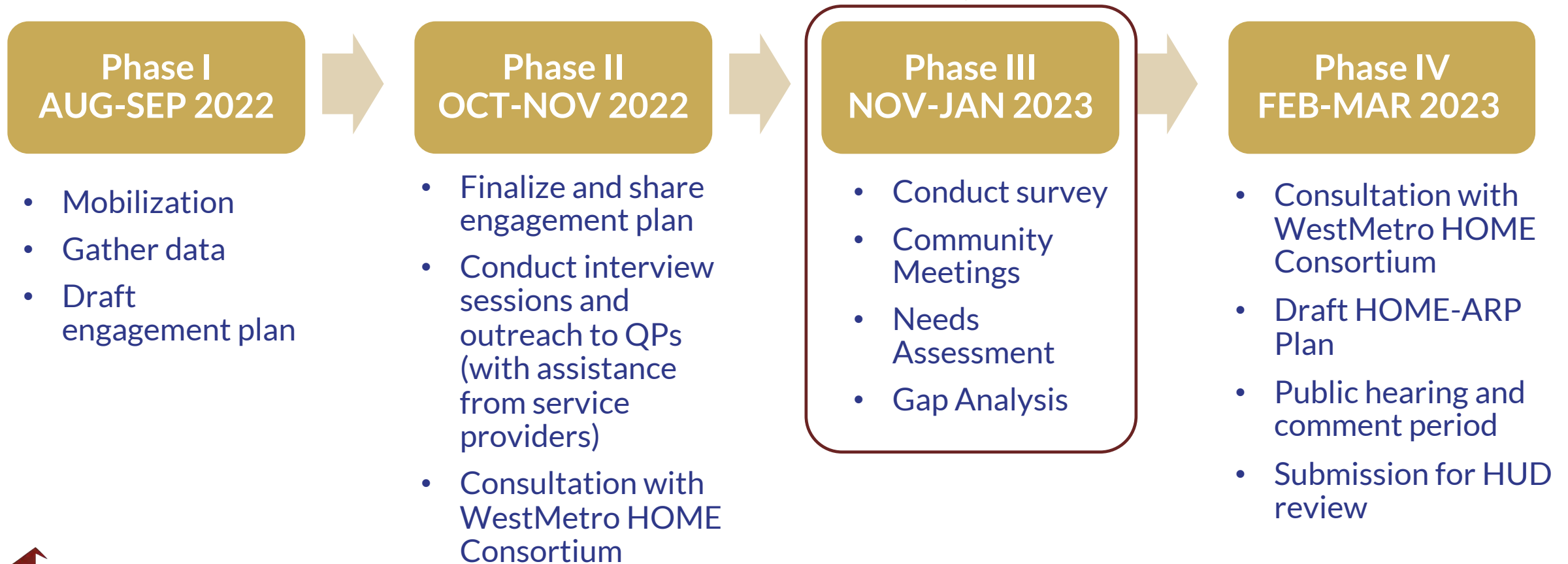
❓ Q&A



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Project Timeline



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HOME-ARP PROGRAM OVERVIEW

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HOME-ARP Overview

- **HOME-ARP: \$5 billion** for housing and homeless assistance awarded to HOME participating jurisdictions (PJs)
- PJs must submit an Allocation Plan to HUD to receive funds. Allocation Plan must include:
 - Consultation and public participation process
 - Needs Assessment and Gap Analysis
 - Proposed allocation of funds across eligible activities
 - And more!
- WestMetro HOME Consortium: **\$5,406,962**

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Qualifying Populations

Qualifying populations (eligible beneficiaries), defined in HUD guidelines:

1. Homeless
2. At risk of homelessness
3. Fleeing domestic/dating violence, sexual assault, human trafficking
4. Households with severe housing instability (limitations apply)
5. Veterans if eligible under 1-4 above

Eligible Activities

(some funding
caps apply)

- Rental Housing: Acquisition, Construction, and Rehab
- Tenant-Based Rental Assistance (TBRA)
- Supportive Services: McKinney-Vento; Homelessness Prevention; Housing Counseling
- Non-Congregate Shelters: Acquisition, Construction, Rehab
- Nonprofit Operating Assistance & Capacity Building
(up to 10% of grant)
- Administration & Planning: To develop the HOME-ARP Plan and administer grant *(up to 15% of grant)*

Planning Considerations

- Small, one-time allocation
- Need far surpasses what available funds can address
- Timely expenditure requirements
 - Sept 30, 2030
- State HOME-ARP Plan underway
- Fair housing and equity

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WHAT WE'VE HEARD

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Consultation & Public Participation Process

November 2022

- 16 consultation interviews with municipal staff, service providers, state agencies (including the Continuum of Care), housing developers, housing authorities, schools, advocates, and more
- Presentations to Newton Fair Housing Committee, Newton Commission on Disabilities, Newton Housing Partnership, Engine 6



Consultation & Public Participation Process

December 2022

- 3 virtual community meetings
- In-person consultation meeting with those experiencing homelessness at Waltham Community Day Center

December 2022-January 2023

- Community survey
- Service provider survey



Key Themes

A spectrum of diverse populations are impacted by housing instability or homelessness, including:

- Elderly populations
- Immigrants/ESL populations
- LGBTQ youth
- Working families
- Single-parent households
- Those with mental illness
- Those with substance use disorders, including those in recovery

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Key Theme: Lack of Affordable & Low Barrier Housing

- Extremely competitive rental market means landlords can be very selective; those with poor credit, lack of rental history, etc. are unlikely to be chosen for a unit
- Those with vouchers sometimes cannot find a unit
- Waiting lists for housing authority units or vouchers are years long
- Service providers have difficulty finding units for their clientele
- Application process often involves many barriers and can be difficult for those experiencing instability to navigate this system, particularly getting paperwork (birth certificate, driver's license or ID, SSN card, etc.)

Key Theme: Cost of Living

- First, last, and security is major hurdle, as well as moving costs
- Very difficult to “catch up” once behind on rent
- Changes to RAFT program have made accessing necessary rental assistance challenging
- Not enough resources to “catch” people before a crisis
- Financial assistance for other needs (food, transit cards, etc.) can help households cover housing costs and remain housed



Key Theme: Need for Supportive Services

- Lack of supportive services, especially case management, housing search services, and legal or mediation services
- Navigating all of this is extremely confusing, time intensive, and challenging as people face a crisis
- Need for trauma-informed services and systems; those experiencing or at risk of homelessness are struggling to have basic needs met and cannot be expected to manage complex application processes without compassionate care



Community Survey Results

HOLD for SURVEY SLIDES (Survey still open)



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NEEDS ASSESSMENT HIGHLIGHTS

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Qualifying Population: Homeless

PIT Count

- Annual count of homeless individuals and families
- Conducted on one night in January
- Includes:
 - unsheltered homeless
 - emergency shelters (family, individual, and domestic violence shelters)
 - transitional housing

2022 PIT Count

Status	# in CoC	<u>Est. # in Consortium*</u>
Emergency Shelter	2,652	481
Transitional Housing	281	51
Unsheltered	302	55
TOTAL	3,235	586

*Estimate calculated by applying population ratio between WestMetro HOME Consortium and Continuum of Care (0.181) to CoC's PIT count.

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Qualifying Population: Homeless

HMIS: Homeless Management Information System

- Collects client-level data on provision of housing and services to homeless/at risk of homelessness individuals and families

HMIS Report for WestMetro HOME Consortium Communities, December 2022

Status	Homeless Households	Homeless Individuals	Under 18	18-24	25+
Emergency Shelter	209	496	233	35	228
Transitional Housing	24	29	6	17	6
TOTAL	233	525	239	52	234

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Qualifying Population: Homeless

McKinney-Vento Data

- **McKinney-Vento Homeless Assistance Act:** ensures that homeless youth have access to education
- Each district reports count of MV students to Dept of Elementary and Secondary Education
- Note: MV definition of homeless includes “doubling up” or staying at hotel/motel without assistance

District	2021-2022: Homeless Students
Brookline	35
Framingham	922
Lexington	16
Natick	35
Needham	23
Newton	67
Waltham	130
Watertown	13

Qualifying Population: At Risk of Homelessness



Households with Incomes <30% AMI. Source: 2019 CHAS

Community	All Households	Households with Incomes <30% AMI		
		Total	Owners	Renters
Bedford	5,310	7.7%	3.6%	4.1%
Belmont	9,820	11.1%	4.9%	6.2%
Brookline	24,435	16.2%	3.2%	13.1%
Concord	6,635	7.9%	2.5%	5.4%
Framingham	28,220	16.6%	3.5%	13.1%
Lexington	11,810	9.0%	4.3%	4.7%
Natick	14,535	10.9%	4.6%	6.3%
Needham	10,800	7.5%	3.1%	4.3%
Newton	30,655	9.6%	3.8%	5.8%
Sudbury	6,385	5.9%	4.6%	1.3%
Waltham	23,690	13.1%	3.9%	9.1%
Watertown	15,620	12.1%	4.8%	7.3%
Weymouth	4,785	7.6%	3.9%	3.8%

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Qualifying Population: At Risk of Homelessness



Households with Incomes <30% AMI. Source: 2019 CHAS

Community	All Households	Households with Incomes <30% AMI and Severe Cost Burden		
		Total	Owners	Renters
Bedford	5,310	4.9%	2.4%	2.4%
Belmont	9,820	7.2%	4.1%	3.1%
Brookline	24,435	9.5%	2.3%	7.2%
Concord	6,635	5.1%	1.7%	3.5%
Framingham	28,220	8.8%	2.2%	6.5%
Lexington	11,810	5.3%	3.3%	2.0%
Natick	14,535	6.5%	3.1%	3.4%
Needham	10,800	5.0%	2.8%	2.3%
Newton	30,655	5.7%	3.0%	2.7%
Sudbury	6,385	5.1%	4.6%	0.5%
Waltham	23,690	7.3%	2.4%	4.9%
Watertown	15,620	7.2%	2.8%	4.4%
Wayland	4,785	4.9%	3.6%	1.3%

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Need by Household Type

Households by Type, Income, and Severe Cost Burden. *Source: 2019 CHAS*

Household Type	< 30% AMI	< 30% AMI and Severely Cost-Burdened	Household Type, Total Count	Household Type, % of Consortium
Elderly Family	7.1%	3.9%	29,477	15.3%
Small Family	5.5%	3.7%	85,460	44.4%
Large Family	5.6%	3.3%	12,408	6.4%
Elderly Non-Family	31.4%	17.0%	28,025	14.5%
Other Households (Non-Elderly, Non-Family)	17.4%	10.4%	37,319	19.4%
All Households	DRAFT - SLIDES SUBJECT TO CHANGE 11.8%	DRAFT - SLIDES SUBJECT TO CHANGE 6.7%	192,689	--

Need by Disability Status

Households by Disability Status, Income, and Presence of Housing Problems. *Source: 2019 CHAS*

Disability Type	Total Households	< 30% AMI	< 30 AMI and 1+ Housing Problem
Vision or Hearing	16,155	21.9%	15.6%
Ambulatory	17,170	26.9%	17.5%
Cognitive	13,935	26.1%	18.2%
Self Care or Independent Living	16,195	26.5%	17.5%



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Need by Race & Ethnicity

Households by Race, Income, and Presence of Severe Housing Problems. *Source: 2019 CHAS*

	Total Households	< 30% AMI	< 30% AMI and 1+ Severe Housing Problem
White, non-Hispanic	148,003	10.8%	6.6%
Black or African-American, non-Hispanic	5,546	20.2%	12.4%
Asian, non-Hispanic	23,843	12.6%	7.3%
American Indian or Alaska Native, non-Hispanic	249	12.0%	12.0%
Pacific Islander, non-Hispanic	79	0.0%	0.0%
Hispanic, any race	11,109	18.8%	1.3%

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APPROVED MA HOME-ARP PLANS

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North Suburban Consortium

Arlington, Chelsea, Everett, Malden,
Medford, Melrose, Revere, Winthrop

PREFERENCES:

None

PLANNED HOUSING:

Permanent supportive
housing

Funding Allocation

Supportive Services	\$1,885,000	26%
Non-Congregate Shelters	-	0%
TBRA	-	0%
Affordable Rental Housing	\$4,000,000	55%
Non-Profit Operating	\$200,000	3%
Non-Profit Capacity Building	\$100,000	1%
Administration & Planning	\$1,090,299	15%
TOTAL	\$7,275,299	100%

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Springfield, MA

PREFERENCES:

For rental housing:

- Homeless
- Fleeing DV, trafficking

For NCS:

- Homeless with disability or unwilling/ unable to stay in congregate shelter

PLANNED HOUSING:

Affordable rental housing

Funding Allocation

Supportive Services	\$500,000	8%
Non-Congregate Shelters	\$1,000,000	16%
TBRA	-	0%
Affordable Rental Housing	\$4,262,797	70%
Non-Profit Operating	-	0%
Non-Profit Capacity Building	-	0%
Administration & Planning	\$303,305	5%
TOTAL	\$6,066,102	100%

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Fall River, MA

PREFERENCES:

None

PLANNED HOUSING:

Affordable rental housing

Funding Allocation

Supportive Services	\$150,000	4%
Non-Congregate Shelters	-	0%
TBRA	-	0%
Affordable Rental Housing	\$3,473,293	91%
Non-Profit Operating	-	0%
Non-Profit Capacity Building	-	0%
Administration & Planning	\$190,700	5%
TOTAL	\$3,813,993	100%

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Boston, MA

PREFERENCES:

For TBRA:

- Those currently receiving RRH or rental assistance that is ending

For rental housing:

- Homeless
- Fleeing DV, trafficking

PLANNED HOUSING:

Affordable rental housing

Funding Allocation

Supportive Services	\$3,000,000	14%
Non-Congregate Shelters	-	0%
TBRA	\$7,000,000	32%
Affordable Rental Housing	\$9,000,000	42%
Non-Profit Operating	-	0%
Non-Profit Capacity Building	\$1,000,000	5%
Administration & Planning	\$1,597,797	7%
TOTAL	\$21,597,797	100%

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NEXT STEPS

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Project Timeline



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Key Dates

- **February 3, 2023**

WestMetro HOME Consortium meets to discuss allocation plan and determine allocation of funds (\$5,406,962)

- **March 6, 2023**

Public Hearing on Draft Allocation Plan, with 2-week comment period

- **By March 31, 2023**

Plan submitted to HUD; HUD has 45 days to review



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QUESTIONS?

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Please contact us if you have further questions after this presentation.

Shaylyn Davis, Senior Community Development Planner, City of Newton
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Alexis Lanzillotta, Project Manager, Barrett Planning Group
alexis@barrettplanningllc.com

THANK YOU!



WestMetro
HOME Consortium

HOME-ARP Allocation Plan

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