

#213-20



## FY21-25 Draft Consolidated Plan and FY21 Draft Annual Action Plan

Zoning & Planning Committee  
April 13, 2020

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The City of Newton and  
the WestMetro HOME Consortium

# Consolidated Plan / AAP Timeline

Summer – Fall 2019	FY21-25 Consolidated Plan Needs Assessment & Market Analysis – Data Collection; Public Meetings, Brown Bags, Focused Groups, etc.
Winter 2019-2020	Development of Strategic Plan
February 3, 2020	P&D Board Public Hearing of Draft Consolidated Plan and Citizen Participation Plan
Feb. – April 2020	Development of FY21 Annual Action Plan (AAP)
April 6, 2020	P&D Public Hearing on Draft FY21 AAP
<b>April 13, 2020</b>	<b>Presentation to ZAP</b>
May 15, 2020	Submission of FY21-25 Consolidated Plan and FY21 Annual Action Plan

# Purpose of Federal Funds

- **Community Development Block Grant (CDBG):** Provision of decent housing, suitable living environments, and the expansion of economic opportunities for low-to-moderate income persons.
- **HOME Investment Partnerships Program (HOME):** Creation of affordable housing for low-income households, including building, acquiring, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance.
- **Emergency Solutions Grant (ESG):** Supports outreach, operations and improvements of shelters, and prevention/rapid rehousing services for homeless and at-risk individuals and families.

# Planning Process



# Goals for FY21-25 Consolidated Plan






1. Affordable Housing
2. Fair Housing
3. Human Services
4. Supportive Services for Homeless and At-Risk of Homelessness
5. Architectural Access

# FY21 Annual Action Plan

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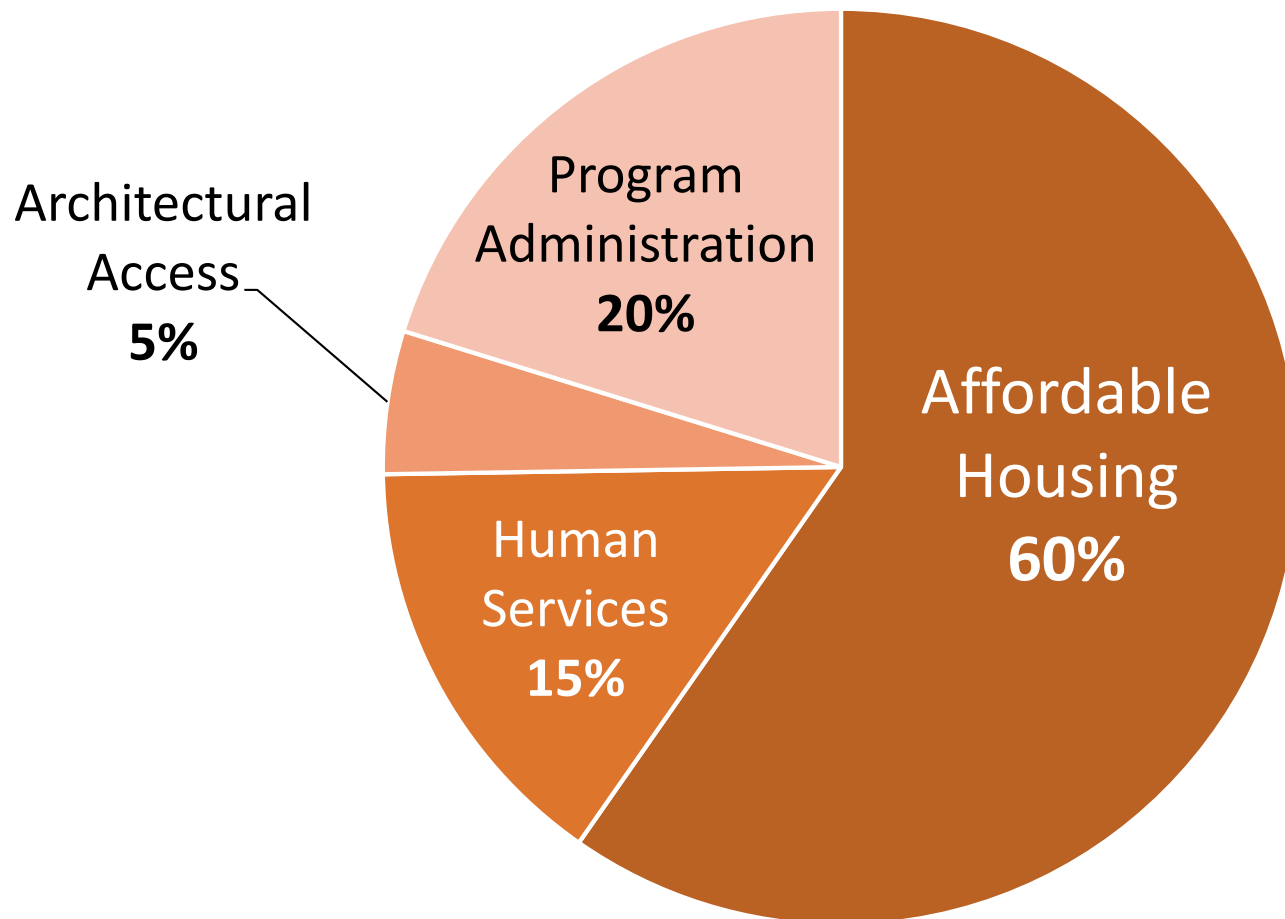
# FY21 Allocation of Funds

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Program	FY21	% Change
Community Development Block Grant (CDBG)	\$1,931,323	1.0% 
HOME Investment Partnerships Program (HOME)	\$1,480,032	3.0% 
Emergency Solutions Grant (ESG)	\$167,734	3.0% 
<b>Total</b>	<b>\$3,579,089</b>	

# Recommended FY21 CDBG Allocation

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# FY21 Goals and Activities

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# Goal #1: Affordable Housing

Create, preserve, and rehabilitate safe, decent, and affordable rental and ownership housing and provide financial support to income-eligible first-time homebuyers.



# Production & Preservation of Affordable Units <sup>#213-20</sup>

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## 1.) Haywood House – Newton Housing Authority

- \$625,000 in FY20 CDBG funding to develop 55 affordable rental units for seniors between 30% - 99% AMI
- Construction to begin Summer 2020

## 2.) Golda Meir House Expansion Project – 2Life Communities

- Public Private Partnership (former City-owned land)
- \$3.25 million in Newton CPA Funds to develop 57 affordable rental units for seniors ranging from 30%-99% AMI, including 9 units for chronically homeless adults with disabilities
- Construction to begin Fall 2020

## 3.) NHA Acquisition of CAN-DO's Affordable Housing Portfolio

- 33 units spread across 12 scattered site projects in Newton
- In FY20, NHA received approval from P&D Board and Mayor to acquire the CAN-DO portfolio with \$1.2 million in CDBG funding (FY19, 20, and 21 funds), reduce the portfolio's existing debt, and fund capital improvements across all 12 sites.

# Rehabilitation of Affordable Units & Downpayment Assistance

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## 1.) Housing Rehabilitation Program

- NHA Acquisition of CAN-DO's Affordable Housing Portfolio
  - Of the 1.2 million in CDBG funds approved by P&D Board and Mayor, \$82,415.82 of FY21 CDBG dollars will be put towards the rehabilitation of the units across the 12 sites.
- Rehabilitate 3 homeowner units and 25 rental units (CAN-DO portfolio / NHA Acquisition)

## 2.) Downpayment Assistance Program

- To provide financial support for low- to moderate-income first-time homebuyers purchasing deed-restricted affordable units
- Up to 1 income-eligible homebuyer will be assisted in FY21

# Goal #2: Fair Housing

## Increase Awareness of Fair Housing Policies & Practices

- Collaborate with the FHC and WestMetro HOME Consortium to increase knowledge about fair housing laws and obligations
- Finalize the WestMetro HOME Consortium's Analysis of Impediments to Fair Housing Choice and begin implementation of recommended actions

## Protected Classes – Federal and State

### Federal

- Race
- Color
- National Origin
- Religion
- Sex
- Familial Status (*including families with children under the age of 18*)
- Disability

### State includes all of the above and:

- Ancestry
- Age
- Marital Status
- Source of Income (*including Section 8*)
- Sexual Orientation
- Gender Identity and Expression
- Veteran/Military Status
- Genetic Information



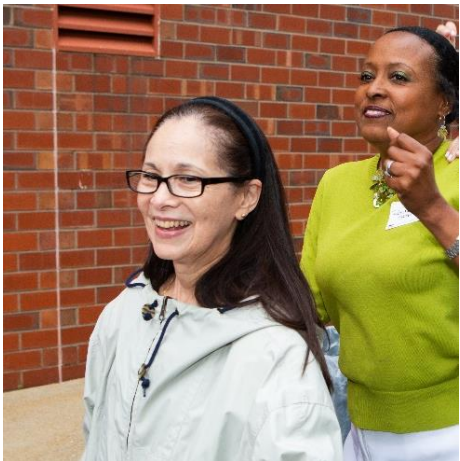
Note: Income level is not a protected class

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# Goal #3: Human Services



Financial support for programs that directly provide stability across the lifespan for Newton's low- to moderate-income population.



*\*Above (clockwise): Dept. of Senior Services, Newton Community Development Foundation, and Newton Housing Authority*

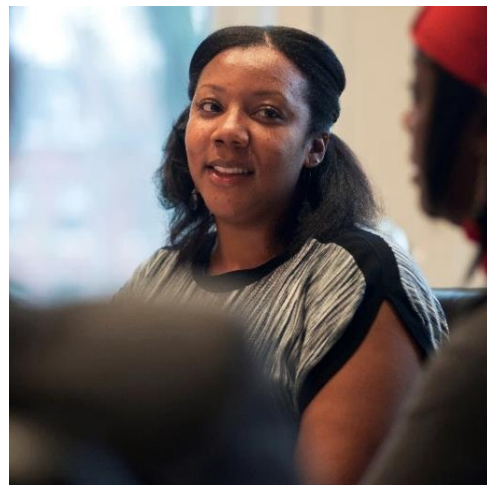
# FY21 Human Service Program <sup>#213-20</sup> Recommended Awards

Agency	Program	Allocation
Riverside Community Care	Mental Health Services Promoting Economic Mobility	\$50,000.00
Family ACCESS	Social Mobility for Young Families	\$48,000.00
The Second Step	Community Programs for Adult Survivors of DV	\$35,000.00
Newton Housing Authority	Resident Services Program	\$33,410.00
Newton Community Development Foundation	Resident Services Program	\$31,000.00
John M. Barry Boys and Girls Club	Financial Aid for Teens/Families	\$17,000.00
Jewish Family & Children's Services	Stabilization & Recovery Services	\$15,408.00
2Life Communities (formerly JCHE)	CaringChoices and Wellness Nursing for Low-Income Seniors	\$15,000.00
Barry L. Price Rehabilitation Center	Independence/Employment Programs	\$15,000.00
Plowshares Ed. Development Center	Tuition Assistance	\$15,000.00
Horace Cousens Industrial Fund	Emergency Payments	\$12,000.00
REACH Beyond Domestic Violence	Ind. Support & Advocacy for Adult Survivors of DV	\$11,880.00
Society of St. Vincent de Paul	Housing Emergency Assistance Program	\$6,000.00
<b>Total</b>		<b>\$304,698.00</b>

# Goal #4: Supportive Services for Homeless and At-Risk of Homelessness



Provide supportive services for individuals and families that are homeless or at-risk of homelessness, including financial support for existing emergency and transitional housing.



*\*Above (clockwise): Middlesex Human Service Agency, Brookline Community Mental Health Center, and Community Day Center of Waltham.*



# FY21 ESG Program Recommended Awards

ESG Category	Agency	Program	Allocation
<b>Emergency Shelter Services</b>	The Second Step	Transitional Shelter for Survivors of Domestic Violence	\$21,250.00
	REACH Beyond Domestic Violence	Emergency Shelter for Survivors of Domestic Violence	\$21,250.00
	Community Day Center of Waltham	Day Shelter	\$16,500.00
	Middlesex Human Service Agency	Bristol Lodge Men's and Women's Shelters	\$11,000.00
<b>Homelessness Prevention</b>	Brookline Community Mental Health Center	Homelessness Prevention	\$49,670.78
	The Second Step	Homelessness Prevention	\$6,500.00
<b>Rapid Re-housing</b>	Brookline Community Mental Health Center	Rapid Re-housing	\$23,383.17
<b>HMIS</b>	REACH Beyond Domestic Violence	Comparable HMIS Database	\$5,600.00
<b>Administration (capped at 7.5%)</b>	City of Newton	Program Administration	\$12,580.05
<b>Total</b>			\$167,734.00

# Goal #5: Architectural Access



Removal of material and architectural barriers restricting mobility and accessibility of elderly or severely disabled persons.

- Phase I of the Reconstruction of Marty Sender Path (connecting Lyons Park and Auburndale Cove)
- Installation of Curb Cuts
  - Watertown & West St.
  - Watertown & Edinboro St.
  - Centre & Trowbridge St.



# WestMetro HOME Consortium Goals

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## Rehabilitation of Existing Units

- Framingham
- Waltham

**TOTAL: 5 units**

## Production of Affordable Units

- Belmont
- Sudbury

**TOTAL: 4 units**

## Tenant Based Rental Assistance

- Bedford
- Framingham
- Natick
- Waltham
- Wayland

**TOTAL: 57 households**

# Public Comment

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**Plan available at:**

[www.newtonma.gov/gov/planning/resources/special\\_reports\\_n\\_studies.asp](http://www.newtonma.gov/gov/planning/resources/special_reports_n_studies.asp)  
[www.newtonma.gov/gov/planning/bc/board/](http://www.newtonma.gov/gov/planning/bc/board/)

- Email comments and questions to [aberman@newtonma.gov](mailto:aberman@newtonma.gov)
  - 30-day comment period ends Wednesday, May 5, 2020
  - Submission deadline to HUD: May 15, 2020

**Write to:**

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Newton City Hall  
1000 Commonwealth Avenue  
Newton, MA 02459  
Attn: Amanda Berman

- Call the Planning Department at 617.796.1146
- Sign up for the Department's Friday Report by registering at:  
<http://www.newtonma.gov/gov/planning/news.asp>

# Questions / Comments?

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Thank you!