



## **Zoning & Planning Committee** **Report**

### **City of Newton** **In City Council**

**Wednesday, June 1, 2022**

**Present:** Councilors Crossley (Chair), Albright, Danberg, Krintzman, Wright, Leary, and Baker

**Absent:** Councilor Ryan

**Also Present:** Councilors Bowman, Markiewicz, Malakie, Laredo, Kalis, Lucas, Oliver, Downs, and Lipof

**City Staff:** Jonathan Yeo, Chief Operations Officer; Jen Caira, Deputy Director of Planning & Development; Barney Heath, Director of Planning & Development; Zachery LeMel, Chief of Long Range Planning; Cat Kemmett, Planning Associate; Amanda Berman, Director of Housing & Community Development; Nevena Pilipovic-Wengler, Community Planner Engagement Specialist; Shaylyn Davis, Community Development Planner; Nathan Giacalone, Committee Clerk

**#230-22**      **Appointment of Peter Sargent to the Newton Affordable Housing Trust Fund**  
HER HONOR THE MAYOR appointing Peter Sargent, 33 Avondale Road, Newton as a member of the Newton Affordable Housing Trust Fund for a term of office to expire on May 2, 2023. (60 days: 06/03/22)

**Action:**      **Zoning & Planning Approved 6-0 (Councilor Baker Not Voting)**

**Note:**      Peter Sargent joined the Committee to discuss his appointment to the Newton Affordable Housing Trust. Mr. Sargent expressed his interest in serving on the Housing Trust team and the opportunity to help focus, direct and shape the goals of the Newton Affordable Housing Trust. Mr. Sargent spoke to his professional experience in affordable housing and economic development. Mr. Sargent was formerly the Chair of the Community Preservation Committee for two years and he is eager to be able to again serve the City on the Housing Trust.

The Committee emphasized their gratitude for Mr. Sargent volunteering to serve on the Affordable Housing Trust. The Committee expressed no concerns relative to Mr. Sargent's appointment and voted 6-0 in favor of approval of a motion to approve from Councilor Danberg.

**#231-22**      **Appointment of Ann Houston to the Newton Affordable Housing Trust Fund**  
HER HONOR THE MAYOR appointing Ann Houston, 45 Wedgewood Avenue, West Newton as a member of the Newton Affordable Housing Trust Fund for a term of office to expire on May 2, 2023. (60 days: 06/03/22)

**Action:**      **Zoning & Planning Approved 6-0 (Councilor Baker Not Voting)**

**Note:** Ms. Ann Houston joined the Committee to discuss her appointment to the Newton Affordable Housing Trust, noting that she is delighted to have the opportunity to serve on the Affordable Housing Trust. She has spent over 40 years working in the affordable housing field in various communities around the state. Committee members commended Ms. Houston's extensive experience and willingness to serve on the Trust. The Committee thanked Ms. Houston for volunteering to serve and voted 6-0 in favor of a motion to approve her appointment from Councilor Wright.

**#307-22** **Appointment of Councilor Bowman to the Affordable Housing Trust Fund**  
PRESIDENT ALBRIGHT appointing Councilor Alicia Bowman, 19 Chestnut Terrace, Newton, to the Newton Affordable Housing Trust Fund for a term of office to expire on December 31, 2023.

**Action:** **Zoning & Planning Approved 6-0 (Councilor Baker Not Voting)**

**Note:** Councilor Bowman expressed her enthusiasm and interest in serving on the newly created Affordable Housing Trust. She noted that she is passionate about affordable housing and stated that the issue is one that compelled her to public service. The Committee expressed their support for Ms. Bowman's appointment to the Housing Trust. With that, the Committee voted 6-0 in favor of a motion to approve from Councilor Danberg.

**#274-22** **Request for authorization to submit FY2023 Annual Action Plan**  
HER HONOR THE MAYOR requesting City Council authorization, pursuant to the 2020 Revised Citizen Participation Plan, to submit the FY23 Annual Action Plan to the US Department of Housing and Urban Development (HUD) for the City of Newton Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) funds and the WestMetro HOME Consortium.

**Action:** **Zoning & Planning Approved 6-0-1 (Councilor Baker Abstaining)**

**Note:** The Committee was joined by Director of Planning & Development Barney Heath, Director of Housing and Community Development Amanda Berman and Community Development Planner Shaylyn Davis to discuss the Mayor's request for authorization to submit the FY23 Annual Action Plan to the Department of Housing and Urban Development (HUD) for the planned allocations of Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG) and the WestMetro HOME Consortium funds. A copy of her presentation can be found attached to the end of this report.

Ms. Berman outlined the process for developing each year's Annual Action Plan. City Housing and Community Development staff meets with advisory committees to review the City's needs and proposed projects for the upcoming year each January and February. After the close of the application period (on February 2, 2022), the review team reviews proposals and provides formal recommendations for funding. The review process is followed by a public hearing before the Planning and Development Board as well as a 30-day public comment period, which ended on June 1, 2022. Based on the feedback submitted, staff will finalize a plan for submission to HUD.

The program year begins on July 1, 2022. Ms. Berman noted that for FY23, the City received grant funds as shown below:

CDBG funds - \$1,870,395 (representing a slight decrease)

HOME Investment Partnerships Program (HOME) - \$1,618,338 (representing a 5% increase)

Emergency Solutions Grant (ESG) - \$165,059 (no change)

It was noted that Newton typically receives approximately \$130 - \$140 thousand dollars from the HOME funds, which are shared by the thirteen WestMetro HOME Consortium communities. A detailed outline of the proposed use of the grant funds can be seen on the attached presentation. Ms. Berman noted that the CDBG allocations generally resemble prior year allocations with 20% to be used for Program Administration, 5% to be used for Architectural Access, 15% to be used for Human Services and the remaining 60% for affordable housing. Examples of the goals for FY2023 are outlined below.

**Affordable Housing** - produce new affordable housing units (Haywood House, Golda Meir, West Newton Armory), preserve existing affordable units (Coleman House Preservation project), the rehabilitation of existing units (CAN-DO project portfolio, Housing Authority properties and 7 homeowner units), and supporting affordable homeownership through first-time homebuyer grants (to buyers of deed restricted affordable units).

**Fair Housing** - continue education of Fair Housing laws through the Fair Housing Committee, HOME Consortium. re-release an RFP for a Fair Housing testing program throughout the Consortium.

**Human Services** - provide financial support to programs that provide direct support for low income residents in Newton. Recipients may provide scholarships for childcare programs, senior care, etc.

**Supportive Services for Homeless and At-Risk of Homelessness** - provide ESG grants to fund services for individuals at risk and/or currently experiencing homelessness.

**Architectural Access** - remove architectural barriers restricting mobility and accessibility along public thoroughfares, in public buildings, parks, recreational facilities and nonprofit agencies. In FY23, the plan proposes to use \$90,500 to fund the creation of two accessible crossings at the intersection of Langley/Warren/Chase.

Ms. Davis noted that the **HOME-ARP** grant is new, administered through the WestMetro HOME Consortium and part of the American Rescue Plan. These funds may be used for the production or preservation of affordable housing, tenant-based rental assistance, supportive services, homelessness prevention, housing counseling and/or the purchase and development of non-congregate shelter. Ms. Davis noted that in order to utilize the funds the City must engage in an

extensive Needs Assessment and Gap Analysis to develop the cost allocation plan. The selection process for the consultant to develop the plan is underway.

Ms. Berman confirmed that the CDBG grant has not declined significantly. She explained that although there was an approximate 4.7% decrease in funds, the City is still receiving \$1.8 to \$1.9 million dollars for use on affordable housing initiatives throughout the community. It was noted that because the City no longer has districts that meet certain maximum income thresholds, the funds are being dispersed throughout the community, rather than focused on specific neighborhoods.

The Committee expressed no concerns relative to the Mayor's request seeking Council authorization to submit the Annual Action plan for FY23 to HUD. Councilor Albright motioned to approve which carried 6-0-1 with Councilor Baking abstaining as he was not present for the presentation.

**#38-22 Discussion and review relative to the draft Zoning Ordinance regarding village centers**

ZONING & PLANNING COMMITTEE requesting review, discussion and possible ordinance amendments relative to Chapter 30 zoning ordinances pertaining to Mixed Use, business districts and village districts relative to the draft Zoning Ordinance. (formerly #88-20)

**Action:** Zoning & Planning Held 7-0

**Note:** After discussion on item #38-22, the Committee voted to hold the item. An amended report reflecting the discussion will be available on June 10, 2022.

The meeting adjourned at 10:22pm.

**Respectfully Submitted,**

**Deborah J. Crossley, Chair**



## FY23 Annual Action Plan Zoning & Planning Committee

June 1, 2022

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The City of Newton

## FY23 AAP Timeline

January – April 2022	Housing & CD staff meet with advisory committees to review needs / proposed projects (Newton Housing Partnership, Commission on Disability, Fair Housing Committee, former BNWW Continuum of Care, WestMetro HOME Consortium)
Jan. 5 – Feb. 2, 2022	Human Services and ESG RFP application open for submissions
May 2, 2022	P&D Board Public Hearing on Draft FY23 AAP; start of 30-day public comment period
<b>June 1, 2022</b>	<b>Zoning and Planning Committee Presentation</b>
June 8, 2022	Submission of FY23 Annual Action Plan
July 1, 2022	Start of FY23 program year

## FY23 Allocation of Funds

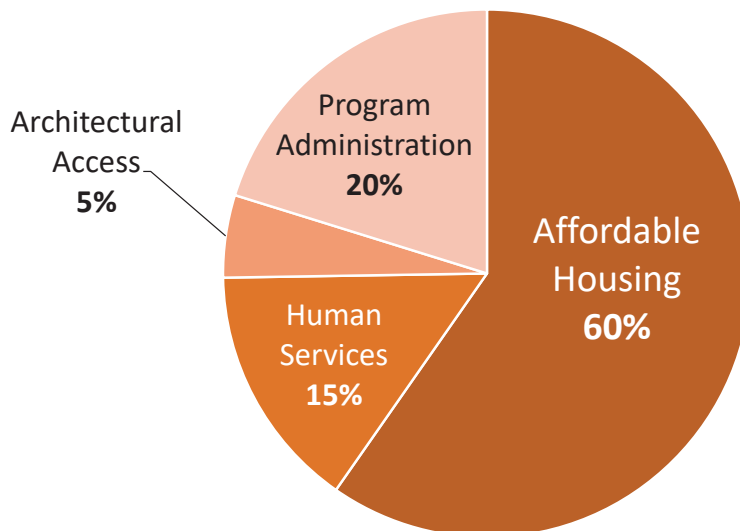
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Program	FY23
Community Development Block Grant (CDBG)	\$1,870,395
HOME Investment Partnerships Program (HOME)**	\$1,618,338
Emergency Solutions Grant (ESG)	\$165,059
<b>Total</b>	<b>\$3,653,789</b>

\*\*Approx. \$140,000 of total is designated as Newton entitlement HOME funds

## Recommended FY23 CDBG Allocation

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# FY23 Goals and Activities

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## Goal #1: Affordable Housing

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



# FY23 Affordable Housing Program

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- **Production of Affordable Units:**
  - Haywood House – Newton Housing Authority (55 units)
  - Golda Meir House Expansion – 2Life Communities (68 units)
  - West Newton Armory - Pre-Commitment of FY24 & FY25 funds (43 units)
- **Preservation of Affordable Units:**
  - Coleman House Preservation Project (146 units)
- **Rehabilitation of Existing Units:**
  - Newton Housing Authority / CAN-DO Portfolio (16 units across 7 properties)
  - Newton Housing Authority's Management Portfolio (57 units across 13 properties)
  - Approx. 3 homeowner units
- **Support Affordable Homeownership:**
  - Approx. 3 first-time homebuyer grants (\$10,000)

## Goal #2: Fair Housing



Continued education around fair housing laws, regulations and their enforcement are critical to ensuring that every individual and household has equal opportunity and access to affordable housing in Newton and across the WestMetro HOME Consortium.

### ➤ FY23 Fair Housing Program

- Collaborate with the FHC and HOME Consortium to increase knowledge about fair housing laws and obligations – Fair Housing Month
- Continue implementation of Analysis of Impediments report
- Re-release the RFP for a fair housing testing program throughout Consortium
- Finalize parking utilization study with MAPC and analyze results



## Goal #3: Human Services



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



\*Above: Newton Community Development Foundation

## FY23 Human Service Program Recommended Awards

Agency	Program	Allocation
Newton Housing Authority	Resident Services Program	\$38,550.00
West Suburban YMCA	Childcare Financial Aid Program	\$36,720.00
Family ACCESS	Social Mobility for Young Families	\$33,730.00
The Second Step	Community Programs for Adult Survivors of DV	\$24,100.00
Newton Community Development Foundation	Resident Services Program	\$24,100.00
Riverside Community Care	Mental Health Services Promoting Economic Mobility	\$19,275.00
2Life Communities (formerly JCHE)	CaringChoices and Wellness Nursing for Low-Income Seniors	\$19,275.00
John M. Barry Boys and Girls Club	Financial Aid for Teens/Families	\$15,600.00
Jewish Family & Children’s Services	Stabilization & Recovery Services	\$14,630.00
The Carroll Center for the Blind	Career and Vocational Rehab Services	\$13,760.00
Newton Dept. of Parks, Recreation & Culture	Financial Aid for Summer Camp	\$12,530.00
Jewish Big Brothers and Big Sisters	Mentoring Initiatives	\$9,640.00
Plowshares Ed. Development Center	Tuition Assistance	\$9,637.00
Pathway to Possible	Clinical Social Worker	\$9,637.00
<b>Total</b>		<b>\$281,184.00</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.

## FY23 ESG Program Recommended Awards

ESG Category	Agency	Program	Allocation
<b>Emergency Shelter</b>	Middlesex Human Service Agency	Individual Shelter Assistance	\$8,050.00
	The Second Step	Residential Shelter Program	\$30,195.00
	REACH Beyond Domestic Violence	Emergency Shelter for Survivors of Domestic Violence	\$22,140.00
	Community Day Center of Waltham	Day Shelter	\$38,650.00
<b>Homelessness Prevention</b>	Brookline Community Mental Health Center	Homelessness Prevention	\$27,235.00
<b>Rapid Re-housing</b>	Brookline Community Mental Health Center	Rapid Re-housing	\$26,410.00
<b>Administration (capped at 7.5%)</b>	City of Newton	Program Administration	\$12,379.00
<b>Total</b>			<b>\$165,059.00</b>

## Goal #5: Architectural Access



Removal of material and architectural barriers restricting mobility and accessibility of elderly or severely disabled persons, through public thoroughfares, public buildings, parks and recreational facilities, and nonprofit agencies.

5% (\$90,500) of FY23 CDBG funds will fund the creation of two accessible crossings at the three-way intersection of Langley Road, Warren Street and Chase Street.

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## HOME-ARP

- ❖ The WestMetro HOME Consortium has been awarded approximately \$5 million as part of the American Rescue Plan that will be administered through the HOME Investment Partnerships Program (HOME-ARP). HOME-ARP funds will assist individuals and/or households who are experiencing or are at-risk of homelessness and other vulnerable populations.
- ❖ HOME-ARP funds can be used for four eligible activities:
  1. Production or Preservation of Affordable Housing
  2. Tenant-Based Rental Assistance (TBRA)
  3. Supportive Services, Homelessness Prevention Services, Housing Counseling
  4. Purchase and Development of Non-Congregate Shelter
- ❖ Before we can access these funds, the WestMetro HOME Consortium will undergo an extensive Needs Assessment and Gap Analysis in order to develop the HOME-ARP Allocation Plan. A Request for Proposals (RFP) was released in February and will be available until April 7, 2022, in order to bring on a consultant to develop this plan.

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# City Council Vote

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HER HONOR THE MAYOR requesting City Council authorization, pursuant to the 2020 Revised Citizen Participation Plan, to submit the FY23 Annual Action Plan to the US Department of Housing and Urban Development (HUD) for the City of Newton Community Development Block Grant (CDBG) and Emergency Solution Grant (ESG) funds and the WestMetro HOME Consortium.