PLANNING AND DEVELOPMENT BOARD MINUTES
April 27, 2009 City Hall, Planning and Development Department
Aldermanic Chamber, 7:30 p.m.
1000 Commonwealth Avenue, Newton, Massachusetts 02459

Full Members Present:
Tabetha McCartney, Chair
Joyce Moss, Vice Chair
David Banash
Doug Sweet
Scott Wolf

Alternate Members Present:
Leslie Burg

Staff Present:
Amy Yuhasz, Community Development Program Manager
Kathleen Cahill, Community Development Senior Planner
Lowell Haynes, Community Development Planner

Public:
Haeree Chang, NewTV

T. McCartney, Chair, called the meeting to order at 7:30 p.m.

Community Development Board [7:30]

1. **Public Hearing and Action Item:** The City anticipates receiving approximately $923,339 in Homeless Prevention and Rapid Re-Housing Program (HPRP) funding as part of the American Recovery and Reinvestment Act of 2009. The purpose of the public hearing is to present the City's proposed use of the HPRP funds and invite public comments on the proposed use of the funds.

L. Haynes presented a PowerPoint presentation describing the intent of the HPRP program, which is to assist persons who are homeless or at-risk of homelessness. He also described the Program's eligible participants and targeted populations, eligible activities, submission and reporting requirements as well as a proposed budget for the HPRP funds. The City has 2 years from the date the grant agreement is signed to spend 60% of the allocation and 3 years to spend 100% of the allocation.

L. Haynes clarified that HPRP rental assistance may not be applied to a property owned by a sub-grantee or grantee. Therefore, the Housing Authority will be able to receive rental assistance unless they become a sub-grantee.

J. Moss asked about the type of performance measures that were tied to the funds. A. Yuhasz responded that HUD has not yet developed specific performance measures. J. Moss inquired about the types of eligible participants. L. Haynes responded that program participants must be homeless or about to become homeless, have an income of 50% of the

Area Median Income, and lack alternative housing options and financial resources to obtain housing. D. Sweet asked if any of the assistance went directly to the client. L. Haynes responded that HPRP assistance can only be issued to a third party (i.e. landlord, utility company). D. Sweet also inquired about the overlap between Section 8 and the HPRP. L. Haynes indicated that there is no overlap, Section 8 recipients are ineligible for this funding because HPRP funds cannot be used to duplicate or replace the same type of assistance. L. Haynes emphasized that HPRP funds are a temporary form of assistance that can only be used for a maximum of 18 months.

In order to be eligible for the HPRP program participants must have an initial consultation with a case manager who can determine the appropriate type of assistance to meet their needs. Sub-grantees would likely assign new clients to a case manager or existing clients eligible for HPRP assistance would remain with their current case manager. A. Yuhasz and L. Haynes will be attending HPRP training in June.

On request of T. McCartney for a motion to recommend approval of the HPRP substantial amendment, J. Moss so moved. D. Sweet seconded the motion. The Board voted 6-0-0 to approve the minutes.

Planning Board [8:00]

1. **Public Hearing and Action Item:** #46-09 DIRECTOR OF PLANNING & DEVELOPMENT recommending that Chapter 30 of the Revised Ordinances of Newton, Massachusetts, 2007, be amended by allowing the board of aldermen to grant a special permit for a Planned Multi-Use Business Development in any Mixed Use 1 District; by adding to Section 30-1, Definitions, a definition for Overlay Zone; by modifying certain minimum criteria and additional special permit criteria for a Planned Multi-Use Business Development in Section 30-15(s), Planned Multi-Use Business Development; by modifying certain density and dimensional requirements for Planned Multi-Use Business Development in Table A of Section 30-15(s), Planned Multi-Use Business Development; by renumbering, in Section 30-11(d), subparagraph (12) as (13) and adding a new subparagraph (12); by renumbering, in Section 30-13(b), subparagraph (16) as (17) and adding a new subparagraph (16); by adding to Section 30-13, Mixed Use Districts, a new subsection 30-13(h), special permits for Planned Multi-Use Business Development; and by adding to Section 30-19(l), Off-Street Loading Requirements, a new subsection 30-19(l)(4) and the table of off-street loading requirements new provisions for buildings containing a mix of commercial and residential uses in a Planned Multi-Use Business Development and included as part of this amendment as Exhibit A.

Minutes from the Zoning and Planning Committee portion of the meeting will be provided by the Zoning and Planning Committee.

Respectfully submitted,

Stephen D. Gartrell
Secretary