CONSOLIDATED PLAN

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

JULY 1, 2015 – JUNE 30, 2020

For submission to the Department of Housing and Urban Development
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Executive Summary

EXECUTIVE SUMMARY

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction and summary of objectives and outcomes identified in the Plan:

Beginning with a kickoff meeting in November 2013, staff from the City of Newton's Community Development and Housing Division of the Planning and Development Department (staff) spent a year and a half meeting with residents, community leaders, elected officials and social service agency representatives and have targeted outreach toward low- and moderate-income (LMI) individuals and families in the City. Our goal was to undertake a concerted and multifaceted effort to assess the needs of Newton's LMI population, to analyze market conditions that contribute to these needs and to develop effective strategies to meet them.

AFFORDABLE HOUSING

What staff found was no surprise with respect to affordable housing which is clearly the City's greatest need. Newton's housing market has escalated significantly over the last five years. The median sale price for a single-family home in the City was $941,000 in 2014 (versus $735,000 in 2010 when we completed our last Consolidated Plan). The median price for a condominium in 2014 was $555,000 ($413,000 in 2010). Rents are similarly high and overall housing costs are out of reach for individuals and families earning even 80-120% of the Area Median Income (AMI) without a significant cost burden, never mind the more vulnerable population earning less than 50% of AMI. Small-scale affordable housing projects that fit into the fabric of existing neighborhoods often have exorbitant per-unit costs. As a result federal monies used toward these projects have been unable to leverage state and other financing options. On the flip side larger-scale multi-unit projects are not allowed by right in the City. These projects must be approved through the special permit process that can take several months to complete.

This FY16-20 Consolidated Plan recommends the following new strategies to address these issues:

Affordable Housing Trust Fund

The housing market in Newton is extremely volatile and often the ability to close quickly on a purchase, even if it is not the highest bid, can make a difference. An Affordable Housing Trust Fund, administered by an independent Board of Trustees, could offer acquisition loans quickly. The Fund would be capitalized by Community Preservation Act (CPA) funds and in addition to allowing affordable housing developers to compete in the over-heated market; it can help to reduce the per-unit cost by providing a subsidy to developers of affordable housing.

Inclusionary Housing Affordability Buy-Down Program

The Newton Zoning Ordinance requires that 15% of net new housing units be affordable in each development of three or more homes. In 2014, the Board of Aldermen approved a change to

the Zoning Ordinance. Public subsidies are now permitted to be used to buy-down the affordability of additional units over and above the 15% required or to make units affordable to households earning far less than the highest threshold of 80% AMI. In FY16, staff will design a program to standardize the use of public subsidies for inclusionary housing projects. This program will simplify the process of accessing CDBG, HOME and/or CPA funds so that private developers will be encouraged to participate. Once the program is approved through the substantial amendment process, it will be capitalized in beginning in FY17 with City-controlled funds for affordable housing. Staff will administer the application process similar to the way in which Newton's housing rehabilitation program currently operates.

Housing Rehabilitation for Accessory Apartments

Newton's Commissioner of Inspectional Services estimates that there are more than 1,000 illegal accessory apartments in the City. Anecdotally, many of these units were created out of the necessity to help homeowners "age in place" and remain current with payments as property taxes and maintenance costs have increased. However, one of biggest problems with these units is that they were created without building permits or inspections and do not meet the most basic health and safety codes. In 2015, the Board of Aldermen offered amnesty to homeowners with illegal apartments that were created before December 1999. In order to legalize an accessory unit under this new law, the apartment must comply with current building codes. The City's successful Housing Rehabilitation Program will be continued and expanded to help income-eligible homeowners legalize these "naturally-affordable" accessory apartments. We estimate that over the next five years, the expanded housing rehabilitation program will assist 30 homeowners bring their homes and/or accessory units into code compliance.

PUBLIC SERVICES

At the community meetings leading up to the development of this Consolidated Plan, staff also heard about the need for services targeted to help LMI seniors and persons with disabilities. Among the most commonly identified needs were affordable child and adult day care, comprehensive serves to children and teens, financial counseling for LMI families, the ability of seniors and persons with disabilities to age in place with support services, and job training for LMI individuals and persons with disabilities. In the past, a request for proposals (RFP) was issued for the use of CDBG Public Service funds in conjunction with the development of a five-year Consolidated Plan. Grants were then awarded for up to five years running concurrently with the term of the Consolidated Plan. The FY16-20 Consolidated Plan recommends issuing annual RFPs to provide these services to Newton's vulnerable populations. Each year the RFP will ask applicants to identify measurable outcomes to be achieved using federal grant money. In subsequent applications, these organizations will be required to demonstrate how well these outcomes were met. It is difficult to estimate the total number of unique individuals and families that will be aided with CDBG Public Service funds. However, the City will undertake a concerted effort to encourage non-profit recipients of these funds to coordinate services and cross-refer clients as appropriate. This will ensure that regardless of where these individuals and families initially entered the system, they will be receiving comprehensive services to address their issues and concerns.

HOMELESSNESS

Newton is the lead agency for a Continuum of Care (CoC) that also includes the towns of Brookline and Watertown and the City of Waltham. In 2013, the CoC developed the Ten-Year Plan to End Homelessness. The strategies included in the Ten-Year Plan have been included in this Consolidated Plan as well to ensure that our ESG funding is utilized toward that goal.

NEIGHBORHOOD IMPROVEMENTS & ARCHITECTURAL ACCESS

In the past, the annual allocation process for neighborhood has been done by four separate "target neighborhood" advisory committees. To reflect the changes in block group income eligibility introduced by HUD's 2014 revision of LMIS data, an additional target neighborhood and advisory committee will be created for the newly-eligible portion of Upper Falls. The funding cycle will be revised accordingly so that each target neighborhood will receive an allocation once over the five-year duration of the Consolidated Plan.

The Commission on Disability will continue to serve as the advisory body for CDBG-funded accessibility projects.

GENERAL ALLOCATIONS

The FY16-20 Consolidated Plan sets annual spending allocations as a percentage of Newton's total CDBG funding. In the past, annual allocations have been developed only as a component of each Annual Action Plan. However, in recognition of the significant need for more affordable housing units in the City, we believe that setting these spending limits in the Consolidated Plan underscores our commitment to addressing our most pressing needs first and foremost. Spending on both Public Services and Program Administration are capped at 15% and 20%, respectively. During our public meetings, many participants asked whether the Public Service category could be expanded beyond the 15% as needs in this area are seen as most critical after housing. HUD regulations prohibit such expansion so we remain committed to maximizing our spending within the caps in both of the above categories. Percentages in the other categories of spending were agreed upon are as follows: 55% for affordable housing development and rehabilitation services; 10% for infrastructure improvements including developments in neighborhoods with the highest concentrations of LMI residents as well as projects that increase accessibility for persons' with disabilities.

This Plan also recommends creating a public/private partnership to create jobs for low- and moderate-income residents and to provide job training to these individuals. Initial funding for this new program will come from money in the Economic Development Revolving Loan Funds and not from Newton's annual grant. However, if this pilot program proves successful and meets the City's needs and goals, funding could be reallocated in subsequent years through the substantial amendment process.

Finally, the narrative above includes just a sampling of new programs and strategies detailed in the FY16-20 Consolidated Plan. Many existing programs and strategies, which have proven to be effective in meeting the needs of the Newton community, will be continued in the next five years as well. The tables in the SP-25 and SP-45 sections of this Consolidated Plan outline all of

priority needs, the goals and programs to address these needs, and projected outcomes expected over the next five years as a result of CDBG, HOME and ESG funding.

2. Evaluation of past performance:

HOUSING REHABILITATION

Between July 1, 2010 and June 30, 2014, 45 income-eligible homeowners were provided loans and/or grants to allow them to bring their homes into compliance with health, safety and building codes and to conduct hazard abatement (i.e. lead paint, asbestos etc.) as necessary through the City's Housing Rehabilitation Program. This successful program will be expanded in FY16-20 to target LMI homeowners who currently have illegal and unsafe accessory apartments in their homes. Many of these "naturally affordable" units can be legalized if they are brought up to code.

HOUSING DEVELOPMENT

Eleven housing units that are affordable to households earning 80% of less of AMI were produced between FY11 and FY14. Six of these were homeownership opportunities. The eleven units were built in three separate developments and each received public subsidies from CDBG, HOME or both programs. Four additional condominium units were created during this time frame using Community Preservation Act (CPA) funds and were priced to be affordable to households earning below 100% of AMI. Nine additional rental units are in the pipeline in FY15 and funding has been allocated from the federal grant programs and the CPA as well. Further, the City's Inclusionary Zoning Ordinance has approved 14 units since the start of FY11 and several projects are also currently being developed under the State's Chapter 40B provisions. Unfortunately, political pressures, neighborhood opposition and an escalating housing market over the past five years have limited the number of units produced. In late 2014, the Mayor set a goal to reach the threshold of 10% of the City's housing stock to be affordable by 2021. This goal translates into the need to create approximately 800 net new affordable units in the next six years. Some of the affordable housing strategies used in the past five years will be continued to ensure a mix of housing types and scales, however, this Consolidated Plan also introduces new strategies. These strategies employ public investment as an incentive to encourage production of affordable housing.

PUBLIC SERVICES

Each year in FY11-15, the City has maximized its spending on Public Service programs to the extent allowed by law. Over the past five years, almost $1.7 million has been allocated to more than 30 different non-profit agencies in and around Newton to provide vital services to the City's vulnerable population. These services include scholarships for childcare and afterschool programs, teen centers, job training and for persons with disabilities and activities for active seniors. This Consolidated Plan recommends continuing to fund Public Service grants to the maximum extent possible. However, instead of offering five-year grants, the City issued a request for proposals in December 2014 for FY16 grants only. Changing from five-year to one-year grants will allow City staff to better evaluate an agency's performance each year. This

system also provides us with flexibility to increase and or decrease grant amounts based on annual performances and outcomes.

PUBLIC FACILITIES

Finally over the last five years, CDBG funds have been used for 34 infrastructure improvements projects. Many of these projects increased accessibility into and around public buildings and through street intersections. Other projects included rehabilitating and creating parks in target areas with a high concentration of low- and moderate-income residents. Funding for these projects was allocated either through the City's Architectural Access program or through the Neighborhood Improvement program.

3. Summary of citizen participation process and consultation process:

Summary of public comments received

Please see the appendix to review the written public comments and responses.

Summary of comments or views not accepted and the reasons for not accepting them

All public comments received were accepted.

4. Additional summary:

Division staff employed a number of methods to solicit citizen and agency input, including nine Needs Assessment presentation and discussion events, a Needs Assessment data presentation, and a meeting that summarized the input gathered during the Needs Assessment in May and June of 2014. In addition, the Division created an online and paper survey to provide another resource for people to share their input regarding needs in the community, and how they might prioritize those needs. Additionally, in response to the public comments received during the Needs Assessment, the Division staff put an emphasis on gathering the input of low- to moderate-income residents, current and potential beneficiaries of the CDBG, ESG, and HOME programs. Staff went to a number of events to spread the word about the Consolidated Plan and seek public input, including Nonantum Village Day, Newton Veteran's Service Center, an event for LMI persons hosted by The Newton Partnership, and conducted a focus group with youth at the YMCA Teen Center. In addition, Division staff encouraged survey input from people who did not feel comfortable participating in a focus group, and received surveys from clients of The Second Step, Riverside Community Care, Family Access, JCHE, and others. Division staff also met with the nine citizen advisory committees to share various aspects of the Consolidated Plan and receive input from members.

The Process

THE PROCESS

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. **Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source:**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source:

Agency Role	Name	Department/Agency
Lead Agency	Newton, MA	Housing and Community Development Division
CDBG Administrator	Newton, MA	Housing and Community Development Division
HOME Administrator	Newton, MA	Housing and Community Development Division
ESG Administrator	Newton, MA	Housing and Community Development Division

2. **Introductory Narrative:**

The lead agency responsible for overseeing the development of the Consolidated Plan is the Housing and Community Development Division (the Division) in 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 Consolidated Plan for the WestMetro HOME Consortium. The HOME Consortium consists of the towns of Bedford, Belmont, Brookline, Framingham, Lexington, Natick, Needham, Sudbury and Watertown, and the cities of Newton and Waltham.

3. **Consolidated Plan Public Contact Information**

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies:**

The Newton Housing and Community Development Division of the Newton Planning and Development Department (the Division) has developed and managed strong partnerships and relationships to enhance coordination between service providers. 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 Continuum of Care (CoC) has developed relationships. Anticipated outcomes include improved lines of communication, increased collaboration, and enriched citizen participation.

2. **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness:**

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 CoC was awarded grant renewals in the amount of $1,419,518 in FY15 (FFY14). The purpose of the funds is to reduce homeless by assisting homeless individuals and families move to self-sufficiency and permanent housing. The grants provide funds directly to five non-profit organizations: Advocates, Inc., Brookline Community Mental Health Center, Pine Street Inn, The Second Step, Inc. and Vinfen Corporation. Six of the 14 projects awarded funding will benefit Newton residents directly in FY15. Advocates, Inc., based in Framingham, received $328,838 for lease payments and supportive services to assist up to 12 homeless individuals renting scattered site units in Newton. The Second Step, Inc., which is based in Newton and provides transitional housing and supportive services to survivors of domestic violence and their families, received $425,814 for their housing programs and services at three different sites in Newton.

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 February 25, 2015 through sunrise on

February 26, 2015 (rescheduled from January 2015 due to inclement weather). 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.

Across the Consortium, communities worked with their relevant City departments, local and regional organizations, agencies, churches, police, schools, housing trusts, housing authorities, food pantries, hospitals, shelters, veterans' service officers, social workers, and non-profits, as well as the state Department of Housing and Community Development, Council on Aging, and Department of Public Health to address the needs of homeless individuals.

3. **Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS:**

The City communicates and coordinates 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. This year, a request for proposals (RFP) will be written to publicly and openly seek bids from qualified nonprofit or municipal organizations who wish to provide services under the emergency shelter and homelessness prevention and rapid re-housing components of the FY16 allocation of Emergency Solutions Grant funds, after consultation with the CoC. The 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.

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 and funding recommendations will be made regarding the most qualified service provider(s). These funding

allocations will be considered by the City's Planning and Development Board and after a 30-day comment period will be forwarded to the Mayor for final approval.

4. **Describe agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities:**

Division staff and the Consortium communities consulted with relevant City departments, local and regional organizations, and housing and other social service agencies throughout the development of the Consolidated Plan. Division staff also worked with current CDBG-assisted human services providers to get beneficiaries' input into the Plan, and heard feedback from staff of these agencies at Needs Assessment and Strategic Plan events. Members of the Newton Senior Services Inter-Agency Council attended the Older Adults Needs Assessment session.

Please see sheet PR-10: Consultation at the end of this section.

5. **Identify any agency types not consulted and provide rationale for not consulting:**

Staff attempted to contact and consult with all agencies and individuals involved in providing affordable housing units, supportive services and infrastructure improvements in the City of Newton. No one was purposefully excluded from contributing or commenting on the Consolidated Plan.

6. **Describe other local/regional/state/federal planning efforts considered when preparing the Plan:**

Please see sheet PR-10: Other Plans Considered at the end of this section.

7. **Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l)):**

Division staff worked with the members of the WestMetro HOME Consortium to support their activities to understand needs and develop priorities for their communities. Division staff also consulted with the Brookline-Newton-Waltham-Watertown Continuum of Care to get those jurisdictions' and providers' input on the Plan.

Staff from the Newton Housing Authority (NHA) has an ongoing relationship with Division staff as they work jointly on projects involving the rehabilitation and renovation of NHA units. The NHA participated in focus groups on affordable housing and social services in 2014. The NHA also contributed to several sections of the Consolidated Plan related to Housing Authority activity.

Finally, Division staff relied upon the data, analysis, and projections of a variety of federal, state, local departments and agencies, as well as regional organizations and educational institutions. The Metropolitan Area Planning Council (MAPC)'s Population & Housing Demand Projections for Metro Boston served as a significant source of data for the Needs Assessment and projections as to what Newton will look like in the next five years, which this Consolidated Plan will cover, as well as what shape the City might take in 2025 and 2030. Other entities that played an important role in the Needs Assessment and Market Analysis of the Consolidated Plan through the provision of data included the following:

- U.S. Census Bureau
    - 2010 Decennial Census
    - American Community Survey Estimates
- U.S. Dept. of Housing and Urban Dev.
    - Comprehensive Housing Affordability Strategy (CHAS)
    - Office of Community Planning & Development Maps
- U.S. Bureau of Labor Statistics
- MA Department of Labor and Workforce Development
- City of Newton Departments of Assessing & Inspectional Services
- The Warren Report

Please see sheet PR-15: Citizen Participation at the end of the following section.

PR-10: Consultation for the City of Newton and the WestMetro HOME Consortium

Agency/Group/Organization Type	Type of Organization	Type of Organization (if serving multiple purposes)	What Section of the Plan was addressed by consulation?	How was the organization consulted?	What are the anticipated outcomes of the consultation or areas for improved coordination?
NEWTON					
Newton Housing Authority	Public Housing Authority	N/A	Public Housing Needs	The Newton Housing Authority (NHA) helped complete sections of the FY16-20 Consolidated Plan. Division staff reviewed NHA's five yar plan is consistent with the Consolidated Plan on an annual basis.	This collaboration ensures that Newton is helping create as many affordable housing opportunities as possible.
Citizens for Affordable Housing in Newton Development Organization	Services-homeless	Neighborhood Organization	Housing Need Assessment	The Director of CAN-DO has attended several public meetings to discuss the different sections of the Consolidated Plan	
Citizens' Housing and Planning Association	Housing	Neighborhood Organization	Housing Need Assessment	The staff at CHAPA has attended public meetings to discuss the different sections of the Consolidated Plan	
Newton Advisory Committees	Other	N/A	All Needs Assessments; Strategic Plan; Annual Action Plan	The committes meet regularly to provide important input on the needs assessment, priorities and overall strategy of the Consolidated Plan.	Guides staff and local official on the housing, community and econcomic develoment efforts in Newton.
Massachusetts Department of Housing and Community Development	Housing	N/A	Housing Need Assessment	The staff at DHCD was involved in reviewing the housing projects/plans for the next five years.	This collaboration ensures that Newton is helping create as many affordable housing opportunities as possible.
BEDFORD					
Bedford Housing Partnership	Housing	N/A	Housing Need Assessment	The plan was reviewed and voted by the Bedford Housing Partnership	The anticipated outcomes of the consultation are improved coordination and the inclusion of the organization's input in the Consolidated Plan and Action Plan.
BELMONT					
Belmont Housing Authority	Public Housing Authority	N/A	Public Housing Needs	The Director of the Housing Authority was contacted directly. A member of the Housing Authority sits on the Housing Trust and attends all of their meetings	The anticipated outcomes of the consultation include continued outreach by all of those involved in housing and the inclusion of the Housing Authority's input in the Plans.
Belmont Housing Trust	Housing	N/A	Housing Need Assessment Market Analysis	The Trust was involved in reviewing the draft Housing Production Plan. Staff attends meetings and is in regular contact with the Chair.	The anticipated outcomes of the consultation include continued coordination between those involved with housing and the inclusion of the Trust's input in the Plans.
Belmont Health Department	Health Agency	N/A	Housing Need Assessment Market Analysis	The Social Work Coordinator and Veteran Services Agent were contacted directly.	The anticipated outcomes of the consultation include continued coordination between those involved with providing services to those in need and the inclusion of the Health Department's input in the Plans.

Agency/Group/Organization Type	Type of Organization	Type of Organization (if serving multiple purposes)	What Section of the Plan was addressed by consulation?	How was the organization consulted?	What are the anticipated outcomes of the consultation or areas for improved coordination?
Council on Aging	Services-Elderly Persons	N/A	Housing Need Assessment Market Analysis	The Director and the Social Work Coordinator were contacted directly.	The anticipated outcomes of the consultation include continued coordination between those involved with providing services to those in need and the inclusion of the Council on Aging's input in the Plans.
Metropolitan Area Planning Council	Planning organization	N/A	Housing Need Assessment Market Analysis	MAPC drafted the Housing Production Plan.	The anticipated outcome of the consultation includes the future involvement with housing issues in Belmont.
BROOKLINE					
Brookline Housing Advisory Board	Civic Leaders	Housing	Housing Need Assessment	The Brookline Housing Advisory Board held a public meeting to review and comment upon the Housing Needs Assessment of the Consolidated Plan	The anticipated outcomes of the consultation are improved coordination and the inclusion of the organization's input in the Consolidated Plan and Action Plan.
Brookline Housing Authority	Public Housing Authority	Housing	Public Housing Needs	The BHA was interviewed about public housing needs	Information helps inform the Town of BHA needs as we coordinate resources - mostly CDBG but also housing development funding for new projects.
Brookline Health Department	Health Agency	N/A	Housing Need Assessment	The Health Department works with persons with disabilities, homeless, and persons with substance abuse and gave feedback regarding the housing needs assessment	The anticipated outcomes of the consultation are improved coordination and the inclusion of the organization's input in the Consolidated Plan and Action Plan.
Brookline Human Relations	Service-Fair Housing	N/A	Housing Need Assessment	The Brookline Human Relations Commission works on issues of fair housing and inclusion and staff was interviewed for the Needs Assessment	
Brookline Community Mental Health Center	Services-homeless	Services-Victims of Domestic Violence	Homelessness Strategy	The BCMHC provides homelessness prevention services and was interviewed for the Needs Assessment	
Brookline Council on Aging	Services-Elderly Persons	N/A	Housing Need Assessment	The Council on Aging provides a wide variety of services to seniors and informs the Town on the housing needs of Brookline seniors	
Center Communities of Brookline	Housing	Services-Elderly Persons	Housing Need Assessment	This agency provides senior housing and was interviewed regarding housing needs of seniors	
Pine Street Inn	Housing	Services-homeless	Housing Need Assessment	This agency provides housing and services to homeless individuals within the community and was interviewed for the Housing Needs Assessment	
Brookline Community Foundation	Foundation	Civic Leaders	Housing Need Assessment	The agency was interviewed to provide information on the Housing Needs Assessment	
CONCORD					
Concord Housing Authority	Public Housing Authority	N/A	Public Housing Needs	The CHA was contacted directly to discuss their current concerns and objectives and anticipated goals. The Town is currently working directly with the CHA on two projects to rehabilitate and expand their inventory of accessible affordable units.	

Agency/Group/Organization Type	Type of Organization	Type of Organization (if serving multiple purposes)	What Section of the Plan was addressed by consulation?	How was the organization consulted?	What are the anticipated outcomes of the consultation or areas for improved coordination?
Concord Housing Development Corporation	Community Development Financial Institution	Foundation	Housing Need Assessment	The Town worked directly with the CHDC to evaluate the housing needs of the community as part of the CHDC's work to develop new affordable housing options in Concord.	The anticipated outcomes of the consultation are improved coordination and the inclusion of the organization's input in the Consolidated Plan and Action Plan.
Concord Health Division	Other government - Local	N/A	Non-Homeless Special Needs	The Health Division was contacted directly and asked to provide input on the needs of Concord's non-homeless population.	
Community Services Division	Other government - Local	N/A	Non-Homeless Special Needs	The Community Services Office was contacted directly and asked to assist in the development of those Section of the Plan which relate to the special needs of the non-homeless, low income households in the community..	
Council on Aging	Other government - Local	N/A	Non-Homeless Special Needs	The Council on Aging was contacted directly and asked to comment on those Sections of the Plan which relate to the needs of Concord's Senior population.	
FRAMINGHAM					
Framigham Housing Authority	Public Housing Authority	Public Housing Authority	Public Housing Needs	Interview	The anticipated outcomes of the consultation are improved coordination and the inclusion of the organization's input in the Consolidated Plan and Action Plan.
South Middlesex Opportunity Council SMOC	Housing	Services-homeless	Housing Need Assessment	Interview	
Framingham Planning Office	Other government - Local	N/A	Housing Need Assessment	Interview	
Framigham Veteran's Office	Other government - Local	Services-homeless	Homelessness Needs - Veterans	Interview	
Framingham Council on Aging	Services-Elderly Persons	N/A	Housing Need Assessment	Interview	
Framingham Health Department	Other government - Local	N/A	Omitted	Interview	
Framingham Assessing Department	Other government - Local	N/A	Housing Need Assessment	Interview	
Fair Housing Commisson	Other government - Local	Other government - Local	Housing Need Assessment	Interview	
Framingham Disability Commission	Other government - Local	Services-Persons with Disabilities	Housing Need Assessment	Interview	
Balance State Continuum of Care	Regional organization	Services-homeless	Homelessness Strategy	Interview	
Wayside Community Programs	Housing	Services-Children	Housing Need Assessment	Interview	
Advocates	Services-Persons with Disabilities	N/A	Housing Need Assessment	Interview	
MetroWest Legal Services	Other	Services-homeless	Homelessness Strategy	Interview	
Metro West Center for Independent Living	Services-Persons with Disabilities	N/A	Housing Need Assessment	Interview	
Bay Path Elder Services	Services-Elderly Persons	Services-Persons with Disabilities	Housing Need Assessment	Interview	
LEXINGTON					
Lexington Housing Partnership	Housing	N/A	Housing Need Assessment	The plan was reviewed and voted by the Lexington Housing Partnership	The anticipated outcomes of the consultation are improved coordination and the inclusion of the organization's input in the Consolidated Plan and Action Plan.
NATICK					
Council on Aging	Services-Elderly Persons	N/A	Other (Please specify)	Interview	Better needs and market analysis assessment
Metrowest Chamber of Commerce	Business Leaders	N/A	Market Analysis	Interview	
Conservation Commission	Other government - Local	N/A	Market Analysis	Interview	
Family Promise	Services-homeless	N/A	Homeless Needs - Families with children	Interview - Meetings	
Natick Tax Assessor Office	Other government - Local	N/A	Market Analysis	Interview	
SEB, LLC	Housing	N/A	Housing Need Assessment	Interview	
Natick Planning Board	Other government - Local	N/A	Housing Need Assessment	Interview - Meetings	
Tri County United Way	Services-homeless	N/A	Housing Need Assessment	Interview	
Natick Housing Authority	Public Housing Authority	N/A	Housing Need Assessment	Interview - Meetings	

Agency/Group/Organization Type	Type of Organization	Type of Organization (if serving multiple purposes)	What Section of the Plan was addressed by consulation?	How was the organization consulted?	What are the anticipated outcomes of the consultation or areas for improved coordination?
DHCD	Other government - State	N/A	Housing Need Assessment	Interview	
Advocates Inc.	Housing	N/A	Housing Need Assessment	Interview	
Jewish Family Services	Housing	N/A	Housing Need Assessment	Interview	
First Congregational Church of Natick	Services-homeless	N/A	Housing Need Assessment	Interview	
Department of Mental Health	Services-Persons with Disabilities	Housing	Non-Homeless Special Needs	Interview	
Natick Human Services	Services-homeless	Services-Elderly Persons	Housing Need Assessment	Interview - Meetings	
NEEDHAM					
Needham Housing Authority (NHA)	Public Housing Authority	N/A	Public Housing Needs	The NHA attended the public forum on the Plan on September 23, 2014 and provided specific input into sections of the Plan via email.	The Town's Community Housing Specialist is meeting quarterly with the NHA Ex. Director and is in regular contact as housing issues arise.
Metro West Collaborative Development	Housing	N/A	Housing Need Assessment	A representative attended the September 23, 2014 public forum on the Plan. Also, the organization is a CHDO and a regular participant in the West Metro HOME Consortium and planning process for the Consolidated Plan.	The Town is exploring potential opportunities to work with the organization to build rental housing in the community.
Needham Human Rights Committee	Service-Fair Housing	N/A	Other (Please specify)	A representative attended the September 23, 2014 public forum on the Plan.	Better coordination on issues related to Fair Housing with the Town's Community Housing Specialist preparing a housing website that will include relevant information.
Needham Council on Aging	Services-Elderly Persons	N/A	Housing Need Assessment	The Town's Community Housing Specialist reached out for specific information as input into the Housing Needs Assessment.	The Town is preparing a housing section on its website that will provide more information on local services and programs and links to important service providers.
Springwell	Services-Elderly Persons	N/A	Housing Need Assessment	The Town's Community Housing Specialist reached out for specific information as input into the Housing Needs Assessment.	
Charles River Center	Services-Persons with Disabilities	N/A	Non-Homeless Special Needs	The Town's Community Housing Specialist reached out for specific information as input into the Housing Needs Assessment.	The organization is looking for another opportunity to build a group home for developmentally disabled adults and will continue to be in contact with the Town on another potential project.
Needham Planning Board	Other government - Local	N/A	Other (Please specify)	A representative attended the September 23, 2014 public forum and provided input on the Strategic Plan.	Better coordination in the implementation of various elements of the Strategic Plan.
Needham Board of Health	Health Agency	N/A	Lead-based Paint Strategy	The Town's Community Housing Specialist reached out for specific information as input into the Housing Needs Assessment.	The Town is preparing a housing section on its website that will provide information on lead-based paint and referrals to local, regional and state resources.
Needham Zoning Board of Appeals	Other government - Local	N/A	Other (Please specify)	A representative attended the September 23, 2014 public forum and provided input on the Strategic Plan.	Better coordination in the implementation of various elements of the Strategic Plan.
League of Women Voters	Civic Leaders	N/A	Other (Please specify)	A representative attended the September 23, 2014 public forum and provided input on the Strategic Plan.	Improved support in the implementation of various elements of the Strategic Plan.
State Representative Denise Garlick	Other (Please specify)	N/A	Other (Please specify)	The State Representative attended the September 23, 2014 public forum.	Improved support in the implementation of various elements of the Strategic Plan.
Various local rental property managers	Other (Please specify)	N/A	Market Analysis	The Town's Community Housing Specialist reached out to managers of rental properties for specific information as input into the market analysis.	The Town is preparing a housing section on its website that will provide information on both subsidized and market rental housing opportunities in the community.

Agency/Group/Organization Type	Type of Organization	Type of Organization (if serving multiple purposes)	What Section of the Plan was addressed by consulation?	How was the organization consulted?	What are the anticipated outcomes of the consultation or areas for improved coordination?
Needham Highlands Neighborhood Association	Civic Leaders	N/A	Other (Please specify)	A representative attended the September 23, 2014 public forum and provided input on the Strategic Plan.	Improved support in the implementation of various elements of the Strategic Plan.
SUDBURY					
Sudbury Housing Trust	Other government - Local	Service-Fair Housing	Housing Need Assessment	Hosted public meeting to discuss housing needs	Improve coordination between housing stakeholders in Town and the Trust and inclusion of the organization's input in the Consolidated Plan
Sudbury Social Work Dept.	Other government - Local	N/A	Housing Need Assessment	Participated in questionnaire	Inclusion of the organization's input in the Consolidated Plan
Sudbury Housing Authority	Public Housing Authority	N/A	Public Housing Needs	Participated in questionnaire	Inclusion of the organization's input in the Consolidated Plan
Longfellow Glen	Housing	N/A	Public Housing Needs	Participated in questionnaire	Inclusion of the organization's input in the Consolidated Plan
HOPE Sudbury	Foundation	N/A	Homeless Needs - Families with children	Participated in questionnaire	Inclusion of the organization's input in the Consolidated Plan
WALTHAM					
Middlesex Human Services Agency	Services-homeless	Services-homeless	Homeless Needs - Chronically homeless	CDBG Social Service Block Grant Meetings	Provide grant funds for shelter & reduce homeless population
Waltham Council On Aging	Other government - Local	Services-Elderly Persons	Housing Need Assessment	Inter-departmental coordination	Increase independence for elderly homeowners with interest free rehab loans
Waltham Police Department	Civic Leaders	Services-Children	Homelessness Needs - Unaccompanied youth	Monthly Homeless Coalition meetings, Youth Liaison between PHA and Police Department	Collaborative effort to engage youth with funding for student staff (Bentley & Bradeis University students) at Housing Authority community centers.
The Greater Waltham Association of Retarded Citizens	Services-Persons with Disabilities	Service-Fair Housing	Non-Homeless Special Needs	CDBG Social Service Agency reporting	Ensure quality housing for persons with disabilities
The Partnership for Youth	Services-Education	Services-Children	Non-Homeless Special Needs	CDBG Social Service Agency reporting	Increased funding for language education for non English speaking elementary students
REACH	Services-Victims of Domestic Violence	Services-Education	Non-Homeless Special Needs	CDBG Social Service Agency reporting	Increase opportunities for parent education programs
Communities United	Services-Children	Services-Education	Non-Homeless Special Needs	CDBG Social Service Agency reporting	Increase funding for ESL education
Newton Community Service Center	Services-Health	Services-Education	Non-Homeless Special Needs	CDBG Social Service Agency reporting	Provide funds for additional staff for education efforts related to domestic violence, job training, and support
Boys and Girls Club	Services-Children	Neighborhood Organization	Non-Homeless Special Needs	Unaccompanied Youth	Extend outreach to older teens and youth.
Waltham Housing Authority	Public Housing Authority	Housing	Public Housing Needs	Public Housing response of Housing Needs and Housing Strategy	Affordable rental housing for seniors
Committee on Downtown Revitalization	Business Leaders	Neighborhood Organization	Market Analysis	Economic Development Needs	Encourage economic approach to development
Community Day Center of Waltham	Services-homeless	N/A	Homeless Needs - Chronically homeless	Omitted	Omitted
Waltham Committee Inc.	Housing	Services-Persons with Disabilities	Non-Homeless Special Needs	Housing for persons with Disabilities	Increased housing for persons with disabilities
WATERTOWN					
Watertown Housing Partnership	Other government - Local	N/A	Housing Need Assessment	Housing Partnership reviewed Watertown's section of the Consolidated Plan at its August 2014 meeting.	Anticipated outcomes of the consultation are inclusion of the Town Committee's input into the Consolidated Plan.
Watertown Housing Partnership	Other government - Local	N/A	Housing Need Assessment	Housing Partnership reviewed Watertown's section of the Consolidated Plan at its September 2014 meeting, which was a public meeting to gather input and comments on the Consolidated Plan, as well as at a specially advertised meeting on October 21, 2014.	Anticipated outcomes of the consultation are inclusion of the Town Committee's input into the Consolidated Plan.

Agency/Group/Organization Type	Type of Organization	Type of Organization (if serving multiple purposes)	What Section of the Plan was addressed by consulation?	How was the organization consulted?	What are the anticipated outcomes of the consultation or areas for improved coordination?
Watertown Housing Authority	Public Housing Authority	N/A	Public Housing Needs	Watertown Housing Authority was consulted several times on the Public Housing Needs section of the Consolidated Plan.	Anticipated outcomes of the consultation are inclusion of the Housing Authority's input into the Consolidated Plan.
Watertown Housing Authority	Public Housing Authority	N/A	Housing Need Assessment	Watertown Housing Authority was consulted several times on the Housing Needs Assessment section of the Consolidated Plan.	Anticipated outcomes of the consultation are inclusion of the Housing Authority's input into the Consolidated Plan.
Watertown Housing Authority	Public Housing Authority	N/A	Other (Please specify)	Watertown Housing Authority was consulted several times on the Strategic Plan section of the Consolidated Plan.	Anticipated outcomes of the consultation are inclusion of the Housing Authority's input into the Strategic Plan/Consolidated Plan.
Watertown Housing Authority	Public Housing Authority	N/A	Other (Please specify)	Watertown Housing Authority was consulted several times on the 2016 Annual Action Plan	Anticipated outcomes of the consultation are inclusion of the Housing Authority's input into the 2016 Annual Action Plan
WAYLAND					
Sudbury Housing Trust	Other government - Local	Service-Fair Housing	Housing Need Assessment	Hosted public meeting to discuss housing needs	Improve coordination between housing stakeholders in Town and the Trust and inclusion of the organization's input in the Consolidated Plan
Sudbury Social Work Dept.	Other government - Local	N/A	Housing Need Assessment	Participated in questionnaire	Inclusion of the organization's input in the Consolidated Plan
Sudbury Housing Authority	Public Housing Authority	N/A	Public Housing Needs	Participated in questionnaire	Inclusion of the organization's input in the Consolidated Plan
Longfellow Glen	Housing	N/A	Public Housing Needs	Participated in questionnaire	Inclusion of the organization's input in the Consolidated Plan
HOPE Sudbury	Foundation	N/A	Homeless Needs - Families with children	Participated in questionnaire	Inclusion of the organization's input in the Consolidated Plan

PR-10: Other Plans Considered by the City of Newton and WestMetro HOME Consortium

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Ten Year Plan to End Homelessness	City of Newton on behalf of the Brookline-Newton-Waltham-Watertown Continuum of Care	The Strategic Plan adopts many of the priorities and strategies detailed in this plan
Analysis of Impediments to Fair Housing	City of Newton	The Strategic Plan works to address some of the impediments to fair housing identified in the AI
MAPC Metro Boston 2030 Population and Housing Demand Projections and more recent Housing Data Portal	Metropolitan Area Planning Council	Division staff relied on Newton and regional data and projections provided by the MAPC in this document. Division staff adopted the Stronger Region scenario, recommended by the MAPC to plan for the needs that will be facing Newton and the region
2007 Comprehensive Plan	City of Newton	The Comprehensive Plan focuses on strengthening and enhancing Newton as a liveable community and that goal overlaps with Division staff's efforts to do the same for LMI people in Newton
Belmont's Draft Housing Production Plan	Town of Belmont	The Strategic Plan adopts many of the priorities and strategies detailed in these plans.
Natick 360	Town of Natick	
Natick Housing Production Plan 2016	Natick Affordable Housing Trust	
Previous local housing plans	Needham Planning and Community Development Dept.	
Local Housing Guidelines	Needham Planning and Community Development Dept.	
Other HOME reports	Needham Planning and Community Development Dept.	
Open Space and Recreation Plan	City of Waltham	
Analysis of Impediments	City of Waltham	
Emergency Case Plan	DHCD	
Public Housing Authority Plan (2012)	Waltham Housing Auth	
Watertown Comprehensive Plan (2013 Draft)	Watertown Department of Community Development and Planning	
Analysis of Impediments to Fair Housing Plan for Fiscal Year 2013	Watertown Department of Community Development and Planning	
Watertown Housing Production Plan (January 2014)	Metropolitan Area Planning Council and Watertown Department of Community Development and Planning	
Annual Action Plan (Fiscal Years 2013, 2014 and 2015)	Watertown Department of Community Development and Planning	

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Brookline Analysis of Impediments to Fair Housing Choice	Town of Brookline	
"Understanding Brookline: A Report on Poverty"	Brookline Community Foundation	
Framingham Housing Plan	Community Economic Development Department	
Framingham Analysis of Impediments	Community Economic Development Department	
Downtown Framingham TOD	N/A	
Elder Services 2014-2017 Area Plan	Bay Path Elder Services	
Framingham Open Space Plan	Community Economic Development Department	
South East Framingham Study Area	Framingham Planning Board Department	

PR-15 Citizen Participation

1. **Summarize the citizen participation process and how it had an impact on goal setting, as well as any efforts made to broaden citizen participation:**

Division staff employed a number of methods to solicit citizen and agency input, including nine Needs Assessment presentation and discussion events, a Needs Assessment data presentation, and a meeting that summarized the input gathered during the Needs Assessment in May and June of 2014. In addition, the Division created an online and paper survey to provide another resource for people to share their input regarding needs in the community, and how they might prioritize those needs. Additionally, in response to the public comments received during the Needs Assessment, the Division staff put an emphasis on gathering the input of low to moderate-income people, current and potential beneficiaries of the CDBG, ESG, and HOME programs. Staff went to a number of events to spread the word about the Consolidated Plan and seek public input, including Nonantum Village Day, Newton Veteran's Service Center, an event for LMI persons hosted by The Newton Partnership, and had a focus group with youth at the YMCA Teen Center. In addition, Division staff encouraged survey input from people who did not feel comfortable participating in a focus group, and received surveys from clients of The Second Step, Riverside Community Care, Family Access, JCHE, and others. Division staff also met with all the nine citizen advisory committees to share various aspects of the Consolidated Plan and receive input from members.

Please see sheet PR-15: Citizen Participation at the end of this section for detailed information on outreach.

PR-15: Citizen Participation Outreach for the City of Newton and the WestMetro HOME Consortium

Type of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Topic Area
NEWTON				
Public Meeting	General	11	Problems at 82 Lincoln St. and 234B Central St.; regular meetings of housing authority; need for 24-hr staff in facilities for persons with disabilities; services for older adults; more accessible 1st floor spaces; accessibility of public buildings; services for wider spectrum of needs	Persons with Disabilities
Public Meeting	General	12	Concerns about the cost of cases/rehab jobs; pros/cons of elder grants; eligible applicants/projects for rehab resources; availability of funding from federal sources; staff availability to keep up with cases; illegal apartments; hoarding cases; emergency repairs; length of approval process	Housing Rehabilitation
Public Meeting	General	Not available	Allocation of money to LMI people; increase programs for job training & day care; creative economy work?; technical assistance	Economic Development
Public Meeting	General	Not available	Non-financial interventions the City could explore; trends in homelessness; options to increase funding sources; increase income data; how to best serve middle- and low-income persons; no way to compete in v. tough housing market; defining affordability; consider DHCD Housing Pres. & Stabilization Trust Fund; specific strategies for high-cost communities	Newton Housing Partnership
Public Meeting	General	21	Suicide prevention services; decreased affordability of childcare; lack of transportation services; home-based care for higher-need older adults; needs for those with disabilities; subsidies for food programs	Human Services
Public Meeting	General	9	Issues with discrimination and Craigslist; growing concern over fair housing in Newton; strategies to combat NIMBYism; how will City counter intolerance?; elimination of homelessness; increase diversity in density; importance of discrimination data; making fair housing a priority; education for community, landlords, & CDBG service providers	Fair Housing
Public Meeting	General	24	Limited affordable housing opportunities; lack of jobs for younger senior population; continue to improve transportation; translation services; adult day care; clarifying "aging in place"; need for senior housing; need for community/recreational activities; ability to age in place	Older Adults
Public Meeting	General	18	Identifying community of origin; needs for 18-21 year olds; need for emergency shelter; people moving out of city; zoning issues; redefining what homelessness looks like in Newton; increased services for DV victims & families; need support from Newton schools; financial education is helpful	Homelessness

Type of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Topic Area
Public Meeting	General	12	Interest in continued improvements to open spaces, trees, sidewalks, trash cans, streets, traffic calming, playgrounds; ensure there are actually active and appropriate projects for funding; possibility to allocate neighborhood money to housing improvements?; reallocation of under-budget project funds; better community involvement through advisory boards	Target Neighborhoods
Public Meeting	General	18	Need for both rental and homeownership; need for multifamily construction; increase focus on very low-income persons (30% AMI); locate affordable units near town centers; vouchers are not helping residents transition as in the past; consider over-burdened seniors; balance of supply and demand; changes to city culture to support affordable housing; young families and seniors are priced out of market; diversity in housing stock; more leveraging of state money	Affordable Housing
Public Meeting	General	9	Need for ESL support services; difficulty getting accurate count for homeless population; education is important but expensive; promote ways to engage people in meaningful ways; consider expanding target areas; NIMBYism is a major concern	Summary Presentation
Focus Group	General	6	Need more transportation: hard for teens to get around & some places need better sidewalks, crosswalks, and lighting at night; more amenities in parks, like soccer nets, fields, skate parks, basketball courts, and lights; assistance for teens to find jobs & volunteer opportunities	General - Teen Perspective
Survey	General (with focus on The Second Step, Riverside Community Care, NCSC, Veterans, and JCHE)	144	Provided comments in 5 topic areas: accessibility, affordable housing, public infrastructure, human services, and economic development; see additional document for free response text	General
Public Meeting	General	26	Provided comments in 5 topic areas: accessibility, affordable housing, public infrastructure, human services, and economic development	Needs Prioritization
Public Hearing	General	10	The Planning & Development Board reviewed the draft Needs Assessment and Market Analysis chapters composed by staff, and confirmed the prioritized needs	P&D Review
Public Meeting	General	15	Questions about the needs assessment and the process for developing a strategic plan; discussion regarding the FY16 Federal funding cycle; creation of a housing tax similar to the CPA tax; the reallocation of neighborhood improvement funds for housing/homelessness	Strategies - All Needs
Public Meeting	General	38	Concerns about CDBG funding to Neighborhood Improvements, Accessibility, and Housing/Homelessness; Discussion regarding the history and purpose of CDBG; questions concerning the eligibility of the Housing Rehabilitation Program; Neighborhood improvement projects, such as the Upper Falls Greenway Trail	Neighborhood Improvements & Affordable Housing

Type of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Topic Area
Public Meeting	General	15	Provided comments on the proposal for a consolidated Infrastructure Improvements Advisory Committee; concerns about a reduction in citizen participation and geographic-specific funding	Newton Corner Advisory Committee
Public Hearing	General	16	Discussion and comments on the draft of the FY16-20 Plan and the FY16 Annual Action Plan. Comments received focused on the newly proposed Infrastructure Improvements Advisory Committee and the proposed housing strategies, including accessory apartments and the homeowner rehab program.	P&D Review
Public Meeting	General	10	Discussion and comments on the draft of the FY16-20 Plan, the FY16 Annual Action Plan, and the Citizen Participation Plan with the Commission on Disability. Comments include concerns about the combination of funding pools for neighborhood improvements and access, the priority of accessibility projects throughout the City, and the continued role of the Commission.	Commission on Disability
Public Meeting	General	13	Discussion focused on the proposed Infrastructure Improvements Advisory Committee. Comments addressed the competitive project selection process, the revised role of the neighborhoods, separation of funding between access and neighborhood improvements, and a potential reduction of citizen participation.	All Neighborhood Advisory Committees & Interested Citizens
BEDFORD				
Public Hearing	Non-targeted/broad community	Bedford Housing Partnership members attended	Review and vote	N/A
BELMONT				
Survey	Non-targeted/broad community	N/A	Support was shown for existing housing zoning initiatives. Opportunities for affordable housing were also identified.	N/A
Public Meeting	Non-targeted/broad community	17 people attended the meeting including representatives from the Planning Board	Participants expressed support for current Belmont housing initiatives. They discussed the need for more senior housing, affordable housing and mixed-use in appropriate locations. They also discussed barriers.	N/A
Public Meeting	Non-targeted/broad community	Meeting with the Belmont Housing	Discussed various goals, objectives and strategies.	N/A
Other	Other	A series of working meetings with the Board of Selectmen, Planning Board and Belmont Housing Trust.	Reviewed the draft Housing Production Plan and discussed goals, objectives and strategies.	N/A
FRAMINGHAM				
Public Meeting	Non-targeted/broad community	Public hearings held on February 4th and February 24th, which had 9 and 8 attendees respectively, representing various agencies. Five Community Development	Need for language and job readiness for both adults and youth. Support for after school activities for resident children at housing projects.	N/A
Internet Outreach	Non-targeted/broad community	Encouraged residents and individuals of community based organizations to attend public	No comments received.	N/A
LEXINGTON				
Public Meeting	Non-targeted/broad community	Lexington Housing Partnership members attended	Review and vote	N/A
NATICK				

Type of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Topic Area
Public Meeting	Residents of Public and Assisted Housing	Members of Natick Affordable Housing Trust, Community Development Advisory Committee, two citizens, two representatives and director of Natick Housing Authority Board of Directors	Further need for affordable family and elderly rental units to address waiting list.	N/A
Public Meeting	Non-targeted/broad community	Members of Natick Affordable Housing Trust, Community Development Advisory Committee, three representatives and director of Natick Housing Authority Board of Directors	Potential proposed zoning to address affordable housing in Natick	N/A
Public Meeting	Non-targeted/broad community	Natick Strategic Planning Conference with reps from all Natick committees and boards, Town meeting reps, and citizens.	Need for affordable housing at different income levels, need to address homelessness.	N/A
Public Meeting	Other	Members of Natick Affordable Housing Trust, Community Development Advisory Committee, rep from Family Promise, rep from Natick Service Counsel	Homeless families and needs, transition programs and units.	N/A
Public Hearing	Non-targeted/broad community	Members of Natick Affordable Housing Trust, Community Development Advisory Committee.	Review of information for Consolidated Plan	N/A
NEEDHAM				
Public meeting	Non-targeted/broad community	About 15 representatives of local and regional entities attended the meeting in addition to a number of private citizens. Attendees provided input on key actions the Town should take to promote affordable housing in the community.	Comments included the redevelopment of the NHA's Linden-Chambers project, encouraging new housing in the Town Center and Needham Crossing, greater emphasis on green building, 40R districts, starter housing, etc.	N/A
Newspaper Ad	Non-targeted/broad community	Received several comments from local residents through letters and email messages.	Comments focused on local housing needs and actions the Town should take to promote affordable housing in the community such as dealing with substantial teardown activity or providing more subsidized housing.	N/A
Internet Outreach	Non-targeted/broad community	Encouraged municipal workers and residents to attend the public forum and submit comments on housing needs and priority strategies to address these needs.	Comments focused on local housing needs and actions the Town should take to promote affordable housing in the community such as dealing with substantial teardown activity or providing more subsidized housing.	N/A
Email	Other	Contacted representatives of key Town departments, boards and committees and local and regional housing stakeholders to notify them of the public forum. Did not receive specific comments with the exception of those who attended the public forum.	No specific comments.	N/A
Other	Other	The local newspaper prepared a feature article and an editorial related to the issue of affordable housing in the community to draw attention to the planning process.	No specific comments.	N/A

Type of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Topic Area
SUDBURY				
Public Meeting	Non-targeted/broad community	Open Meeting of Sudbury Housing Trust. Trustees in attendance only	Approval of plan	N/A
WALTHAM				
Internet Outreach	Non-targeted/broad community	Community Vision Survey, 250 online responses	Comments discussed need for Public Housing Upgrades, youth and elderly programming	Paper surveys also accepted
Public Meeting	Non-targeted/broad community	attended by approximately 15 people; majority were funded agencies	Need for elderly programming, also a need for ADA upgrades to multiple facilities	N/A
WATERTOWN				
Public Meeting	Non-targeted/broad community	N/A	Comments made on the Market Analysis and Needs Assessment chapters	N/A
WAYLAND				
Public Meeting	Non-targeted/broad community	Open Meeting of Wayland Housing Trust. Trustees in attendance only	Committee was recently formed. One introduction meeting held to date.	N/A

Needs Assessment

NEEDS ASSESSMENT

NA-05 Overview

1. Needs Assessment Overview

The Needs Assessment began with data analysis and preparation in winter 2013-2014. Staff from the Newton Planning and Development Department's Housing and Community Development Division (hereinafter Division staff or staff) collected and analyzed data regarding the potential needs of vulnerable populations in Newton including low- and moderate-income individuals and families, those who are homeless or at risk of homelessness, and those presumed to be low- and moderate-income including older adults, persons with disabilities and survivors of domestic violence. The information collected is included in this Needs Assessment and was presented to the community during a series of public meetings throughout the spring and early summer of 2014. Through these public meetings and a variety of other outreach methods Division staff received feedback on the data and potential needs in the community from local service providers, concerned residents, elected officials and past program beneficiaries. Staff also did more specific outreach to target groups in the community. From May through October 2014, community members also provided input through an online and paper survey, as another means to offer input on needs. In the fall of 2014, Division staff held a public meeting for residents to prioritize needs. The data, community comments, and survey results, as well as information provided from HUD that populates the following tables, all contributed to the Needs Assessment text of the Consolidated Plan.

This section will address the following:

- Housing Needs
- Disproportionately Greater Need
- Public Housing
- Homeless Needs
- Non-Homeless Special Needs
- Non-Housing Community Development Needs

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

2. Summary of Housing Needs:

Throughout the WestMetro HOME Consortium, housing affordable to individuals and families earning less than 80% of Area Median Income (AMI) is needed. There is an even greater need in these communities for housing units that are affordable to those earning less between 30% and 50% of AMI. In addition, although not directly related to the use of CDBG and HOME funds, there is also a critical need in the HOME Consortium communities for moderately-priced housing that is affordable to households earning between 80% and 120% of AMI who are unable to find a place to live in the high housing cost communities in the Consortium.

Demographics	Base Year: 2000	Most Recent Year: 2010/2012	% Change
Population	483,273	491,031 (2010)	2%
Households	188,806	190,357 (2010)	0.82%
Median Income	$81,481	$109,414 (2012)	34%

Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2008-2012 ACS 5-year Estimates and 2010 Census (Most Recent Year)

A. Number of Households Table:

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI	Total HH
Total Households *	21,830	14,655	14,660	14,600	119,935	185,680
Small Family Households *	4,194	4,365	5,170	5,355	62,780	81,864
Large Family Households *	560	494	703	828	9,450	12,035
Household contains at least one person 62-74 years of age	4,363	2,720	2,685	2,730	21,040	33,538
Household contains at least one person age 75 or older	5,930	4,220	3,055	2,065	9,524	24,794
Households with one or more children 6 years old or younger *	2,064	1,825	2,078	1,746	14,308	22,021
* the highest income category for these family types is >80% HAMFI						

Total Households Table

Data Source: 2007-2011 CHAS

B. Housing Needs Summary Tables

I. Housing Problems

	Renter								
	0-30% AMI	% of total	>30-50% AMI	% of total	>50-80% AMI	% of total	>80-100% AMI	% of total	TOTAL
NUMBER OF HOUSEHOLDS									
Substandard Housing - Lacking complete plumbing or kitchen facilities	610	58%	170	16%	155	15%	125	12%	1,060
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	195	38%	55	11%	160	31%	105	20%	515
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	190	23%	294	35%	200	24%	160	19%	844
Housing cost burden greater than 50% of income (and none of the above problems)	7,425	59%	3,585	28%	1,260	10%	400	3%	12,670
Housing cost burden greater than 30% of income (and none of the above problems)	2,335	23%	2,280	23%	3,170	31%	2,294	23%	10,079
Zero/negative Income (and none of the above problems)	1,489	100%	0	0%	0	0%	0	0%	1,489

Housing Problems Table - Renter

Data Source: 2007-2011 CHAS

	Owner								
	0-30% AMI	% of total	>30-50% AMI	% of total	>50-80% AMI	% of total	>80-100% AMI	% of total	TOTAL
Substandard Housing - Lacking complete plumbing or kitchen facilities	55	26%	80	38%	64	31%	10	5%	209
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0%	15	34%	4	9%	25	57%	44
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	20	13%	20	13%	54	35%	60	39%	154
Housing cost burden greater than 50% of income (and none of the above problems)	4,780	39%	3,125	25%	2,370	19%	2,120	17%	12,395
Housing cost burden greater than 30% of income (and none of the above problems)	539	7%	2,300	31%	2,205	29%	2,495	33%	7,539
Zero/negative Income (and none of the above problems)	560	100%	0	0%	0	0%	0	0%	560

Housing Problems Table - Owner

Data Source: 2007-2011 CHAS

II. Housing Problems (2): Households with one or more "Severe Housing Problems." Severe Housing Problems include lacking a kitchen, lacking complete plumbing, severe overcrowding, and severe cost burden.

	Owner								
	0-30% AMI	**% of total**	**>30-50% AMI**	**% of total**	**>50-80% AMI**	**% of total**	**>80-100% AMI**	**% of total**	**TOTAL**
NUMBER OF HOUSEHOLDS									
Having 1 or more of four housing problems	4,860	38%	3,235	25%	2,490	19%	2,210	17%	12,795
Having none of four housing problems	679	4%	3,525	23%	4,855	32%	6,190	41%	15,249
Household has negative income, but none of the other housing problems	560	100%	0	0%	0	0%	0	0%	560

Housing Problems (2) – Owner

Data Source: 2007-2011 CHAS

	Renter								
	0-30% AMI	**% of total**	**>30-50% AMI**	**% of total**	**>50-80% AMI**	**% of total**	**>80-100% AMI**	**% of total**	**TOTAL**
NUMBER OF HOUSEHOLDS									
Having 1 or more of four housing problems	8,425	56%	4,115	27%	1,775	12%	785	5%	15,100
Having none of four housing problems	5,810	28%	3,800	18%	5,545	27%	5,415	26%	20,570
Household has negative income, but none of the other housing problems	1,489	100%	0	0%	0	0%	0	0%	1,489

Housing Problems (2) – Renter

Data Source: 2007-2011 CHAS

III. Cost Burden > 30%

	Renter							Owner						
	0-30% AMI	% of total	>30-50% AMI	% of total	>50-80% AMI	% of total	TOTAL	0-30% AMI	% of total	>30-50% AMI	% of total	>50-80% AMI	% of total	TOTAL
NUMBER OF HOUSEHOLDS														
Small Related	2,554	38%	2,400	36%	1,792	27%	6,746	704	19%	1,340	35%	1,744	46%	3,788
Large Related	300	43%	189	27%	201	29%	690	165	26%	174	27%	303	47%	642
Elderly	3,545	59%	1,618	27%	813	14%	5,976	3,615	41%	3,239	37%	1,937	22%	8,791
Other	4,185	51%	2,099	26%	1,850	23%	8,134	894	40%	683	31%	650	29%	2,227
Total need by income	10,584	49%	6,306	29%	4,656	22%	21,546	5,378	35%	5,436	35%	4,634	30%	15,448

Cost Burden > 30%

Data Source: 2007-2011 CHAS

IV. Cost Burden > 50%

	Renter							Owner						
	0-30% AMI	% of total	>30-50% AMI	% of total	>50-80% AMI	% of total	TOTAL	0-30% AMI	% of total	>30-50% AMI	% of total	>50-80% AMI	% of total	TOTAL
NUMBER OF HOUSEHOLDS														
Small Related	2,004	53%	1,410	37%	378	10%	3,792	650	24%	1,055	39%	1,000	37%	2,705
Large Related	245	66%	75	20%	49	13%	369	165	34%	119	24%	204	42%	488
Elderly	2,165	59%	1,075	29%	459	12%	3,699	3,175	58%	1,459	27%	869	16%	5,503
Other	3,500	68%	1,245	24%	440	8%	5,185	844	50%	503	30%	345	20%	1,692
Total need by income	7,914	61%	3,805	29%	1,326	10%	13,045	4,834	47%	3,136	30%	2,418	23%	10,388

Cost Burden > 50%

Data Source: 2007-2011 CHAS

V. Crowding (defined as more than one person per room):

	Renter								
	0-30% AMI	**% of total**	**>30-50% AMI**	**% of total**	**>50-80% AMI**	**% of total**	**>80-100% AMI**	**% of total**	**TOTAL**
NUMBER OF HOUSEHOLDS									
Single family households	260	23%	324	29%	330	29%	215	19%	1,129
Multiple, unrelated family households	130	79%	25	15%	0	0%	10	6%	165
Other, non-family households	0	0%	0	0%	30	38%	49	62%	79
Total need by income	390	28%	349	25%	360	26%	274	20%	1,373

Crowding Information – Renter

Data Source: 2007-2011 CHAS

	Owner								
	0-30% AMI	**% of total**	**>30-50% AMI**	**% of total**	**>50-80% AMI**	**% of total**	**>80-100% AMI**	**% of total**	**TOTAL**
NUMBER OF HOUSEHOLDS									
Single family households	20	11%	35	20%	39	22%	85	47%	179
Multiple, unrelated family households	0	0%	0	0%	19	100%	0	0%	19
Other, non-family households	0	NA	0	NA	0	NA	0	NA	0
Total need by income	20	10%	35	18%	58	29%	85	43%	198

Crowding Information – Owner

Data Source: 2007-2011 CHAS

3. **Describe the number and type of single person households in need of housing assistance:**

This information is not available.

4. **Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking:**

Brookline Community Mental Health Center (BCMHC), which has received Emergency Solutions Grant funding for Homelessness Prevention and Rapid Re-housing services, reports that of the 78 persons the agency served from February 2013 through August 2014, 68% had a mental or physical disability and 13% were victims of domestic violence.

5. **What are the most common housing problems?**

Housing cost burden is the most common housing problem in the thirteen cities and towns in the HOME Consortium.

6. **Are any populations/household types more affected than others by these problems?**

Well over half of renters in all household categories earning less than 30% of AMI have a cost burden of more than 50% of gross annual income. In addition, 50% of elderly homeowners earning less than 30% of AMI have a similar cost burden.

7. **Describe the characteristics and needs of low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered:**

Brookline Community Mental Health Center (BCMHC) served as the recipient of Emergency Solutions Grant Homeless Prevention and Rapid Re-housing grant from February 2013 to August 2014. BCMHC serves households within the communities of Brookline, Newton, Waltham and Watertown, which make up the BNWW Continuum of Care. In accordance with HUD requirements, the highest priority applicants for homelessness prevention services are those living in habitable units but who have been notified in writing that they are being evicted within 21 days after the date of their application for assistance.

In FY14, BCMHC's Homeless Prevention program served 78 persons. A majority of those served during this time frame were female (61%). Almost three-quarters of the participants reported having a mental or physical disability (68%) and 13% of participants were survivors of domestic violence. Only 21% of participants served during this timeframe were White, while 46% of

participants were Black/African American and 32% of participants were Hispanic. About half of participants were under 18 years old or 25 and older, with a small (4%) of participants between the ages of 18-24.

One provider noted an increase of its survivors of domestic violence clients struggling with substance abuse, mental illness and children with behavioral challenges. Program participants continue to experience extremely long waiting periods before being able to access childcare. As a result, these individuals were not able to begin school, work training and/or work as soon as they would prefer. Getting access to therapy for their children also continues to be a challenge. Program participants have also faced difficulty accessing adequate legal representation in a variety of areas including, but not limited to: immigration status, custody, credit and housing, and CORI issues.

8. **Discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance:**

The City of Newton, as an entitlement community for CDBG and Emergency Solutions Grants as well as the administrator of the Brookline-Newton-Waltham-Watertown Continuum of Care has distributed CDBG and ESG funds for homeless and formerly homeless populations in the City and throughout the CoC. These programs involve a range of services for at-risk homeless individuals and families including homelessness prevention, emergency supportive services, and permanent supportive housing.

9. **If the jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Please see section NA-40: Homeless Needs Assessment for more information.

10. **Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness:**

Please see responses above.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

11. Introduction:

The purpose of this section is to examine specific needs categories to determine whether individual races or ethnic groups are experiencing disproportionately greater needs concerning moderate housing problems. A disproportionately greater need exists when the percentage of households within a category is at least ten percentage points higher than the percentage of households in the category as a whole. Housing problems, as defined below, can constrain a household from having basic housing necessities, such as a functional bathroom or kitchen, cause health and sanitary issues due to overcrowding, and create economic burdens. This data provides insight into the need to provide decent, safe, sanitary and affordable housing, and whether a greater need for such housing exists for individual racial or ethnic groups.

A. 0%-30% of Area Median Income:

	A	B	C	D		
Housing Problems	**Has one or more of four housing problems**	**Has none of the four housing problems**	**Household has no/negative income, but none of the other housing problems**	**Total HH in this category (A+B)**	**% HH with housing problems (A/D)**	**% point difference with jurisdiction as a whole**
Jurisdiction as a whole	15,155	3,590	1,470	18,745	81%	NA
White	11,220	3,005	830	14,225	79%	-2%
Black / African American	744	120	65	864	86%	5%
Asian	1,310	194	470	1,504	87%	6%
American Indian, Alaska Native	120	0	0	120	100%	19%
Pacific Islander	0	0	0	0	0%	-81%
Hispanic	1,420	214	85	1,634	87%	6%

Disproportionally Greater Need: 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four "housing problems" are: 1) lacks complete kitchen facilities, 2) lacks complete plumbing facilities, 3) more than one person per room, 4) cost burden greater than 30%.

B. 30%-50% of Area Median Income:

	A	B	C	D		
Housing Problems	**Has one or more of four housing problems**	**Has none of the four housing problems**	**Household has no/negative income, but none of the other housing problems**	**Total HH in this category (A+B)**	**% HH with housing problems (A/D)**	**% point difference with jurisdiction as a whole**
Jurisdiction as a whole	12,185	2,710	0	14,895	82%	NA
White	9,385	2,255	0	11,640	81%	-1%
Black / African American	465	45	0	510	91%	9%
Asian	724	150	0	874	83%	1%
American Indian, Alaska Native	4	0	0	4	100%	18%
Pacific Islander	0	0	0	0	0%	-82%
Hispanic	1,044	235	0	1,279	82%	0%

Disproportionally Greater Need: 30 - 50% AMI

Data Source: 2007-2011 CHAS

C. 50%-80% of Area Median Income:

	A	B	C	D		
Housing Problems	**Has one or more of four housing problems**	**Has none of the four housing problems**	**Household has no/negative income, but none of the other housing problems**	**Total HH in this category (A+B)**	**% HH with housing problems (A/D)**	**% point difference with jurisdiction as a whole**
Jurisdiction as a whole	10,240	6,270	0	16,510	62%	NA
White	7,980	5,435	0	13,415	59%	-3%
Black / African American	279	175	0	454	61%	-1%
Asian	809	219	0	1,028	79%	17%
American Indian, Alaska Native	0	50	0	50	0%	-62%
Pacific Islander	0	0	0	0	0%	-62%
Hispanic	855	230	0	1,085	79%	17%

Disproportionally Greater Need: 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four "housing problems" are: 1) lacks complete kitchen facilities, 2) lacks complete plumbing facilities, 3) more than one person per room, 4) cost burden greater than 30%.

D. 80%-100% of Area Median Income:

	A	B	C	D		
Housing Problems	**Has one or more of four housing problems**	**Has none of the four housing problems**	**Household has no/negative income, but none of the other housing problems**	**Total HH in this category (A+B)**	**% HH with housing problems (A/D)**	**% point difference with jurisdiction as a whole**
Jurisdiction as a whole	7,535	7,300	0	14,835	51%	NA
White	6,125	5,900	0	12,025	51%	0%
Black / African American	415	320	0	735	56%	6%
Asian	480	430	0	910	53%	2%
American Indian, Alaska Native	4	35	0	39	10%	-41%
Pacific Islander	0	0	0	0	0%	-51%
Hispanic	379	499	0	878	43%	-8%

Disproportionally Greater Need: 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four "housing problems" are: 1) lacks complete kitchen facilities, 2) lacks complete plumbing facilities, 3) more than one person per room, 4) cost burden greater than 30%.

12. Discussion:

Regardless of race or ethnicity, extremely-low income (0-30% AMI) and low-income (30-50% AMI) households in the Consortium are very likely to experience housing problems, (81% of households and 82% of households, respectively) compared to households earning between 50-80% of AMI and households earning between 80-100% of AMI.

All Income Levels:
Across all income levels, housing problems are more common among racial and ethnic minorities than non-Hispanic White households. White households have proportionately fewer housing problems (-6%) compared to the Consortium as a whole, while

Asian and black/African American households experience the greatest disproportionate housing need (26%) and across all income levels. This is followed by Black/African American households (19% greater need) and Hispanic households (5% greater need).

80 – 100% Income:
While no disproportionate need exists for households within this income range, more Black/African American and Asian households are experiencing housing problems compared to the Consortium as a whole (6% and 2% greater than other household types, respectively).

Moderate-income (50 – 80%):
A notable 79% of moderate-income Asian and Hispanic households face housing problems, whereas housing problems for Black and White households are relatively proportional to the Consortium as a whole. Moderate-income Asian and Hispanic households have a disproportionately greater need, with 17% more households experiencing one or more housing problem compared to the Consortium as a whole.

Low-income (30 - 50% AMI):
Black/African American Households have a greater proportional need (9% greater) compared to racial and ethnic counterparts, where housing problems are proportionately even.

Extremely low-income (0- 30% AMI):
Although a disproportionately greater need does not exist within this income level, more extremely low-income black/African American, Asian, and Hispanic households face housing problems than white households.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

13. Introduction:

The purpose of this section is to examine specific needs categories to determine whether individual races or ethnic groups are experiencing disproportionately greater needs concerning severe housing problems. A disproportionately greater need exists when the percentage of households within a category is at least 10 percentage points higher than the percentage of households in the category as a whole.

A. 0%-30% of Area Median Income

	A	B	C	D		
Severe Housing Problems*	**Has one or more of four housing problems**	**Has none of the four housing problems**	**Household has no/negative income, but none of the other housing problems**	**Total HH in this category (A+B)**	**% HH with housing problems (A/D)**	**% point difference with jurisdiction as a whole**
Jurisdiction as a whole	12,425	6,315	1,470	18,740	66%	NA
White	9,280	4,975	830	14,255	65%	-1%
Black / African American	614	260	65	874	70%	4%
Asian	1,155	359	470	1,514	76%	10%
American Indian, Alaska Native	75	45	0	120	63%	-4%
Pacific Islander	0	0	0	0	0%	0%
Hispanic	1,065	565	85	1,630	65%	-1%

Severe Housing Problems: 0 - 30% AMI

Data Source: 2007-2011 CHAS

B. 30%-50% of Area Median Income

	A	B	C	D		
Severe Housing Problems*	**Has one or more of four housing problems**	**Has none of the four housing problems**	**Household has no/negative income, but none of the other housing problems**	**Total HH in this category (A+B)**	**% HH with housing problems (A/D)**	**% point difference with jurisdiction as a whole**
Jurisdiction as a whole	7,465	7,465	0	14,930	50%	NA
White	5,755	5,905	0	11,660	49%	-1%
Black / African American	225	285	0	510	44%	-6%
Asian	543	315	0	858	63%	13%
American Indian, Alaska Native	0	4	0	4	0%	-50%
Pacific Islander	0	0	0	0	0%	-50%
Hispanic	479	805	0	1,284	37%	-13%

Severe Housing Problems: 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four "severe housing problems" are: 1) lacks complete kitchen facilities, 2) lacks complete plumbing facilities, 3) more than 1.5 persons per room, 4) cost burden over 50%.

C. 50%-80% of Area Median Income

	A	B	C	D		
Severe Housing Problems*	**Has one or more of four housing problems**	**Has none of the four housing problems**	**Household has no/negative income, but none of the other housing problems**	**Total HH in this category (A+B)**	**% HH with housing problems (A/D)**	**% point difference with jurisdiction as a whole**
Jurisdiction as a whole	4,724	11,770	0	16,494	29%	NA
White	3,599	9,795	0	13,394	27%	-2%
Black / African American	119	325	0	444	27%	-2%
Asian	439	594	0	1,033	42%	14%
American Indian, Alaska Native	0	50	0	50	0%	-29%
Pacific Islander	0	0	0	0	0%	-29%
Hispanic	380	694	0	1,074	35%	7%

Severe Housing Problems: 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four "severe housing problems" are: 1) lacks complete kitchen facilities, 2) lacks complete plumbing facilities, 3) more than 1.5 persons per room, 4) cost burden over 50%.

D. 80%-100% of Area Median Income

	A	B	C	D		
Severe Housing Problems*	**Has one or more of four housing problems**	**Has none of the four housing problems**	**Household has no/negative income, but none of the other housing problems**	**Total HH in this category (A+B)**	**% HH with housing problems (A/D)**	**% point difference with jurisdiction as a whole**
Jurisdiction as a whole	2,700	12,110	0	14,810	18%	NA
White	2,115	9,905	0	12,020	18%	-1%
Black / African American	190	550	0	740	26%	7%
Asian	225	674	0	899	25%	7%
American Indian, Alaska Native	0	40	0	40	0%	-18%
Pacific Islander	0	0	0	0	0%	NA
Hispanic	169	700	0	869	19%	1%

Severe Housing Problems: 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four "severe housing problems" are: 1) lacks complete kitchen facilities, 2) lacks complete plumbing facilities, 3) more than 1.5 persons per room, 4) cost burden over 50%.

14. Discussion

Again, regardless of race or ethnicity, extremely-low income (0-30% AMI) and low-income (30-50% AMI) households in the jurisdiction are very likely to experience housing problems, (66% of households and 50% of households, respectively) compared to households earning between 50-80% of AMI (29% of households experiencing housing problems) and households earning between 80-100% of AMI (18% of households).

All income levels:
Across all income levels, the number Asian households who are experiencing severe housing problems is substantially disproportionate compared to their counterparts. Forty-four percent more Asian households face severe housing problems than the jurisdiction as a whole. Severe housing problems amongst White, Black and Hispanic households proportioned relatively even across all income levels.

80 – 100% income:
While no disproportionate need exists for households within this income level, more Black/African American and Asian households are experiencing severe housing problems compared to the jurisdiction as a whole (both 7% greater than the overall need).

Moderate-income (50 – 80% of AMI):
Moderate-income Asian households have a disproportionately greater need, with 14% more households experiencing one or more severe housing problem compared to the jurisdiction as a whole.

Low-income (30 - 50% of AMI):
Asian households have a greater proportional need (13% greater) compared to the jurisdiction as a whole and compared to their racial and ethnic counterparts, where severe housing problems are much less significant.

Extremely low-income (0- 30% of AMI):
Asian households have a greater proportional need (10% greater) compared to the jurisdiction as a whole and again compared to their racial and ethnic counterparts, where severe housing problems are much less significant.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

1. Introduction:

This section assesses the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole. According to data from the Metropolitan Area Planning Council (MAPC), the Asian population is increasing at a faster rate in Newton than the Asian population in the rest of the State whereas; the Black/African Americans and Hispanics/Latino populations are increasing at a slower rate in Newton than the rest of the State. In contrast, the data for the Consortium as a whole indicates that regarding cost burden, the low- to moderate- income Asian households are experiencing more severe housing problems (which includes cost burden) than other racial and ethnic groups. The 2000 and 2010 Census data indicate that in Newton, the Black or African American and Hispanic/Latino populations have a disproportionately greater need than to the non-Hispanic White population as they represent the greatest number of people living in poverty. Although Black or African American households comprise 2.5% of the population, 18% live in poverty (defined as making $23,840 for a family of four), the non-Hispanic White population comprises 82.3% of the population and 5% live in poverty and the Asian population comprises 12.5% of the population and 7% live in poverty.

Despite the above mentioned data which indicate poverty rates and income levels correlate with race and indicate disparity exists between white and non-white populations, the HUD prepopulated statistics below indicate that in the Consortium at large, the white population has the greatest cost burden of any racial group with 67% of the population being cost burdened, followed by the Asian population with 66%, the African American population with 49%, American Indian and Alaskan Native with 44% and Hispanic/Latino with 42%.

A. Housing Cost Burden

	A	B	C	D	E	≤ 30% AMI		30-50% AMI		> 50% AMI	
Housing Cost Burden	**<=30%**	**30-50%**	**>50%**	**No / negative income (not computed)**	**Total HH in this category (A+B+C)**	**% HH with housing problems (A/E)**	**% point difference with jurisdiction**	**% HH with housing problems (B/E)**	**% point difference with jurisdiction as a whole**	**%HH with housing problems (C/E)**	**% point difference with jurisdiction as a whole**
Jurisdiction as a whole	117,410	34,570	28,479	1,585	180,459	65%	NA	19%	NA	16%	NA
White	101,600	28,210	22,315	920	152,125	67%	2%	19%	0%	15%	-1%
Black / African American	1,933	1,040	1,000	65	3,973	49%	-16%	26%	7%	25%	9%
Asian	9,210	2,325	2,514	485	14,049	66%	0%	17%	-3%	18%	2%
American Indian, Alaska Native	129	91	75	0	295	44%	-21%	31%	12%	25%	10%
Pacific Islander	0	10	0	0	10	0%	-65%	100%	81%	0%	-16%
Hispanic	3,045	2,190	1,955	95	7,190	42%	-23%	30%	11%	27%	11%

Greater Need: Housing Cost Burdens & AMI

Data Source: 2007-2011 CHAS

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

16. **Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

The data suggests that Asian households have a disproportionately greater need than the jurisdiction as a whole. Asian households earning between the 0-30% AMI, 30-50% AMI and 50-80% AMI levels are experiencing severe housing problems at a significantly disproportionate rate (44% greater), compared to other racial and ethnic groups.

Asian and Hispanic households at the 50-80% AMI levels are experiencing moderate housing problems disproportionately compared to the needs of the income category as a whole.

17. **If they have needs not identified above, what are those needs?**

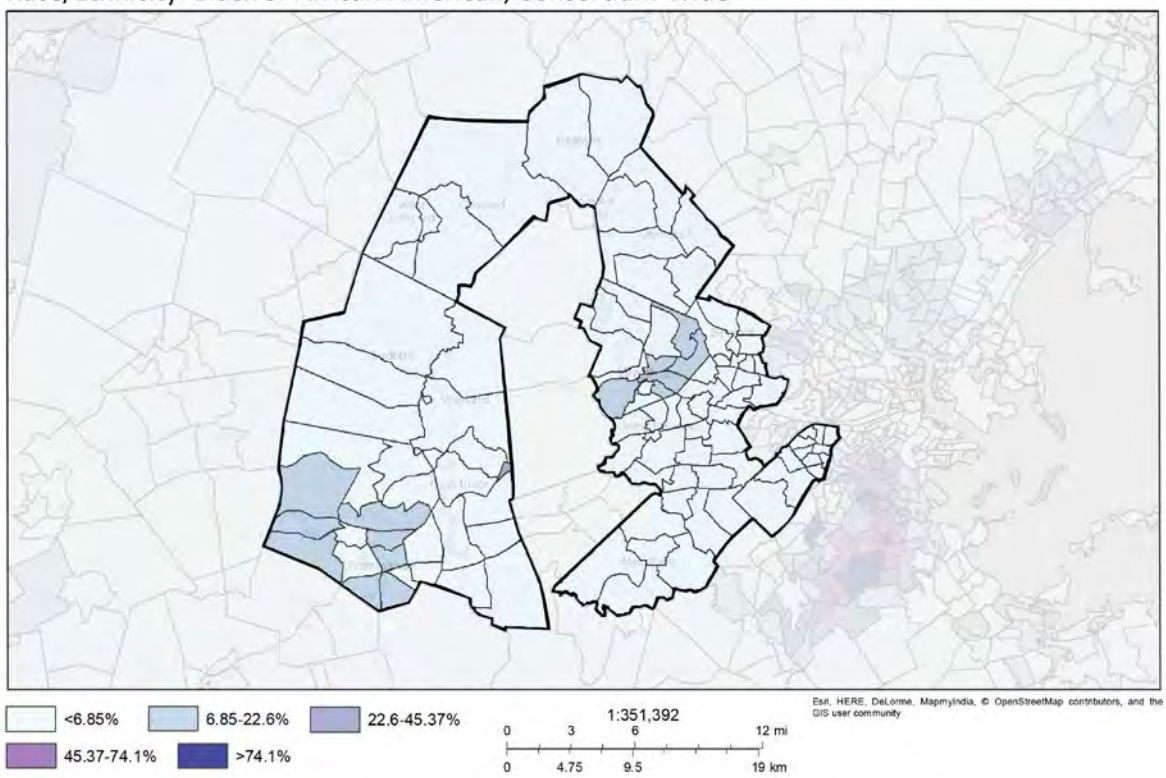
There is a need to reduce language barriers within the Consortium. The Consortium has experienced a large immigrant population and greater prevalence of non-English speakers. Linguistic isolation, meaning no one in the household 14 years and older speaks English very well, has a substantial effect on residential patterns, as there is a lower rate of housing permanence among minorities with limited English proficiency.[1] Linguistic isolation also makes it difficult for households to become empowered with the knowledge of fair housing rights and navigate the housing market.

18. **Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

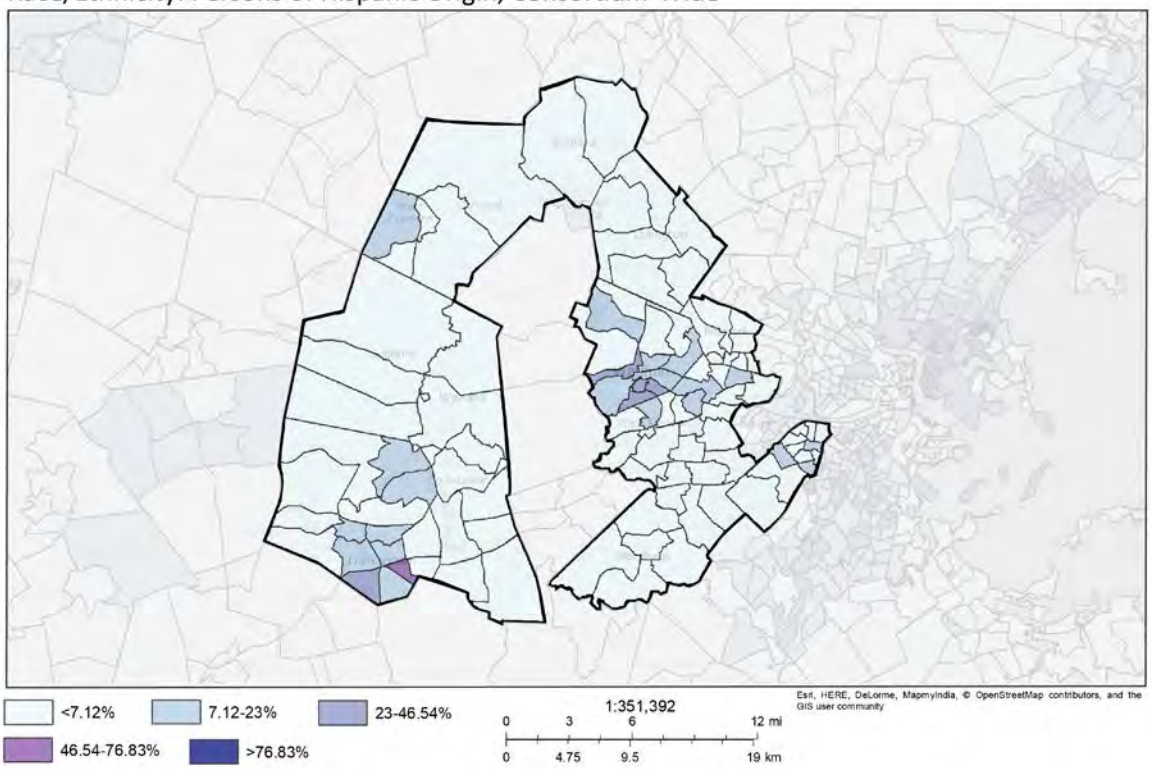
The Consortium does not have any racially and ethnically concentrated areas of poverty (where a census tract must have a non-white population of 50 percent or more and 40 percent or more of the population living at or below the poverty line). The following maps illustrate the areas within the jurisdiction with the greatest percentage of minority populations:

[1] FY11-15 Newton Analysis of Impediments to Fair Housing Choice
http://www.newtonma.gov/civicax/filebank/documents/42372

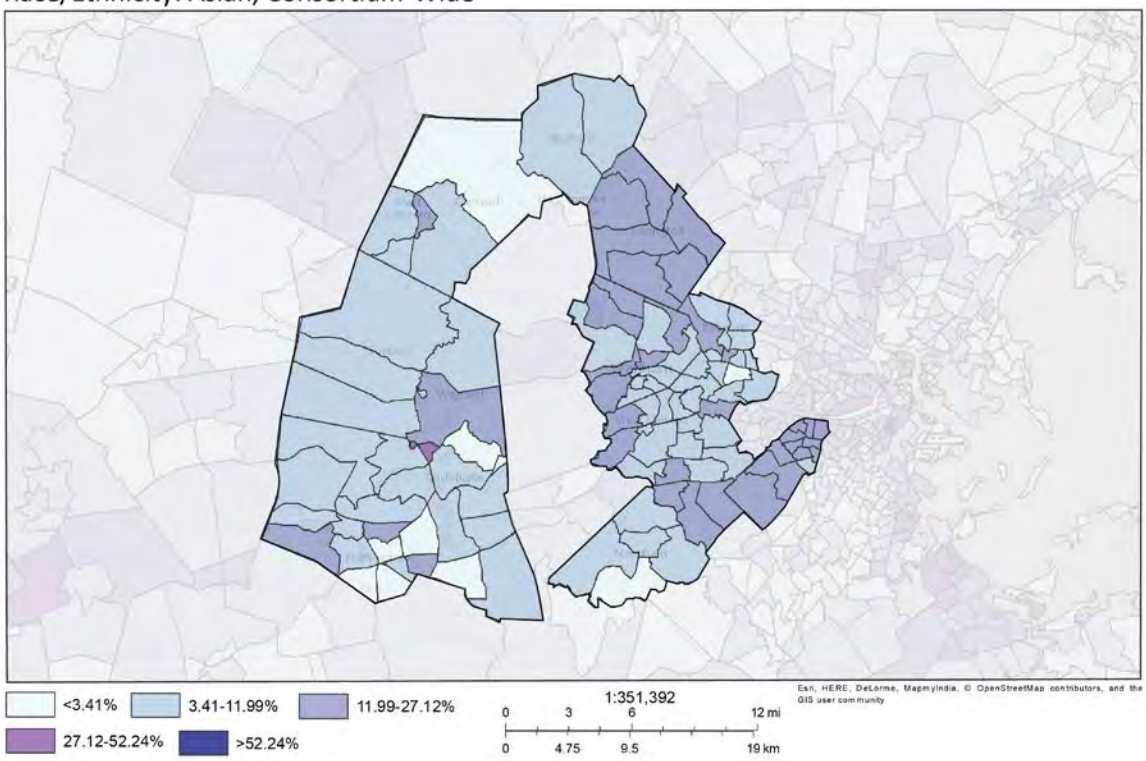
Race/Ethnicity: Black or African-American, Consortium-Wide



Race/Ethnicity: Persons of Hispanic Origin, Consortium-Wide



Race/Ethnicity: Asian, Consortium-Wide



Two Newton census tracts (3741 and 3732) have a disproportionate percentage of non-white households living in poverty compared to non-Hispanic white counterparts. The majority of Asian households living in poverty are within Newton Upper Falls, Oak Hill Park, West Newton, Nonantum, and Newtonville.

NA-35 Public Housing – 91.205(b)

A. Total in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	1,336	2,589	65	2,448	0	18	40

Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

B. Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	158	25	1	19	0	5
# of Elderly Program Participants (>62)	0	0	815	571	23	545	0	0
# of Disabled Families	0	0	305	1,017	31	941	0	2
# of Families requesting accessibility features	0	0	1,336	2,589	65	2,448	0	18
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

C. Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	1,104	2,128	57	2,007	0	13	37
Black/African American	0	0	127	402	7	383	0	5	3
Asian	0	0	100	43	1	42	0	0	0
American Indian/Alaska Native	0	0	3	12	0	12	0	0	0
Pacific Islander	0	0	2	4	0	4	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

D. Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	174	508	5	490	0	3	9
Not Hispanic	0	0	1,162	2,081	60	1,958	0	15	31
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

19. **Section 504 needs assessment: describe the needs of public housing tenants and applicants on the waiting list for accessible units.**

Newton Program	Applicants requesting modified units
State Family 705	4
State Elderly 667	8
Hamilton Grove	8
Federal Elderly	2
Nonantum Village	5
Pelham Street Project-Based	1

The Belmont Housing Authority has three handicap-accessible units. Presently, there is no waiting list for these units; as a result of the lack of demand, these units have been made available in the past to applicants who do not require an accessible unit.

The Brookline Housing Authority reports that there are approximately 50 households on its waiting list for accessible units.

The Lexington Housing Authority is constructing four accessible units, with expected occupancy in 2015. The LHA currently has four applicants on the waiting list for accessible units.

The Sudbury Housing Authority has four wheelchair-accessible units available. One non-public family unit is wheelchair-accessible, and one unit is sensory-impaired accessible. There are no applicants for the unit requiring sensory accommodations.

The Watertown Housing Authority has ten barrier-free units in its inventory, all of which are currently occupied. Ten households are on the waiting list for these units.

20. What is the number and type of families on the waiting lists for public housing and Section 8 tenant based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of Public Housing and Housing Choice voucher holders?

Newton Program	Number on list
State Family 705	926
State Elderly 667	238
Hamilton Grove	39
MRVP	2
Federal Elderly	39
Nonantum Village	91
Section 8 Voucher	157554*
Section 8 YMCA	8
Section 8 Victim of Domestic Violence	54
Pelham Street Project-Based	74

* MA Centralized Waiting List

There is a clear need for more affordable housing for low-income families, seniors and people with disabilities in the community. The data above also shows the ongoing need for safe and affordable housing for victims of domestic violence.

Many of the Consortium communities' Public Housing Authorities take part in the State of Massachusetts Centralized Waiting list, which currently has over 159,000 applicants.

In Bedford, there are approximately 80 families on the waiting list. In Brookline, there are approximately 1,500 residents on the waiting list for senior housing; 1,300 for family housing, and thousands more for Section 8 voucher assistance.

In Concord, there are 67 families on the waiting list for Federal Family units, 64 families on the waiting list for State Family units, and 111 families waiting for a State Elderly unit.

In Lexington, there are 108 families on the waiting list for State units, and 167 families on the waiting list for Federal units.

In Needham, there were 559 applicants on the waiting list for family units in 2013.

In Sudbury, there are 191 families on the waiting list for two- and three-bedroom units at the Longfellow Glen development.

In addition to participation in the Centralized Waiting List, Watertown operates its Ready Renter Program, which currently has 213 households on the waiting list.

21. How do these needs compare to the housing needs of the population at large?

The needs identified above are consistent with the housing needs for the population at large. The region will experience a substantial demand for new housing units, according to the Metropolitan Area Planning Council's Population and Housing Demand Projections for Metro Boston. According to the projection, the number of older adults will increase by as much as 51% over the next twenty years, but will need fewer homes, especially single family houses. These existing single-family houses will largely be filled by younger families, while the demand for multifamily rental and ownership opportunities will increase for the older adults who want to downsize and the under-40 households that prefer apartments and condominiums in urban settings close to employment, transportation and amenities. Accessible housing is also a growing need as the population ages. Accessible housing needs include adapting existing housing to enable older adults to age in place, or to create new, accessible housing units.

NA-40 Homeless Needs Assessment – 91.205(c)

22. Introduction:

The City of Newton, in collaboration with the Town of Brookline, facilitates the Point-in-Time Count (PIT) and Housing Inventory Count (HIC) on an annual basis. This 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. There were a total of 290 sheltered households, consisting of 712 persons, within the Continuum of Care on the night of the 2014 PIT Count. 616 persons were counted in Emergency Shelters, and 96 were counted in Transitional Housing. As part of the households identified in the PIT survey, the Massachusetts Department of Housing and Community Development (DHCD) is also housing 513 persons in overflow beds in motels located in the City of Waltham. These households are included within the assessment data below.

	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year*	Estimate the # becoming homeless each year*	Estimate the # exiting homelessness each year*	Estimate the # of days persons experience homelessness*
Population	Unsheltered (2013)	Sheltered (2014)				
Persons in Households with Adults and Children	0	651	141	112	33	365+
Persons in Households with Only Children	0	0	N/A	N/A	N/A	N/A
Persons in Households with Only Adults	25	61	497	242	140	90 days/year per person
Chronically Homeless Individuals	20 (subpopulation)	27	205	200	50	270 days/year per person
Chronically Homeless Families	0	6 (subpopulation)	13	13	13	N/A
Veterans	1 (subpopulation)	0	35	33	20	135 days/ year per person
Unaccompanied Youth	0	0	37	35	23	135 days/ year per person
Persons with HIV	0	0	8	6	6	135 days/ year per person

Source: 2014 Point in Time Counts for BNWW Continuum of Care; additional data gathered from Pine Street Inn, Middlesex Human Service Agency, and Brookline Community Mental Health Center for FY14.

23. **If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).**

Division staff contacted providers within the Brookline-Newton-Waltham-Watertown Continuum of Care to gather additional information. Responses and data were received from the Pine Street Inn, the Brookline Community Mental Health Center, and two shelters overseen by the Middlesex Human Service Agency (Mary's House Family Shelter and the Bristol Men's and Women's Shelters).

The numbers in the tables represented the total information received from these four providers; however, not every provider contributed data for each column or sub-set of the population, and many of the numbers recorded are approximations or averages over past fiscal years. Estimates of the number of days that persons experience homelessness proved to be especially difficult to determine, as a result of how providers collected specific data. Some providers estimated the average number of nights that an individual or single household experienced homelessness; while other providers recorded 365 to represent that a person could experience homelessness any day of the year for any duration of time.

Based on the data and anecdotal information collected, many more adult-only households (those without children) experienced homelessness than those families with children. Approximately 141 family households with children were recorded as homeless over FY14 by providers. Adult-only households also become homeless more rapidly than family households each year, and also exit homelessness with more frequency. However, it must be considered that a smaller number of families are homeless each year than adult-only households, so it is not unusual that a smaller number would exit homelessness annually.

While there is not an exact breakdown of persons in special populations, like veterans or unaccompanied youth, they tend to represent a much smaller population of the overall numbers of homeless families and adults. It is possible that the provided numbers are duplicated, as well, since an individual may be both a veteran and chronically homeless, for example.

Generally, however, persons in all population categories exit homelessness at a much slower rate than become homelessness each year, which supports the homelessness priority needs identified, including homelessness prevention.

A. Nature and Extent of Homelessness:

	Sheltered (2014)
Race:	
White	415
Black or African American	219
Asian	34
American Indian or Alaska Native	1
Pacific Islander	0
Multiple Races	43
Ethnicity:	
Hispanic	219
Not Hispanic	493

Source: 2014 Point-in-Time Count for BNWW Continuum of Care

24. Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Based on the information gathered from the four CoC providers noted above, approximately 141 households with adults and children enter homelessness each year, and thus would require housing assistance. Approximately 35 veterans enter homelessness each year, though it is not clear from data provided which number of these veterans are also a part of households with children.

25. Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Out of the 712 persons tallied during the Continuum's Point-in-Time count during January 2014, 58% of sheltered persons identified as white. Approximately 31% identified as Black or African-American, while Asian comprised 4.8% and American Indian or Alaska Native represented 0.01%. No persons identified as Pacific Islander were counted. Approximately 6% of persons counted identified with multiple races.

In terms of ethnicity, 31% of the 712 persons described above identified as Hispanic, while the remaining population (approximately 69%, or 493 persons) were categorized as not Hispanic.

The unsheltered count did not take place in January of 2014.

26. Describe the nature and extent of unsheltered and sheltered homelessness.

Based on the data collected during the 2014 Point-in-Time count, 712 people were housed in a combination of emergency and transitional options. Females made up approximately 59% of those counted, while males accounted for 41%. One transgender person was among those counted. Out of those homeless persons, more than 52% were under the age of 18. Approximately 36% of persons counted were over age 24.

The top reasons for cited for homelessness in FY13 and FY14 are detailed below. The reasons include were lack of affordable housing, followed by domestic violence; economic/financial loss; alcohol/substance abuse; and emotional/physical abuse.

Cited Cause	FY11	FY12	FY13	FY14
Lack of Affordable Housing	26%	34%	41%	41%
Domestic Violence	29%	27%	37%	36%
Economic/Financial Loss	36%	43%	30%	29%
Alcohol/substance abuse	13%	16%	26%	25%
Emotional/physical abuse	15%	15%	26%	25%

Source: 2011-2014 Point in Time Count

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

27. Introduction:

Information regarding the non-homeless special needs of the community was gathered primarily through the needs assessment sessions held by Planning and Development staff throughout the spring and summer of 2014. As previously mentioned, outreach sessions focused on specific topic areas and populations, many of which may fall under the non-homeless special needs category. The identified needs ranged from housing to human services to public facilities improvements. Specific populations that were considered include:

- Elderly (defined as 62 and older)
- Frail elderly (defined as an elderly person who requires assistance with three or more activities of daily living, such as bathing, walking, and performing light housework)
- Persons with mental, physical, and/or developmental disabilities
- Persons with alcohol or other drug addiction
- Persons with HIV/AIDS and their families
- Victims of domestic violence, dating violence, sexual assault, and stalking

28. Describe the characteristics of special needs populations in your community:

	Total	With a disability	% of Age Category
Total Population	84,646	5,988	7.07%
Population under 5 years	4,905	0	0.00%
Population 5 to 17 years	13,726	379	2.76%
Population 18 to 64 years	53,300	1,903	3.57%
Population 65 years and over	12,715	3,706	29.15%

Persons with Disabilities by Age in the City of Newton

Data Source: 2008-2012 ACS 5-year Estimates

Household Income	Count	Percentage of Older Adults
$24,999 or less	2,265	28%
$25,000 to $29,999	304	4%
$30,000 to $34,999	350	4%
$35,000 to $39,999	271	3%
$40,000 to $49,999	384	5%
$50,000 to $59,999	442	5%
$60,000 to $74,999	569	7%
$75,000 to $99,999	824	10%
$100,000 to $199,999	1,693	21%
$200,000 or more	1,083	13%
Total >>>	**8,185**	**100%**

Income Distribution of Older Adults in the City of Newton

Data Source: 2008-2012 ACS 5-year Estimates

The Department of Housing and Urban Development assumes that persons with these special needs are likely to have low- and moderate-income. Thus, programs that serve these individuals and families are eligible for direct CDBG funding.

According to the 2008-2012 ACS 5-year Estimates, those residents with a disability spanned all possible age groups. The categories of disabilities include: hearing difficulty; vision difficulty; cognitive difficulty; ambulatory difficulty; self-care difficulty; and independent living difficulty. These persons can require varying level of care, and thus have a wide range of needs for different services provided by the City and surrounding communities.

The largest proportion of persons with a disability can be found in the population of Newton residents aged 65 years and over. While approximately 7.1% of Newton's population has a disability, over 29% of elderly persons were classified as having some type of disability. Additionally, 28% of the City's older adult population earned less than $24,999 annually, and thus may be less able to remain in their homes. As the community's population continues to age, services, programs, and housing for this population will become increasingly important to encourage healthy aging in place and prevent homelessness.

Specific data is not available for the number of persons with alcohol or drug addiction or the numbers of persons who are survivors of domestic violence within the community. However, data is available from those organizations located in Newton and surrounding communities that provide shelter and other supportive services to these individuals. In fiscal year 2014, five participating organizations served 547 individuals. Of those persons served by programs for Homelessness Prevention, Rapid Re-Housing, and Emergency Shelters, the breakdown is as follows:

Subpopulation	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters	Total
Veterans	2	0	24	26
Victims of Domestic Violence	12	1	129	142
Elderly	5	0	29	34
HIV/AIDS	0	0	9	9
Chronically Homeless	0	1	219	220
Persons with Disabilities:				
Severely Mentally Ill	22	2	156	180
Chronic Substance Abuse	1	0	193	194
Other Disability	27	2	44	73
TOTAL (likely duplicated) >>>	69	6	803	878

Special Populations Served – Complete for All ESG Activities

Data Source: FY14 City of Newton and WestMetro HOME Consortium Consolidated Annual Performance and Evaluation Report

29. What are the housing and supportive service needs of these populations and how are these needs determined?

The needs for housing and supportive services have been determined in part from the needs assessment sessions held by Planning and Development Staff in the spring and summer of 2014. Wide ranges of needs were identified, though unfortunately the City is unable to provide financial resources to address all of these needs collected from the public participation. In the fall of 2014, staff held a public meeting to prioritize the most important needs. The needs categorized as high priority will be discussed in detail in the Strategic Plan chapter.

Out of our sessions targeting Affordable Housing, Older Adults, Persons with Disabilities, and Human Services, the following list of common needs were identified:

- Home-based support
- Elder care services
- Translation services
- Case management and financial planning assistance
- Mental health services
- Homelessness prevention
- Healthy aging in place for older adults:
    - Physical exercise and health support
    - Volunteer opportunities
    - Intergenerational activities

- Resident managers for independent living facilities
- Affordable housing and accessible residences for the whole spectrum of physical and developmental disabilities and a range of ages
- Sidewalk improvements
- Intersection improvements
- Accessible entrances to public facilities, like area libraries
- Transportation to after-school programs
- Education about/access to healthful food options
- Suicide prevention services
- Day care assistance
- Job and vocational training
- Housing for very low-income (0-30% AMI) and low-income (up to 50% AMI) households
- More affordable rental supply
- Accessory apartments
- Housing for seniors looking to downsize
- Additional financial tools and incentives

30. Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The City of Newton is not a HOPWA grantee. Very little data is available for persons with HIV/AIDS and their families in the City and the WestMetro Consortium. However, the City and its surrounding communities can continue to provide public services funded by CDBG and Emergency Solutions Grants from which these individuals may benefit.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

31. Introduction

Throughout the spring of 2014, the City of Newton undertook an extensive needs assessment process with the community. The purpose of this process was to evaluate the needs of Newton's low- and moderate-income residents and determine how to allocate federal funding most effectively. Main topics of discussion for the needs assessment meetings included: persons with disabilities, housing rehabilitation, economic development, human services, fair housing, older adults, homelessness, target neighborhoods, and affordable housing. Cross-cutting priorities for all populations were identified and included: policy/process reform, education, coordination to provide resources, facilitation of economic opportunities, early intervention for homelessness prevention, improvements to pedestrian safety, and transportation.

Staff has also recognized that the needs for physical improvements in specific geographic areas have changed over time. Previously, Newton has identified four "target neighborhoods" in which to allocate CDBG funding for neighborhood improvements: Newton Corner, Nonantum, Newtonville, and West Newton. This designation was based primarily upon the geographic boundaries of the eligible census block groups that met or surpassed the required LMI threshold as determined by past HUD LMISD numbers. For this FY16-20 Consolidated Plan, an additional target neighborhood and advisory committee will be added for the newly-eligible Upper Falls. The funding cycle will be revised accordingly to reflect the added neighborhood, and for this Plan, each target neighborhood will receive funding once over the five-year duration.

For more information on the new process for infrastructure improvements, please refer to Newton's Citizen Participation Plan, as well as the Strategic Plan chapter.

32. Describe the jurisdiction's need for public facilities:

The City's needs for public facilities can be broken down in the topic areas for which individual meetings were held. The meetings for these topic areas provided a range of priorities in different categories. For persons with disabilities, public facilities needs included affordable and accessible transportation and access to public buildings, like the library and the Newton Housing Authority.

During the meetings for the four target neighborhoods, there was agreement that public facilities needs included improvements to aging playground equipment at three public elementary schools. However, these needs will be addressed through a City-funded process and not using federal dollars.

33. How were these needs determined?

These needs were determined through public meetings and focus groups targeting specific issues, like homelessness or housing rehabilitation, and populations, like older adults, youths, and veterans. These meetings offered the opportunity for community members to provide their feedback. Division staff also reached out to the resident advisory committees to gather recommendations and suggestions for needs. Additionally, an 18-question survey was made available online and paper copies were provided at public meetings throughout the spring and summer.

34. Describe the jurisdiction's need for public improvements:

The target neighborhood meetings resulted in an identification of a need for improvements around public transit stops, as well as safety improvements at select intersections. Public improvement needs for persons with disabilities and older adults included sidewalk and intersection improvements throughout the City.

Additionally, there are public improvements needs that were identified in the FY11-15 Consolidated Plan, but were not met during this time. These needs were not confined to one geographic area, but rather spanned across the City's existing Target Neighborhoods. The list of unmet needs includes Big Belly trash receptacles, traffic calming, audible pedestrian signals, new bus shelter, bike racks and lanes, appropriately-scaled residential lighting, curb cuts, and larger, more reflective street signs.

35. How were these needs determined?

Please see question 34 above.

36. Describe the jurisdiction's need for human services/public services:

Many of the topic meetings identified a strong need for public services throughout the City. The meetings focusing on persons with disabilities identified an interest in more services for persons with auditory, visual, emotional, and medical needs, as well as caregiving services and recreational opportunities.

A high demand for public services for older adults was recognized, and participants were interested in the provision of elder care, translation services, financial planning assistance and education, mental health guidance, and intergenerational activities.

Specific needs for the City's children and youth were also identified. These needs included, but were not limited to, transportation to after-school programs, day care financial assistance, access to and education about healthful food, and suicide prevention services.

Housing rehabilitation meetings demonstrated less of a need for public services, but did note a concern for more comprehensive assessments of needs for rehabilitation clients prior to construction. The public service needs expressed by attendees at affordable housing and fair housing-focused meetings emphasized education for landlords, residents, CDBG providers, and the larger community about housing discrimination, as well as greater access to financial literacy and incentive programs.

Meetings focused on homelessness and homelessness prevention also established a number of community needs for public services. These included, among others, housing authority programs with preferences for veterans, and support for adult children with mental illness or developmental disabilities who have lost their primary caregiver.

Across the board, there was also a need for affordable day care for young children, aging parents and persons with disabilities so that caregivers can work outside the home.

37. How were these needs determined?

Please see question 34 above.

Market Analysis

MARKET ANALYSIS

MA-05 Overview

1. Housing Market Analysis Overview:

Based on the figures provided from 2007-2011 Census data, the most prevalent type of housing in the Consortium is a one-unit detached structure, which represents 50% of all residential properties. The next most prevalent type of housing is the two – four unit structure, representing 21% of the housing stock in the Consortium. The remaining 13% of the existing stock is large multi-family structures containing 20 or more units, followed by 11% smaller multi-family structures containing 5 – 19 units and 6% one-unit, attached structures.

A majority of all housing units in the Consortium are owner-occupied (65%). Most owner-occupied units (79%) contain three bedrooms or more. The Consortium has a much smaller percentage of two bedroom units (17%) and one-bedroom units (4%). Rental units comprise 35% of the Consortium's housing stock. A majority of the rental housing stock is two-bedroom units (38% of the total) and one-bedroom units (34% of the total). Three or more bedroom units make up 23% of the total. Studio units make up the remaining 6% of the Consortium's rental housing stock.

Newton Specific Overview:
Sixty-four percent of Newton's housing stock is single-family, detached structures, which is 15% greater than the Consortium as whole.[1] Multi-family structures follow at 18% and two-family structures at 11%, respectively.

Newton is home to 85,000 residents, an increase of 1.2 percent from 2000. In 2010, working-age adults between 20 and 65 made up 58 percent of the population and seniors over 65 made up 12 percent School-age children, between 5 and 19, made up 13 percent of the population. Between 2005 and 2012, school enrollment increased by 770, or 6.9 percent.

The Metropolitan Area Planning Council (MAPC), the regional planning agency for Metro Boston, has prepared population and housing demand projections for 164 cities and towns in Metropolitan Boston, including Newton. These projections include two scenarios: a Status Quo scenario based on continuation of recent trends in migration, housing occupancy, and location preference; and a Stronger Region scenario that assumes increased attraction and retention of young workers and slightly increased preference for urban settings and multi-family housing.

The Status Quo scenario found that continuation of current levels of in-migration and housing production would lead to a declining workforce and economic stagnation over the coming decades. In contrast, the increased migration rates of the Stronger Region scenario could fuel

[1] City of Newton Fiscal Year 2014 Classification Hearing

job growth of 7% between 2010 and 2040. As a result, MAPC recommends use of the Stronger Region scenario as the basis for housing planning.

In Newton, the aging of the Baby Boomers will cause the senior population to increase by 8,000 people, or 80 percent, through 2030, as seen in Figure 1. The total population is projected to increase by 5,000, or 5.9 percent, over the same period.

MAPC made the following key findings about Newton's housing market demand:

- In Newton, total households decreased by 0 percent, between 2000 and 2010.
- The average household size decreased from 2.51 in 2000 to 2.5 in 2010, and is projected to be 2.39 by 2030;
- Family households with children make up 32% of Newton households;
- Single-person households and elderly single-person households make up 26% and 12% of Newton households, respectively;
- Total households in Newton are projected to increase by 3,000 through 2030, an increase of 9.7 percent from 2010;
- Householders between 30 and 60 are projected to decrease by 2,000, or 12 percent;
- As the Baby Boomer generation ages, the number of householders over 60 will increase by 4,000, from 39 percent to 47 percent of the total households in Newton;
- Net housing unit demand will be 1,600 through 2020, or 160 units annually;
- Net housing unit demand for householders currently between the ages of 15 and 35 will be 4200, or 420 annually; and
- Over the next ten years, householders currently older than 55 will need 4,300 fewer units than they do today, putting 330 single family houses back onto the market on average each year.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

2. Introduction:

The following section of the Consolidated Plan describes the number, type, tenure and size of housing available in the Consortium.

A. All residential properties by number of units

Property Type	Number	%
1-unit detached structure	98,039	50%
1-unit, attached structure	10,864	6%
2-4 units	40,367	21%
5-19 units	21,042	11%
20 or more units	26,147	13%
Mobile Home, boat, RV, van, etc	132	0%
Total	***196,591***	***100%***

Residential Properties by Unit Number

Data Source: 2007-2011 ACS

B. Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	539	0%	3,707	6%
1 bedroom	4,978	4%	22,002	34%
2 bedrooms	20,280	17%	24,683	38%
3 or more bedrooms	94,605	79%	14,890	23%
Total	***120,402***	***100%***	***65,282***	***101%****

Unit Size by Tenure (* indicates rounding error)

Data Source: 2007-2011 ACS

3. Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

There are numerous federal, state and local programs throughout the Consortium. A majority of these programs provide affordable housing to households earning no more than 80% of Area Median Income, although some programs can provide affordable housing to higher income households, such as the locally-enacted Community Preservation Act (less than 100% of area median income), and local zoning ordinances (up to 120% of area median income).

The Consortium has approximately 1,416 public housing units, as well as 65 project-based voucher units. These units serve family, elderly and individual households earning below 50% and 30% of Area Median Income. These units are funded through state and federal public housing programs.

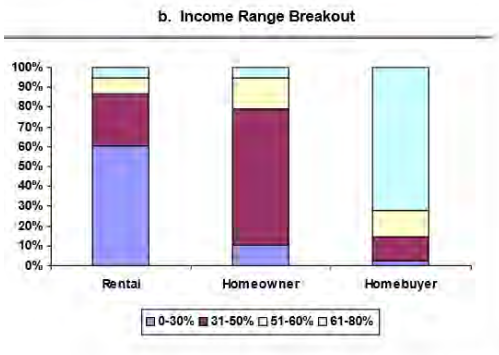
Newton Specific:
In FY14, the Brookline-Newton-Waltham-Watertown Continuum of Care contained 905 year-round beds that serve both chronically homeless and homeless households earning below 30% of AMI. This figure includes 104 emergency shelter beds and 513 Massachusetts emergency shelter overflow beds, 124 transitional housing beds, and 164 permanent supportive housing beds, of which 155 are specifically designated to serve chronically homeless individuals.

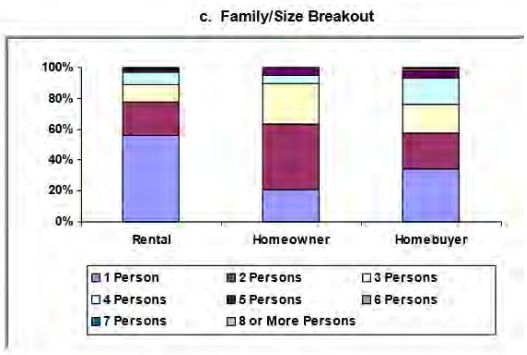
Advocates, Inc., a nonprofit housing and service provider and a member of the Brookline-Newton-Waltham-Watertown Continuum of Care, is currently providing permanent supportive housing to 20 formerly chronically homeless individuals at different sites in Newton. The West Suburban YMCA in Newton Corner provides permanent supportive housing to 28 single men. The Newton Housing Authority provides permanent supportive housing to nine women and their children who are survivors of domestic violence at one site in the city. There are also a total of 22 transitional housing beds for women and their children and 67 beds for women and their children who are survivors of domestic violence in the city.

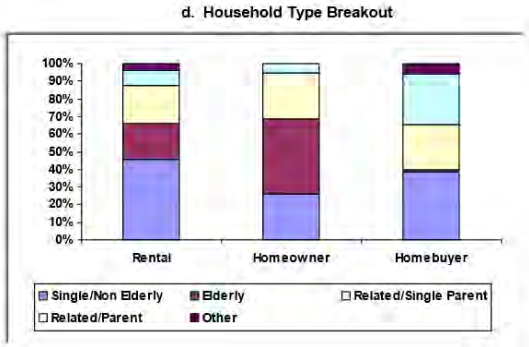
The Consortium has 588 existing HOME-assisted units, a little less than half of which are rental units. A majority of the Consortium's HOME-assisted rental units (86%) are affordable to households earning below 50% of AMI. About half (46%) of the HOME-assisted rental units serve single/non-elderly households, followed by Related/Single Parent households (21.5%) and elderly (20%) households.[2] A majority of HOME-assisted rental units (56%) serve one-person households, followed by two-person (21%) and three-person households (11%), respectively.

The charts below illustrate the income range breakout, family/size break out and household/type breakout for HOME-assisted projects in the Consortium since FY92.

[2] SNAPSHOT of HOME Program Performance as of 6/30/14







Massachusetts General Law Chapter 40B is a state statute that enables the local Zoning Board of Appeals to approve affordable housing developments under flexible rules if at least 20-25% of the units have long-term affordability restrictions. The Subsidized Housing Inventory is used to measure a community's stock of low-or moderate-income housing for the purposes of Chapter 40B. Of the Consortium's 196,530 year-round housing units, 16,306 (or about 8%) qualify under the subsidized housing inventory. Twenty-five percent of the units on the subsidized housing inventory must serve households below 80% of AMI. Units are targeted to families, the elderly and homeless populations.

Newton Specific:

Newton's affordable housing stock is relatively even between income levels, with 36% of its affordable units affordable to extremely-low income households (≤30% of AMI); 33% affordable to moderate-income households (≤80% AMI); 28% to low-income households (between 30% and 50% of AMI) and 3% affordable to households earning between 80-100% AMI.

An overwhelming majority of Newton's affordable units are rental (97%), compared to homeownership (3%), and a majority of those rental units (60%) serve elderly households. Twenty-two percent of rental units serve persons with developmental disabilities or mental illness or who are survivors of domestic violence. The remaining 9% of units are unrestricted.

4. **Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

According to the Massachusetts Community Economic Development Assistance Corporation's Expiring Use Inventory Report, 1,520 units have expiring Section 8 contracts through 2020 and are subject to drop from the Consortium's affordable housing inventory. These projects include:

- (Brookline) The Village at Brookline, a 307-unit affordable housing development built in the 1970's under the federal Section 236 subsidized mortgage program, will pre-pay its loan by the end of 2014. While all current income-eligible tenants are protected, within the next 13 years, 207 of these units will eventually convert to market rate if no other additional protections are put into place. Brookline is working with the property owner to pursue state funds to preserve a 116-unit senior building. The owner has received permission to prepay the mortgage on this property but has agreed to work with Town officials to apply for financing to refurbish and preserve affordability in this portion of the property for at least another 30 years.
- (Brookline) Beacon Park, an 80-unit property built in the 1970's with HUD and MHFA financing, contains 20 units of housing affordable to households earning less than 50% of AMI and 10 households earning less than 80% of AMI. These affordability requirements will remain in effect until 2018, when the developer will be required to maintain at least 16 units available to households earning less than 80% of AMI (expires in 2044).

- (Bedford) Bedford Village, a 96-unit affordable housing development, is set for Expiring Use in 2017; however, the town anticipates that the provision for affordable units will be renewed.

Newton has 411 of the Consortium's total 1,520 units that have Section 8 contracts that will expire on or before 2020. Each of these properties are owned and operated by mission-driven nonprofit agencies, or the Newton Housing Authority, which lessens the likelihood that the affordability restrictions will lapse and the units converted to market rate.

- Beard House, a group home for adults with developmental disabilities built with HUD 811 and CDBG funding and owned by Newton Wellesley Weston Committee for Community Living (NWW).

- Juniper House, a group home for adults with developmental disabilities built with HUD 811, state and CDBG funding, and owned by NWW.

- Coyne Road, a group home for adults with development disabilities built with HUD 811, state and CDBG funding, and owned by NWW.

- Coleman House, a 144-unit affordable housing development for the elderly, which is owned and operated by Jewish Community Housing for the Elderly

- Golda Meir House, a 199-unit affordable housing development for the elderly built with HUD Section 202 and Capital Advance funds. The property is owned and operated by Jewish Community Housing for the Elderly. The owner is currently in negotiations with HUD to refinance to carry out capital improvements and extend the project's affordability. In FY15, the City allocated $565,567.50 in CDBG funds for critical rehabilitation work in the development. As a condition of this funding, the property owner agreed to maintain affordability in perpetuity.

- Nonantum Village Place, a 34-unit development built in 2005 for very low income seniors and one resident property manager, owned by CASCAP Realty, Inc. The project was funded with HUD 202 Capital Advance, state and CDBG funding. Although the Section 8 Contract is set to expire, the affordability term runs for 80 years, per a declaration of affordable housing covenants.

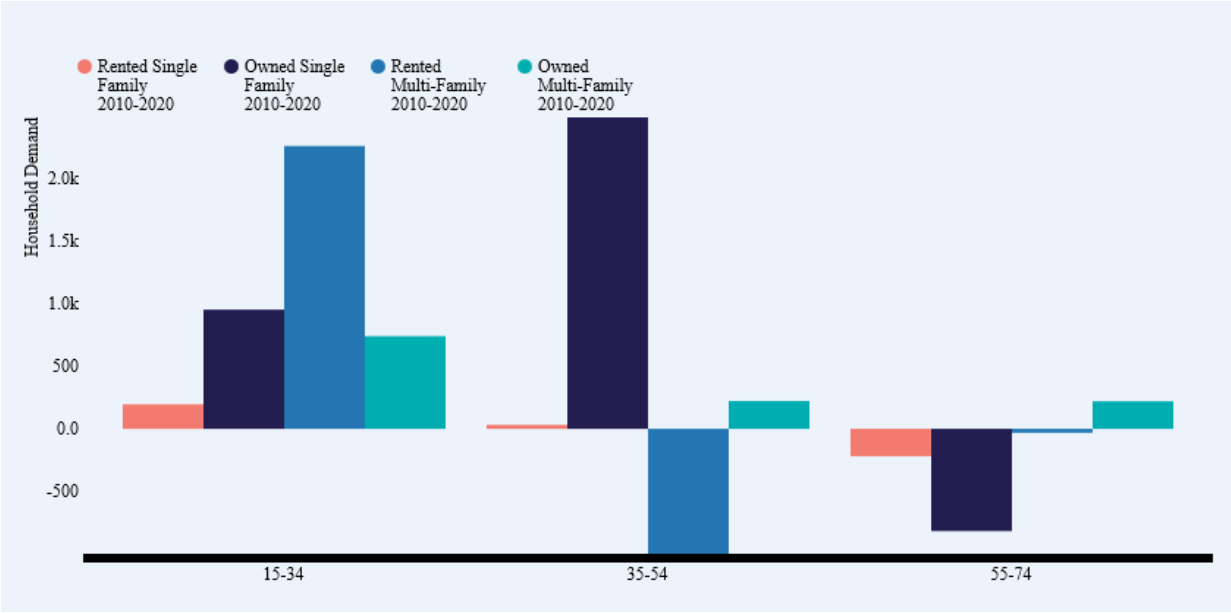
- Weeks House, a development with 67 mixed-income apartments for senior citizens and eight units for low-income families. Weeks House was financed through MassHousing and the Historic Rehabilitation Tax Credit Program. The property is owned and operated by Newton Community Development Foundation.

5. Does the availability of housing units meet the needs of the population?

The Consortium does not have enough existing housing affordable to low- and moderate-income households. Approximately 8% of the Consortium's 109,000 housing units qualify on the Subsidized Housing Inventory.

6. Describe the need for specific types of housing:

Newton Specific:
According to MAPC, the decline in demand for single-family homes among householders over 55 in Metropolitan Boston will accommodate 89 percent of demand for such units from younger households between 2010 and 2020, and an even greater share in the decade thereafter. The shifting preferences among younger households towards multi-family units means that only 45 percent of new multi-family demand will be met through existing units freed up by householders over 55. After accounting for the units available by departing seniors and the units needed to maintain a healthy vacancy rate, MAPC projects a net demand for 410 single family and 1,200 multi-family units for the City of Newton, alone.



MAPC's projections in many ways correspond with the housing needs identified by residents in the City of Newton's Needs Assessment meetings and completed surveys. Participants specifically sought the following housing types:

- Rental housing for low-income (up to 50% AMI) and very-low-income (up to 30%) households for people with disabilities, families and older adults;
- Accessory apartments and smaller units;
- Housing for seniors looking to downsize, including one-level living;
- Accessible and visitable rental housing;
- Affordable housing with attached supportive services for persons with intellectual/development disabilities and homeless individuals and families ;
- For seniors, rental housing, age-restricted housing, and rental subsidies.[3]

The Consortium communities also identified the need for independent living and supportive housing for seniors, rental and ownership housing to accommodate families, accessible and visitable housing for an increasing aging population and public housing. Concord identified the need to preserve existing smaller housing stock and create more compact development. Brookline identified the need for homeownership opportunities for households earning between 80 – 120% of AMI.

[3] Over 62 Survey results (charts)

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

7. Introduction:

This section of the Consolidated Plan examines the cost of housing in the Consortium. Specific areas of consideration are the availability of housing at all income levels, the affordability of housing, and how existing market rental rates compare to the Fair Market Rent and the HOME Investment Partnership's Program rent limits.

A. Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	$416,660	$696,500	40%
Median Contract Rent	$1,000	$1,443	30.69%

Cost of Housing

Data Source: 2000 Census (Base Year), 2009-2013 ACS 5-year Estimates (Most Recent Year)

Rent Paid	Number	%
Less than $500	10,229	15.7%
$500-999	11,909	18.2%
$1,000-1,499	21,421	32.8%
$1,500-1,999	14,117	21.6%
$2,000 or more	7,606	11.7%
TOTAL >>>>	**65,282**	**100.0%**

Rent Paid

Data Source: 2007-2011 ACS

Rent Paid	Number	%
Less than $500	7,431	11%
$500 - $999	8,562	13%
$1000 - $1499	18,669	29%
$1500+	30,571	47%
TOTAL >>>	**65,233**	**100%**

Rent Paid

Data Source: 2008-2012 ACS 5-year Estimates

B. Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	6,710	No Data
50% HAMFI	11,270	604
80% HAMFI	20,968	1,478
100% HAMFI	No Data	4,035
TOTAL>>>>	**38,948**	**6,117**

Housing Affordability

Data Source: 2007-2011 CHAS

C. Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	$1,035	$1,156	$1,444	$1,798	$1,955
High HOME Rent	1,035	1,156	1,408	1,619	1,786
Low HOME Rent	856	917	1,101	1,271	1,418

Monthly Rent

Data Source: FY15 HUD FMR and HOME Rents

8. Is there sufficient housing for households at all income levels?

Housing units that are affordable to low-income households are not necessarily occupied by this population. This mismatch between households' incomes and the units they occupy can exacerbate affordability problems. To measure the extent to which affordability is a supply problem versus a distribution problem, MAPC calculated the Consortium's affordability gap. MAPC measured the affordability gap for each Consortium community by taking the difference between the number of households at a given income level and the number of units affordable to households at that income level. A positive gap indicates a shortage of units at a given income level, even if households and units were perfectly matched by incomes and costs.

The Consortium has a considerable affordability gap for households earning below 50% of AMI, with a shortage of 16,800 units affordable to households earning less than 50% AMI. The Consortium has an existing supply of 2,385 units affordable for housing 50 to 80% of AMI and a supply of 14,550 units affordable to households earning above 80% of AMI. Some communities had variations within these figures, as identified in the table below. For example, Newton, Brookline, Bedford, Needham, and others faced a shortage of units affordable to households earning between 50 and 80% of AMI, while Framingham had a 1,400-unit surplus available for this household income range.

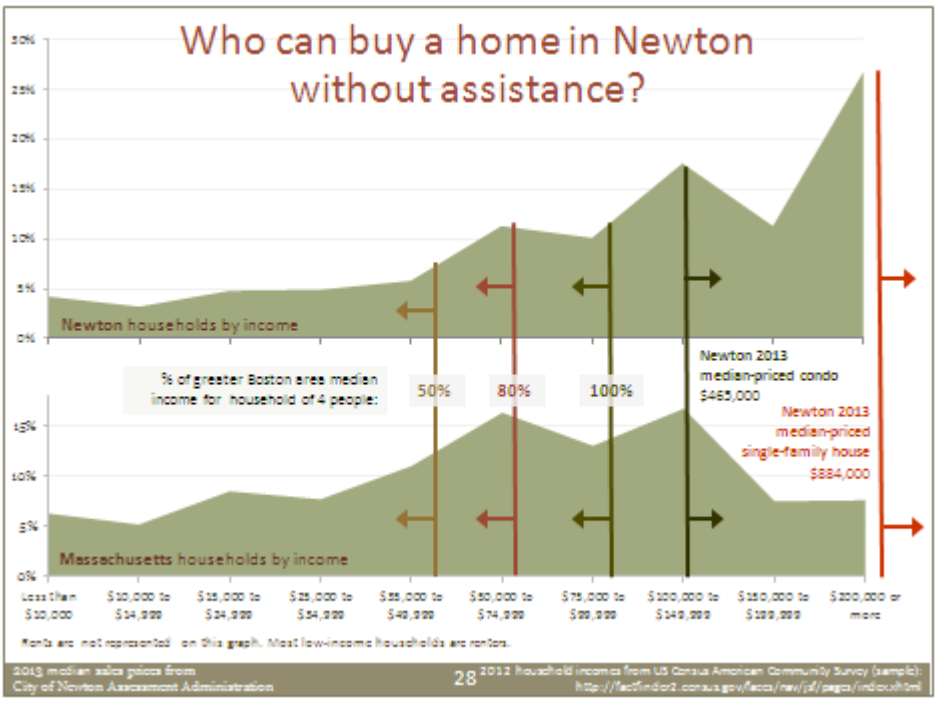
	shortage (or surplus) of units		
Affordability Gap for:	50% AMI or below	50-80% AMI	80% AMI or above
Bedford	310	340	(640)
Belmont	880	15	(900)
Brookline	2,900	500	(3,400)
Concord	460	30	(480)
Framingham	2,600	(1,400)	(1,200)
Natick	1,400	(350)	(1,100)
Needham	640	180	(820)
Newton	2,800	380	(3,200)
Sudbury	160	110	(280)
Waltham	3,200	(1,700)	(1,600)
Watertown	1,200	(690)	(480)
Wayland	250	200	(460)
TOTAL	**16,800**	**(2,385)**	**(14,560)**
Source: MAPC			
www.housing.ma			

The need for more affordable housing for low- and moderate-income households was a consistent theme at the City of Newton's Needs Assessment events. Many attendees also identified the need for housing affordable to middle-income households, or households that earn above 80% of AMI. Current market data supports this observation. The median single-family home price in Newton was $941,000 in 2013. However, a household of four earning area median income ($94,100) can afford to purchase a home with a price of $343,650.[4]

Additionally, 55% of Newton households earning between 80-100% of AMI are cost burdened.[5]

[4] Assumes the household is paying no more than 30% of its gross income on principle, prevailing interest rate, taxes and insurance and a 5% down payment

[5] MAPC; http://www.housing.ma/newton/profile



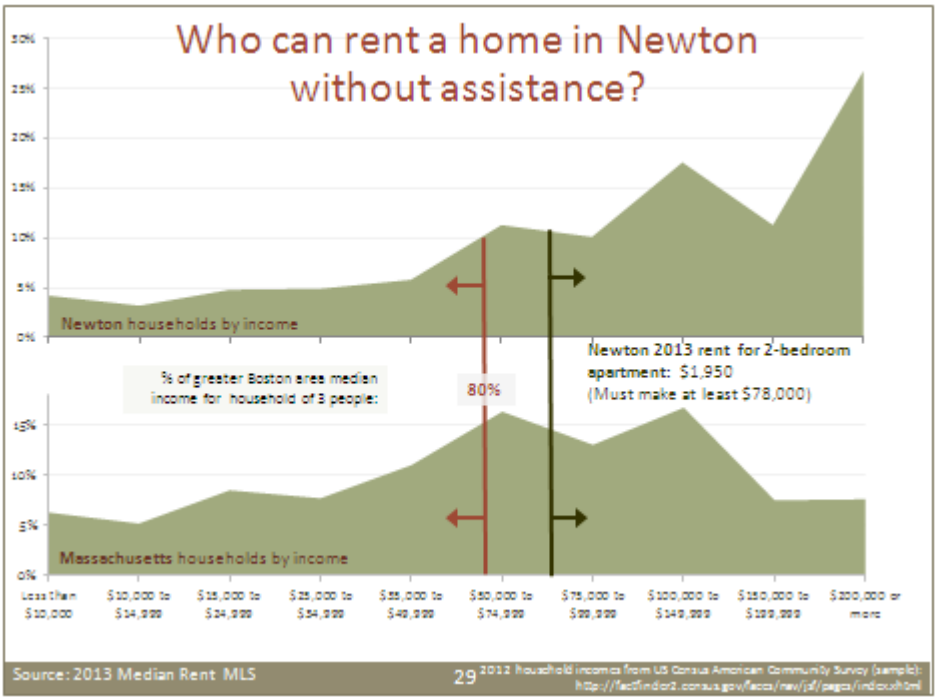
9. **How is affordability of housing likely to change considering changes to home values and/or rents?**

Housing affordability is likely to decline sharply given the strong rebound of the greater Boston and Metrowest regional housing market. Strong housing demand coupled with lagging affordable housing production and cuts to necessary federal housing programs in the recent past creates an affordable housing shortage for the entire region. This trend will likely continue without government resources.

10. **How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

Maximum HOME rents and the Fair Market Rent established by HUD are well below Area Median Rent.

The cost to produce and preserve affordable rental housing within the Consortium is higher than the state and national averages. The Consortium's average total development cost for HOME-assisted rental housing is $235,082, compared to $198,197 in the state and $117,936 across all Participating Jurisdictions nationally. The cost drivers include high land acquisition costs, significant infrastructure costs, proposed amenities, high labor and materials cost, cost of regulatory compliance, and lengthy and costly zoning and permitting processes.



11. Additional discussion:

The large gap between market rents and the Fair Market Rent requires substantial public subsidy to offset the loss that otherwise results in an economically infeasible or unsustainable affordable housing development. Together with the high cost of development and recent federal budget cuts to the HOME Investment Partnerships Program and the Community Development Block Grant Program, the Consortium must find ways to leverage these constrained resources to help stretch these public dollars further. The Consortium must often rely on strategies that combine other available regulatory and financial tools, such as Chapter 40B, inclusionary housing bylaws and financial subsidies provided through state and local programs to help meet this gap. The economic reality in the Consortium necessitates that we also critically evaluate the cost drivers within our control and not driven by market forces, and determine policy- and process-based solutions.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

12. Introduction

The City of Newton has two agencies which oversee the inspection of housing in the City: the Department of Public Health (DPH) and the Inspectional Service Department (ISD). DPH uses the Massachusetts Department of Public Health Minimum Standards of Fitness and Human Habitation or State Sanitary Code, Chapter 11, as the basis for determining "substandard condition". DPH becomes involved through direct complaint calls or from referrals of other departments. These complaints may include a lead determination for cases where there is a child under six. ISD through the Zoning Enforcement Official has more direct oversight of housing standards as the entity responsible for enforcing the state building code. ISD does not use the term "substandard" but generally defines "unsafe" properties as those which lack the following:

- two means of egress
- minimum room size
- inadequate ceiling height

The City task force committee (ISD, Fire, Police, and Health and Human Services) is also a venue for addressing substandard dwellings. Based on inspection reports, the Zoning Enforcement Official estimates one out of three two- and three-family homes in Newton has an illegal apartment meaning they are not meeting the above mentioned criteria for "safe" homes. If a homeowner is a low- to moderate-income household (as defined by HUD), and in "good standing with the City", they may be eligible for assistance in correcting those code violations through the Housing Rehabilitation Loan Program.

In addition to compliance with the State Building Code, Newton's Community Development Block Grant (CDBG) Housing Rehabilitation Program also uses the HUD definition of "substandard housing" as defined in 24CFR, 5.4235 Federal Preference: Substandard housing. Both the State and Federal HUD standards are considered in the inspection report and determination of eligible Housing Rehabilitation Loan repairs. On average, repairs through the Rehabilitation Program do not exceed 25% of the assessed value of the home. The Program does not cover projects that require "substantial rehabilitation" or cases where the repairs would exceed 75% of the assessed value. In Newton, with over 60% of the housing stock being single-family homes, only a small portion of the homes are renter- occupied and therefore there are fewer statistics on the condition of renter-occupied units.

A. Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	38,269	32%	27,032	41%
With two selected Conditions	325	0%	1,436	2%
With three selected Conditions	28	0%	261	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	81,780	68%	36,553	56%
Total	***120,402***	***100%***	***65,282***	***99%***

Condition of Units

Data Source: 2007-2011 ACS

B. Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	6,359	5%	3,967	6%
1980-1999	13,737	11%	8,021	12%
1950-1979	45,376	38%	23,288	36%
Before 1950	54,930	46%	30,006	46%
Total	***120,402***	***100%***	***65,282***	***100%***

Year Unit Built

Data Source: 2007-2011 CHAS

C. Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	100,306	83%	53,294	82%
Housing Units build before 1980 with children present	3,893	3%	1,785	3%

Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

D. Assessors' Data, City of Newton

	Count	Before 1980	Before 1980 - % of Total	1980 or Later	1980 or Later - % of Total
Single Family	16,961	15,808	93.20%	1,153	6.80%
Two Family	2,846	2,746	96.49%	100	3.51%
Three Family	288	282	97.92%	6	2.08%
Condominium	4,705	2,950	62.70%	1,755	37.30%
Multiple Buildings	45	40	88.89%	5	11.11%
Apartments	133	120	90.23%	13	9.77%
Congregate Housing	10	4	40.00%	6	60.00%
Nursing Home	7	6	85.71%	1	14.29%
Tax Exempt	25	19	76.00%	6	24.00%
Mixed Use	251	246	98.01%	5	1.99%
TOTAL >>>	25,271	22,221	87.93%	3,050	12.07%

Age of Construction by Parcel – City of Newton

Data Source: City of Newton Assessors' Data

	Count	Before 1980	Before 1980 - % of Total	1980 or Later	1980 or Later - % of Total
Single Family	16,961	15,808	93.20%	1,153	6.80%
Two Family	5,692	5,492	96.49%	200	3.51%
Three Family	864	846	97.92%	18	2.08%
Condominium	4,705	2,950	62.70%	1,755	37.30%
Multiple Buildings	90	80	88.89%	10	11.11%
Apartments	2,171	1,340	61.72%	831	38.28%
Congregate Housing	1,002	326	32.53%	676	67.47%
Nursing Home	613	575	93.80%	38	6.20%
Tax Exempt	1,106	888	80.29%	218	19.71%
Mixed Use	404	398	98.51%	6	1.49%
TOTAL >>>	33,608	28,703	85.41%	4,905	14.59%

Age of Construction by Unit – City of Newton

Data Source: City of Newton Assessors' Data

E. Vacant Units

Residential Units in Newton	
Vacant/Unsafe Residential	21
Poor condition	5

Vacant Units

Data Source: City of Newton Inspectional Services Department Report, 2013

13. Describe the need for owner and rental rehabilitation:

For over 30 years, the City of Newton has had a CDBG Housing Rehabilitation Loan Program to address the health and safety repairs of low- and moderate-income households. Priority is given to emergency cases such as lack of heat and hot water, de-leading in homes with a child under six or structural defects. In response to the Consolidated Plan Needs Survey completed, the top needs for housing rehab were to address:

- emergency repairs – work which is considered an emergency if not addressing it will adversely impact the health and safety of residents
- substandard conditions as determined by City, State and Federal guidelines
- hoarding
- illegal apartments as determined by Inspectional Services

Respondents also indicated a desire to have a more comprehensive assessment of the needs of the applicants since many of the beneficiaries are in need of other City services such as fuel assistance, financial counseling or mental health services in addition to housing repairs.

14. Describe the process of to address lead-based paint and other hazards:

The Housing Rehabilitation Program does include lead and any other hazard abatement as an eligible repair expense. A grant for the cost of lead testing and lead paint hazard reduction can be provided to low- to moderate- income households if the lead work is deemed necessary and if the structure was built prior to 1978. According to Newton Assessor's database, over 80% of the units in the City were built prior to 1980 and therefore a majority of those are presumed to have lead hazards. These statistics on percentage of housing built prior to 1978 are comparable to the statistics for the Consortium as a whole.

MA-25 Public and Assisted Housing – 91.210(b)

A. Total Number of Units (Consortium-wide)

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	1,416	2,708	23	799	0	0	2,086
# of accessible units			110						
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Belmont has three public housing developments: Belmont Village (100 units), Sherman Gardens (80 units), and Waverley Oaks (74 units).

Concord has 122 public housing units, including the developments located at Thoreau Street and Everett Gardens.

Needham has several public housing developments, including: Linden-Chambers (198 senior/disabled units), Captain Robert Cook Drive (30 units), High Rock (60 units), and Seabeds Way (46 units). The Needham Housing Authority also maintains two staffed apartments that serve eight individuals with special needs, located at Matthews House.

The public housing available in Waltham includes Carey Court, Dana Court, Beaverbrook, and units on Townsend Street.

15. Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

See table below for details on public housing developments in Newton.

B. Public Housing Condition

Public Housing Development	Average Inspection Score
Parker House-33 Units	87.50
Jackson Gardens-64 Units	87.50
Horace Mann-72 units	87.50
Norumbega Gardens-57 units	87.50
Echo Ridge-36 units	97.00
Nonantum Village-36 units	92.00
Hamilton Grove-42 units	90.00
Beaconwood (705-1)-20 units	Pass
705-4-15 units	Pass
705-5-16 units	Pass
705-6-10 units	Pass
705-7-18 units	Pass
New Hyde (689-3)-24 units	Pass
Centenary Village (667-6/689-4)-12 units	Pass
Echo Ridge Family (667-1)-4 units	Pass
667-4-6 units	Pass

Public Housing Condition

Source: Newton Housing Authority

Many of the public housing developments throughout the Consortium were constructed in the 1950s, 1960s, and 1970s, and will soon require upgrades (especially for energy efficiency) and renovation to create accessible units if they have not yet been updated. The overall quality of the units in the Consortium, however, is above average in physical condition. The communities of Bedford and Waltham identified the most extensive renovations required for its public housing units include HVAC, windows, bathroom, and kitchen upgrades.

16. Describe the restoration and revitalization needs of public housing units in the jurisdiction:

In Newton, restoration work has included roof and window replacement at Parker House; site work and tree removal at Jackson Gardens; site work, balcony work, entry canopies and tree removal at Horace Mann; and replacement of roofs and walkways at Norumbega Gardens. Additional work include kitchen and bath replacement at Beaconwood, kitchens and bath replacement at 705-5, and heat pump replacements at 689-3 and 705-7.

Public Housing Authorities throughout the Consortium have created Capital Improvement Plans to address needs in various developments and rank priorities for improvements given the amount of financial resources available to these organizations.

17. Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Newton Housing Authority implements aggressive capital improvement programs in its state-aided and federal public housing programs, which include continuous assessment of needs, efficient procurement and preventative maintenance. In addition, the NHA pursues available alternative sources of funding to meet its capital needs. Recently, this has included health and safety funds from the Massachusetts Department of Housing and Community Development and energy efficiency funds through the Massachusetts Department of Energy Resources. Also, the NHA has gone smoke-free in our federal developments, improving the quality of the living environment for all our federal residents.

MA-30 Homeless Facilities and Services – 91.210(c)

18. Introduction:

Within the Brookline-Newton-Waltham-Watertown Continuum of Care, there are 905 year-round beds that serve both chronically homeless and homeless households earning below 30% of AMI in FY14. This figure includes 104 emergency shelter beds and 513 Massachusetts emergency shelter overflow beds, 124 transitional housing beds, and 164 permanent supportive housing beds of which 155 are specifically designated to serve chronically homeless individuals. In addition, there are several agencies that work with homeless individuals and families to provide supportive services, day programs and rapid re-housing services for this vulnerable population.

A. Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	47	513	120	9	N/A
Households with Only Adults	57	N/A	4	164	N/A
Chronically Homeless Households	N/A	N/A	N/A	173 (total of above)	N/A
Veterans	N/A	N/A	N/A	N/A	N/A
Unaccompanied Youth	N/A	N/A	N/A	N/A	N/A

Facilities and Housing Targeted to Homeless Households

Source: 2014 Housing Inventory Count, conducted by the BNWW Continuum of Care.

19. **Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.**

Recipients of Emergency Solutions Grants and funds authorized under the McKinney-Vento Homeless Assistance Act (Continuum of Care funding) must coordinate and integrate, to the maximum extent practicable, funded activities with 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.

The strategies include continued collaboration between the housing provider and service providers such as the state Department of Mental Health, Department of Developmental Services, Bureau of Substance Abuse Services, local healthcare providers, transportation officials, workforce development and case management providers.

Recipients work to ensure that participants are accessing all available benefits. Depending on the program, these benefits can include SNAP food stamps, Medicaid or other health benefits, as appropriate. Housing providers and service providers collaborate with the State Department of Mental Health, Department of Developmental Services, Bureau of Substance Abuse Services, local healthcare providers, transportation officials, workforce development and case management providers. Additional resources are education and employment support, health and wellness services, money management assistance and transportation. All persons served in the Brookline Supportive Housing Leasing Program, for example, receive Community-Based Flexible Support services funded by the MA Dept. of Mental Health. These services include housing (search/placement/stabilization) and rehabilitation services (e.g. pre-vocational services, counseling, social and recreation skills and crisis intervention). The Second Step, a transitional housing provider for survivors of domestic violence, assists families to access WIC and victim compensation benefits from the MA Office of Victim Assistance. Other examples of mainstream service programs include: (1) Public housing programs (2) Housing programs receiving tenant-based or project-based assistance (3) Supportive Housing for Persons with Disabilities (4) HOME Investment Partnerships Program (5) Temporary Assistance for Needy Families (TANF) (6) Health Center Program (7) State Children's Health Insurance Program (8) Head Start (9) Mental Health and Substance Abuse Block Grants and (10) services funded under the Workforce Investment Act.

Communities throughout the Consortium provide a range of counseling and support services through many organizations, including individual social services departments, local hospitals, public housing authorities, veterans' agencies, and private and nonprofit organizations.
In Belmont, the State's Department of Mental Health and Department of Social Service currently provide 72 units of housing, many of which are occupied by persons with physical and mental disabilities.

20. Describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.

Advocates, Inc., a nonprofit housing and service provider and a member of the Brookline-Newton-Waltham-Watertown Continuum of Care, is currently providing permanent supportive housing to 12 formerly homeless individuals at different sites in Newton. The West Suburban YMCA provides permanent supportive housing to 28 single men. The individuals living at the YMCA and the Advocates' sites were considered chronically homeless prior to being housed. The YMCA and the Advocates' sites where these individuals now live are considered permanent supportive housing. In addition, the Newton Housing Authority provides permanent supportive housing to nine women and their children who are survivors of domestic violence at one site in the City.

There are also a total of 22 transitional housing beds for women and their children and 86 beds specifically for women and their children who are survivors of domestic violence. The non-profit developer Citizens for Affordable Housing in Newton Development Organization (CAN-DO) developed and owns a two-unit rental project for homeless Veterans and their families. These families receive HUD-Veterans Affairs Supportive Housing (HUD-VASH) vouchers. The federal HUD-VASH program combines Housing Choice Voucher rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs.

Brookline Community Mental Health Center's Transition to Independent Living Program provides residential services for four homeless young men ages 16 to 22. The primary goal of the program is to help residents develop skills and behaviors to achieve greater self-sufficiency. The residents stay in the program for approximately 18 months, after which they make a transition to living on their own.

The chart below identifies the type of facilities and beds available to meet the needs of homeless households within the geography of the Brookline-Newton-Waltham-Watertown Continuum of Care. This data is based on the results of the 2014 HUD Housing Inventory Count.

Project Type	Location	Target Pop. A	Target Pop. B	Beds Dedicated for Chronically Homeless	Beds Dedicated for Youth (<24)	Total Beds
Emergency Shelter (overflow beds)	Waltham Hotels	Households with Children				513
Emergency Shelter	Waltham	Single Males			0	45
Emergency Shelter	Waltham	Single Females			0	12
Emergency Shelter	Waltham	Households with Children			0	23
Emergency Shelter	Waltham	Households with Children	Survivors of DV		0	24
Permanent Supportive Housing	Newton	Single Males and Females		6	0	6
Permanent Supportive Housing	Newton	Single Males and Females		6	0	6
Permanent Supportive Housing	Waltham	Single Male and Females		3	0	3
Permanent Supportive Housing	Watertown	Single Males and Females		3	0	3
Permanent Supportive Housing	Brookline	Single Males and Females		8	0	8
Permanent Supportive Housing	Newton	Households with Children	Survivors of DV		0	9
Permanent Supportive Housing	Brookline	Single Males and Females		16	0	16
Permanent Supportive Housing	Brookline	Single Males and Females		28	0	28
Permanent Supportive Housing	Brookline	Single Males and Females		40	0	40
Permanent Supportive Housing	Brookline	Single Males and Females		5	0	5

Project Type	Location	Target Pop. A	Target Pop. B	Beds Dedicated for Chronically Homeless	Beds Dedicated for Youth (<24)	Total Beds
Permanent Supportive Housing	Watertown / Brookline	Single Males and Females		10	0	10
Permanent Supportive Housing	Brookline	Single Males and Females		2	0	2
Permanent Supportive Housing	Newton	Single Males		28	0	28
Transitional Housing	Brookline	Households with Children			0	21
Transitional Housing	Brookline	Single Males			4	4
Transitional Housing	Newton	Households with Children			0	22
Transitional Housing	Newton	Households with Children	Survivors of DV		0	15
Transitional Housing	Newton	Single Females with Children	Survivors of DV		0	11
Transitional Housing	Newton	Single Females with Children	Survivors of DV		0	22
Transitional Housing	Newton	Single Females with Children	Survivors of DV		0	29
TOTAL>>>>				**155**	**4**	**905**

2014 Housing Inventory for the Brookline-Newton-Waltham-Watertown Continuum of Care

MA-35 Special Needs Facilities and Services – 91.210(d)

21. Introduction:

During the Needs Assessment public meetings held throughout the spring and summer of 2014, Division staff heard many common needs amongst our diverse vulnerable populations including:

- Economic opportunities such as job training and day affordable day care;
- Coordination to provide resources;
- Early intervention to prevent homelessness;
- Infrastructure improvements to increase pedestrian safety;
- Financial literacy education.

In particular, for older adults and persons with disabilities and their children, staff heard that specific needs such as include permanent supportive housing and additional supportive services were important for these populations.

22. Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs.

Seven percent of Newton's population as a whole reports having a disability, while 29% of our older adult population is disabled. The most common disability reported for persons age 65 and older is an ambulatory difficulty (16%) followed closely by an independent living difficulty (almost 13%) and a hearing disability (11%).

Eighty-two percent of the City's affordable rental housing stock serves elderly households (60%) persons with developmental disabilities, mental illness or survivors of domestic violence (22%). Many of the residents in this latter category also receive significant supportive services.

23. Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

Twenty-two percent of Newton's rental affordable housing stock is specifically earmarked for persons with developmental disabilities or mental illness or survivors of domestic violence. These units typically include supportive services for these populations along with the housing.

24. Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs.

The focus in FY16 will be on developing a City-wide Housing Strategy. This strategy will identify approaches and actions that will enable the City to reach its goal of achieving 10% of Newton's housing stock affordable to low- and moderate-income households by 2021. It is the City's expectation that the strategy will identify desirable locations for affordable housing. The City may then consider higher investments to offset the higher land costs associated with these locations. The Strategy will also identify potential sites for the location of nine to twelve units of permanent supportive housing for chronically homeless individuals. These units could be created either on one site or on several scattered sites throughout the City.

25. For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. (91.220(2))

Please see responses above, as well as the Strategic Plan chapter and the FY16 Annual Action Plan.

MA-40 Barriers to Affordable Housing – 91.210(e)

26. Describe any negative effects of public policies on affordable housing and residential investment:

One of the biggest obstacles to affordable housing in Newton is the antiquated Zoning Ordinance. In particular, zoning and other City policies that limit affordable housing include the following:

- A special permit from the Board of Aldermen is required to create any multi-family housing (i.e. more than two units). This type of housing is not permitted by right in any zoning district. The special permit process adds time and cost to these types of developments that otherwise could more easily create affordable housing units.

- Accessory apartments are often more affordable to rent because they tend to be smaller, but the process for approval of these units is cumbersome and often requires a special permit from the Board of Aldermen. As a result, it is estimated that there are 1000 illegal accessory apartments in the City all of which have not been properly inspected for compliance with the State Building Code and may pose serious health and safety concerns for occupants.

- Neighborhood opposition to large-scale affordable housing projects has also been a barrier to providing additional subsidized units and residential investment. In July 2013, the City adopted an amendment to its Citizen Participation Plan in an effort to inform the general public and abutters early on in the process of permitting an affordable housing project so that their input can be included in the design at an early stage.

- The City's procurement policy for affordable housing projects using Community Development Block Grant and HOME Program funds can increase overall project costs and the upfront time required to develop plans and specifications. The City may explore changes to the policy that could mitigate this barrier but still ensure fair and open competition.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

27. Introduction:

This section provides an overview of the local economy and economic development initiatives in the City of Newton.

A. Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	-	N/A	-	N/A	N/A
Arts, Entertainment, Accommodations	-	N/A	-	N/A	N/A
Construction	1,709	N/A	3.22	N/A	N/A
Education and Health Care Services	18,264	N/A	34.46	N/A	N/A
Finance, Insurance, and Real Estate	2,985	N/A	5.63	N/A	N/A
Information	1,885	N/A	3.56	N/A	N/A
Manufacturing	792	N/A	1.50	N/A	N/A
Other Services	6,687	N/A	12.62	N/A	N/A
Professional, Scientific, Management Services	14,046	N/A	26.50	N/A	N/A
Public Administration	-	N/A	-	N/A	N/A
Retail Trade	-	N/A	-	N/A	N/A
Transportation and Warehousing	6,631	N/A	12.51	N/A	N/A
Wholesale Trade	-	N/A	-	N/A	N/A
Total	52,999	N/A	100%	--	--

Business Activity

Data Source: Massachusetts Department of Labor and Workforce Development, 2010

B. Labor Force

Total Population in the Civilian Labor Force	45,123
Civilian Employed Population 16 years and over	43,030
Unemployment Rate	4.64
Unemployment Rate for Ages 16-24	6.88
Unemployment Rate for Ages 25-65	3.67

Labor Force – Newton, MA

Data Source: 2007-2011 ACS

	Labor Force	Employed	Unemployed	Unemployment Rate %
Massachusetts	3,565,400	3,352,800	212,600	5.96
WestMetro Consortium	280,301	262,135	11,511	4.11

Labor Force – State and Region

Data Source: Massachusetts Executive Office of Labor and Workforce Development – Labor Force and Unemployment Rates for August 2014

Occupations by Sector	Number of People
Civilian employed population 16 years and over total population	43,235
Agriculture, forestry, fishing and hunting, and mining:	19
Agriculture, forestry, fishing and hunting	19
Mining, quarrying, and oil and gas extraction	0
Construction	821
Manufacturing	2,928
Wholesale trade	574
Retail trade	2,800
Transportation and warehousing, and utilities:	599
Transportation and warehousing	472
Utilities	127
Information	1,095
Finance and insurance, and real estate and rental and leasing:	4,358
Finance and insurance	3,304
Real estate and rental and leasing	1,054
Professional, scientific, and management, and administrative and waste management services:	8,991
Professional, scientific, and technical services	7,838
Management of companies and enterprises	14
Administrative and support and waste management services	1,139
Educational services, and health care and social assistance:	15,677
Educational services	8,527
Health care and social assistance	7,150

Arts, entertainment, and recreation, and accommodation and food services:	2,674
Arts, entertainment, and recreation	1,044
Accommodation and food services	1,630
Other services, except public administration	1,692
Public administration	1,007

Occupations by Sector – City of Newton

Data Source: 2008-2012 ACS 5-year Estimates

C. Travel Time

Travel Time	Number	Percentage
< 30 Minutes	20,911	54%
30-59 Minutes	15,458	40%
60 or More Minutes	2,083	5%
TOTAL >>>>	**38,452**	**100%**

Travel Time

Data Source: 2007-2011 ACS

D. Education:

	Total	% of Population	Civilian Employed	Civilian Employed (%)	Unemployed	Unemployed (%)
Less than high school graduate	855	2.00%	571	66.80%	48	5.60%
High school graduate (includes equivalency)	3,323	7.79%	2,416	72.70%	216	6.50%
Some college or Associate's degree	4,327	10.15%	3,172	73.30%	234	5.40%
Bachelor's degree or higher	34,143	80.06%	28,339	83.00%	1,468	4.30%
Total Population, aged 25-64 years >>>>	**42,648**					

Educational Attainment by Employment Status – City of Newton

Data Source: 2008-2012 ACS 5-year Estimates

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	0	74	126	223	463
9th to 12th grade, no diploma	403	70	118	304	544
High school graduate, GED, or alternative	3,046	606	1,139	1,996	2,567
Some college, no degree	5,241	491	600	1,719	1,343

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Associate's degree	148	193	242	971	491
Bachelor's degree	1,941	3,580	3,444	5,794	2,732
Graduate or professional degree	233	2,973	5,593	12,181	4,550

Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	25,323
High school graduate (includes equivalency)	28,865
Some college or Associate's degree	43,103
Bachelor's degree	58,982
Graduate or professional degree	89,068

Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

28. Based on the business activity table above, what are the major employment sectors within your jurisdiction?

According to a breakdown of occupations by sector and of business activity (tables 42 and 39, respectively), people are employed in a wide range of industries within Newton. Approximately 43,000 people or 63% of the population over age sixteen were employed. This data, however, does not take into account those who commute into Newton for employment; it pertains to the occupations of Newton residents, whether they are employed in or outside of the City. Of this percentage of people, 81% are employed in the private sector; 9% are employed in varying levels of government, and 10% are self-employed.

Several main industries accounted for the larger shares of employees within Newton. Educational services, health care, and social assistance tallied 36.6% of employees, while the professional, scientific, management, administrative, and waste management industries recorded 20.8% of employees. Finally, the finance and insurance, and real estate (including rental and leasing) industries accounted for 10.1% of employees. Again, these numbers describe the occupations of Newton residents, whether they are employed in or outside of the City. The remaining industries, like retail, recreation, accommodation, and manufacturing are far less prevalent in Newton.

29. Describe the workforce and infrastructure needs of the business community:

Based on data found in the 2007-2011 and 2008-2012 American Community Surveys, Newton is home to a well-educated and high-earning workforce, suited for highly-skilled positions requiring the completion of advanced education. The Newton workforce's key characteristics

are reflected in the City's dominant industries, like education, health care, and finance. Out of the City's total population those aged 25-64 years, 80%, or roughly 34,000 people, possessed Bachelor's degrees or higher. Of this 34,000, an estimated 83% were employed. More than 90% of the residents aged 25-64 had completed some college, either an Associate's degree, a Bachelor's degree, or higher. Only 2% of this age group had not completed high school or the equivalent.

As a result of the high level of educational attainment of Newton's residents, the majority of the workforce recorded a commensurately high level of median earnings, according to the 2007-2011 ACS data. Median earnings for those with a Bachelor's degree were over $58,000 for the past twelve months, while those with a graduate or professional degree had a median income of over $89,000 for the past twelve months.

Newton's unemployment rate, at approximately between 4.1% and 4.6%, remains lower than the state's rate (5.9% - August 2014) and the national rate (5.9% - September 2014).

However, those residents of Newton who have completed high school or less have higher unemployment rates than those with some college, an Associate's, a Bachelor's, or post-graduate degree. While the majority of the workforce is well suited for the highly-paid, high-skill jobs, this smaller sector of the population may have more difficulty finding employment to support themselves and their families. These workers, with a lower-level of educational attainment, may be more likely to be the beneficiaries of CDBG-funded programs and services, and thus identify a need for increased access to job training and opportunities. Job training and assistance was identified as the highest priority economic development need during the needs assessment and prioritization public meetings throughout the summer and fall of 2014.

For the WestMetro Consortium, the labor force totaled over 280,000 workers for August 2014, according to the Massachusetts Executive Office of Labor and Workforce Development (EOLWD). Of this number, approximately 262,000 persons were employed, while roughly 11,500 were categorized as unemployed. The Consortium's unemployment rate for August 2014 is an estimated 4.11%.

30. Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Currently, the City of Newton is undertaking a new economic development initiative in coordination with the Town of Needham. The project, titled the N^2 Corridor Economic Initiative, aims to attract the high tech/innovation sector along I-95 in Newton and Needham. This project is a public-private collaboration between the Newton-Needham Chamber of Commerce, its member businesses, and the respective City and Town governments. The development of

the initiative is overseen by the N^2 Corridor Task Force, which includes business owners, property owners, economic development experts, and non-profit organizations among its members. This task force is responsible for strategic planning, marketing, networking, education, advocacy, and technical assistance. The project intends to support the formation and development of growing start-up companies, providing an alternative to the congestion and cost of other innovation hubs like Kendall Square, in Cambridge, MA, and downtown Boston's Seaport District. In time, this initiative will encourage private investment, increase the number of highly-paid, high-skilled jobs, and enhance the competitiveness of the local economy. In addition, this initiative will create new support and service jobs for low- and moderate-income workers. Ideally, the existing workforce in the Newton and Needham jurisdictions, as well as surrounding areas, will be well-matched in terms of educational and skill attainment for the new jobs created within the N^2 Corridor.

31. **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Please see description of workforce above.

32. **Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

Currently, the City does not undertake any workforce training initiatives or coordinate with a Workforce Investment Board. Improved access to job training was identified frequently during our needs assessment sessions in 2014, especially for local economic development and programs for persons with disabilities.

33. **Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Not applicable.

34. **If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Not applicable. Please see description of local/regional N2 initiative above.

MA-50 Needs and Market Analysis Discussion

35. Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")?

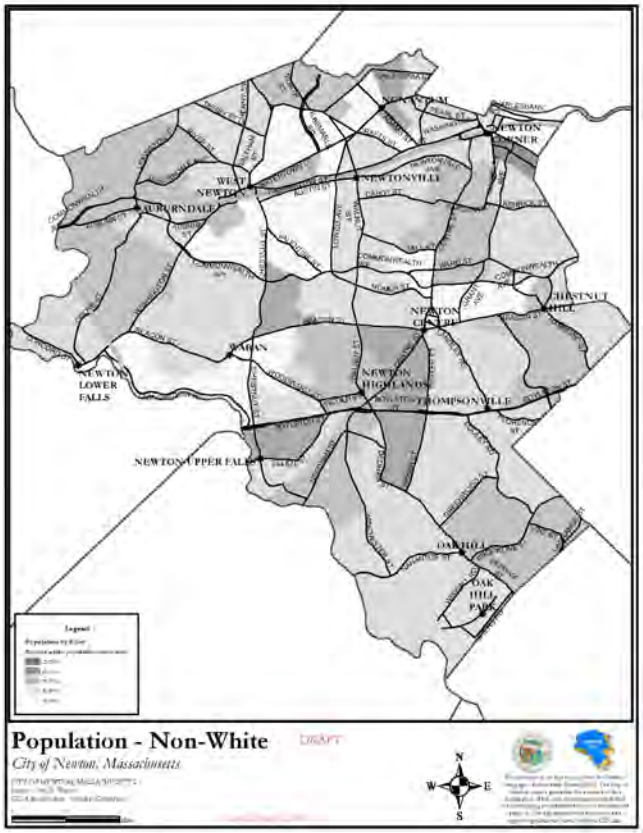
Twenty-nine percent of households in Newton are cost burdened (17%) or extremely cost burdened (12%). However, it does not appear that these households are concentrated in any particular area of the City, but spread throughout the jurisdiction. Not all of the households who are cost burdened have low- and moderate- income. This is due to the extremely high cost of all types of housing in the City.

The average median income in Newton is $104,887, well above the area median income (AMI) for the Boston-Cambridge-Quincy of $98,500. But the median sale price for a single-family home in Newton in 2013 was $884,000. Using an interest rate of 4.37% and other industry standard assumptions, households earning the Newton median income would have to spend well over 40% of their annual income in housing costs.

There have been 70 reported cases of substandard housing, defined as units lacking complete plumbing or kitchen facilities. However, that figure could be significantly higher. It is estimated that there may be up to 1000 illegal apartments in the City. Since these units do not have occupancy permits and have not been properly inspected, it is likely that a large percentage of are substandard. As with households with a housing cost burden, these substandard units are not concentrated in any area, but are spread throughout the City.

36. Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")?

The City is well integrated with respect to minority populations and has a low rate of isolation for minority groups. However, the Black/African American and non-white Hispanic populations have a higher percentage of poverty than the white non-Hispanic and Asian populations. In addition, the rate of increase of this percentage for the Black /African American population from 1999 through 2010 grew faster than any other population cohort. There are two census tracts in the City with a concentration (greater than 50%) of low- and moderate-income families. These occur in the northeast in the villages of Newton Corner and Nonantum.



The areas with the highest percent of racial and ethnic minorities occur in the northeast in the villages of Nonantum and Newton Corner and in the northwest in the villages of West Newton and Auburndale. Newton Highlands and Newton Upper Falls also have a larger percent of minority populations and families with lower income in the central part of the City.

37. What are the characteristics of the market in these areas/neighborhoods?

These neighborhoods also have the largest concentration of multi-family dwellings. As a result, the land values in these neighborhoods are lower than elsewhere in the City, where there are predominately single-family homes. Further, a majority of affordable housing and public housing units are located in these diverse, multi-family neighborhoods. While there does seem to be a correlation between the concentration of minorities and the number of subsidized housing units in a particular neighborhood, it is difficult to determine from the data whether the location of the subsidized units is simply a matter of economics.

38. Are there any community assets in these areas/neighborhoods?

There are several community assets in the areas with a higher concentration of low-income residents. In Nonantum, Pellegrini Park has both indoor and outdoor recreation. The community center in the park is a frequent teen gathering place after school. In the evenings, adults gather to play bocce and in the summer the playground is full of neighborhood children. Over the last several years, the City has used CDBG funds to make improvements to the park and completed these improvements in the spring of 2015 with the addition of a shade structure near the playground.

In Newton Highlands, the Hyde Community Center offers after school programs in an old City school building. In the park adjacent to the building, the non-profit that operates the Hyde Center offers free concerts and movie nights in the summer.

The historic Farlow and Chaffin parks sit in the heart of Newton Corner. These parks allows for both passive and active recreation. There are playing fields adjacent to the Underwood Elementary School as well as a playground in the interior of Farlow Park. Much of the rest of the two adjoining parks are used for passive recreation with several benches and pathways throughout the area.

39. Are there other strategic opportunities in any of these areas?

Based on the concentrations of low- and moderate-income families in each of the neighborhoods identified above, these areas are likely eligible for area benefit improvements through the CDBG program. In previous years, such improvements have included construction to increase pedestrian safety on streets and sidewalks, renovation and/or rehabilitation of

public facilities and parks and overall beautification projects. At the Needs Assessment meeting similar needs were mentioned for future improvements.

In addition to improving areas with a higher concentration of minorities, low-income families and affordable housing units, we are committed to continue to find ways to further diversify the more homogeneous areas of the City. Toward that end, the Planning and Development Department will develop a City-wide Housing Strategy. This Strategy will identify approaches and actions that will enable the City to reach its goal of achieving 10% of Newton's housing stock affordable to low- and moderate-income households by 2021. It is the City's expectation that the strategy will identify desirable locations for affordable housing. The City may then consider higher investments to offset the higher land costs associated with these locations. Locating subsidized housing throughout the City rather than concentrating it predominately where is it now will help to spread out the populations that are now clustered in neighborhoods with lower land values.

Strategic Plan

STRATEGIC PLAN

SP-05 Overview

1. **Strategic Plan Overview:**

The needs identified to help low-and moderate-income (LMI) residents in Newton are presented in the previous Needs Assessment and Market Analysis Chapters. Strategies to meet these needs are outlined in this chapter of the FY16-20 Consolidated Plan and were devised through extensive citizen participation activities, including public meetings, presentations before the Board of Aldermen and a public hearing before the Planning and Development Board.

Community Development Block Grant (CDBG) funding in Newton has traditionally been allocated first to five general categories: Housing/Homelessness; Human Services/Public Services; Accessibility; Neighborhood Improvements; and Program Administration. Within these categories, specific projects or activities are funded based on the priorities established in our Consolidated Plan and subsequently recommended by one or more of our Mayoral-appointed advisory committees.

For both Program Administration and Human Services/Public Services, we intend to maximize our allotments to meet the caps allowed by HUD – 20% and 15%, respectively. For FY16-20, our Human Services/Public Services allocations will be based on an analysis of responses to annual Request for Proposals (RFPs). The FY16 RFP reiterated the City's priority needs for programs and services that will help LMI residents move toward self-sufficiency. The City recently adopted the Brookings Institute's "Benchmarks for Success" model. The RFP asked respondents to indicate how their programs would help children and families meet these benchmarks as well as to set measurable outcomes that would be met using CDBG funding. For subsequent fiscal years, how well these outcomes and benchmarks have been met will inform decisions on future grant funding for these non-profits.

Five percent of the City's CDBG allocation will be allocated to Neighborhood Improvement projects, and five percent will be allocated to Architectural Access projects. These two project categories include accessibility and other improvements to sidewalks, curb cuts, intersections, community amenities, parks, and public facilities. The Neighborhood Improvements projects will be completed in eligible areas of the City that have the highest concentration of low- and moderate-income individuals through the designation of "target neighborhoods." Projects that primarily enhance accessibility for persons with disabilities can be completed Citywide, without geographic restriction.

Approximately 55% of Newton's annual CDBG funding is allocated to the Affordable Housing/Homelessness category. This funding is used primarily to facilitate rehabilitation and

conversion of existing housing into deed-restricted affordable housing units for LMI. Additional HOME funds will be utilized to construct new affordable units. The City also administers an extensive rehabilitation grant and loan program which allows income-eligible homeowners to bring their homes into health, safety and building code compliance. For FY16-20, this program will be expanded to target code compliance for pre-existing accessory apartments. Rental income from these apartments can help LMI owners make payments to keep their homes and also offer "naturally affordable" small housing units that are identified in the Needs Assessment chapter as a means toward encouraging diversity in the City's housing stock. Amendments to the City's Zoning Ordinance can also be an effective way to encourage the production of new and converted affordable housing units. Over the next five years, City officials will continue to pursue changes to the Ordinance with regard to inclusionary housing fees, by-right multi-family housing and the creation of a housing trust fund. Many of these changes will not require the appropriation of federal funds, but will go a long way toward complementing the City's other strategies and funding allocations to create affordable housing units.

Finally, Economic Development activities in Newton are proposed to be funded through existing revolving loan funds and are not recommended in this Consolidated Plan to receive an annual allocation from the federal entitlement grant. Nonetheless, the primary economic activity need identified in the Needs Assessment chapter is job training for both low- and moderate-income residents and persons with disabilities. This Consolidated Plan proposes the design and implementation of a public-private partnership geared toward job training/job creation.

In the Consortium, Brookline will be completing two new affordable rental projects (Dummer Street and Beals Street) providing a total of 63 affordable units for families, seniors, single-person households, and homeless individuals. Brookline's Housing Division will also be working to identify another rental housing project that could add approximately 35 new affordable rental units to the market. Natick anticipates establishing a tenant-based rental assistance (TBRA) program during this Consolidated Plan, aiming to assist at least five households. Wayland will be proposing the use of HOME funds for its River's Edge housing development, which could provide up to 190 units of multi-family housing. Concord is currently working to complete two projects with the common goal of providing decent affordable rental units. The first project on Thoreau Street will rehabilitate four units which were originally built in the 1980s, and the second will construct four new units at the Peter Bulkeley Terrace Senior Housing development.

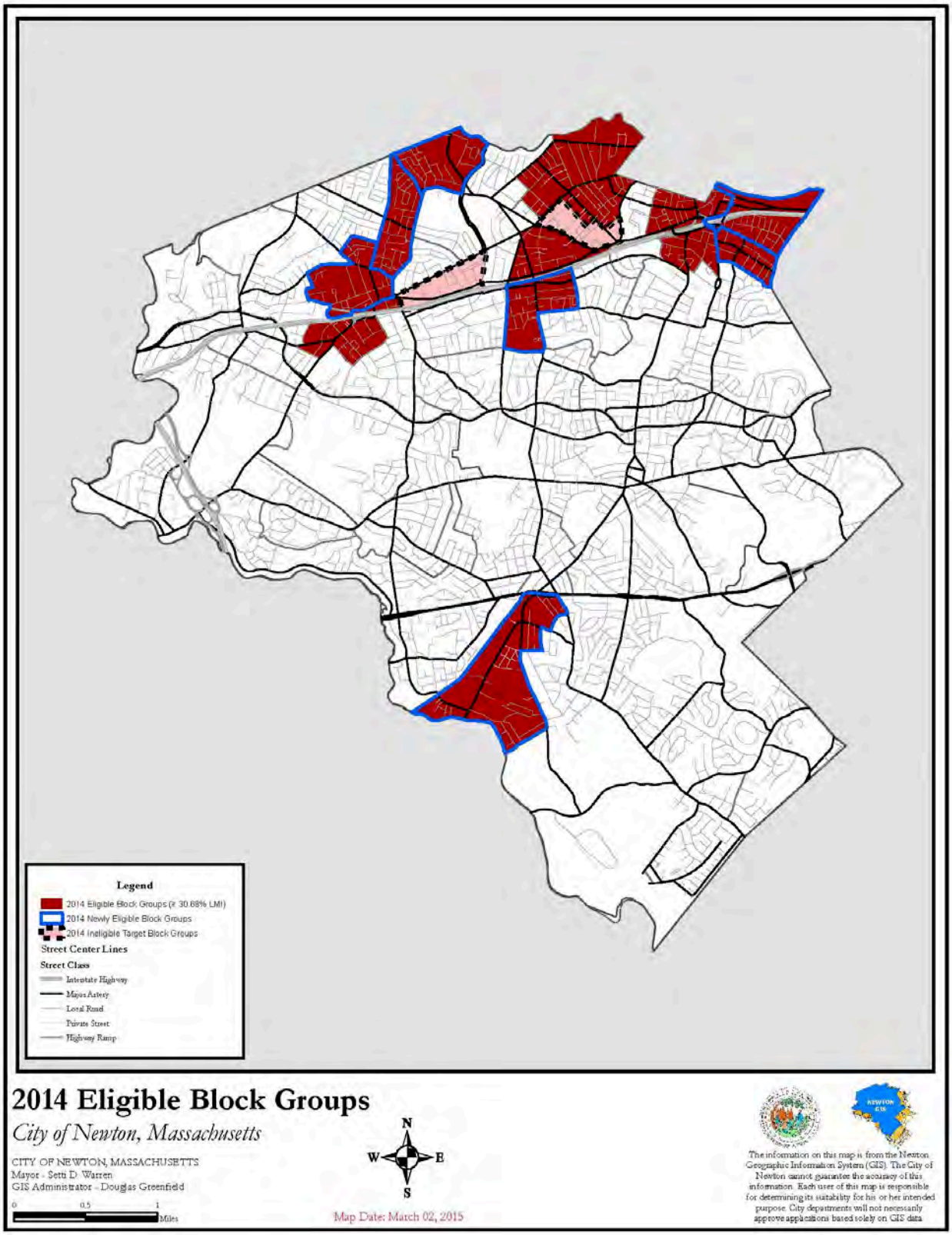
SP-10 Geographic Priorities – 91.215 (a)(1)

2. **Geographic Area – List any target neighborhoods or target geographic areas and answer the questions below for each target area identified. If you do not have any target areas or do not know the answers to every question, leave this section blank:**
    1. **Name of target area:**
    2. **Identify approximate neighborhood boundaries for this target area:**
    3. **Include specific housing and commercial characteristics of this target area:**
    4. **How did your consultation and citizen participation process help you to identify this target area?**
    5. **Identify the needs in this target area:**
    6. **What are the opportunities for improvement in this target area?**
    7. **Are there barriers to improvement in this target area?**

In previous years, Newton has identified four "target neighborhoods" in which to allocate CDBG funding for neighborhood improvements: Newton Corner, Nonantum, Newtonville, and West Newton. This designation was based primarily upon the geographic boundaries of the eligible census block groups that met or surpassed the required LMI household threshold as determined by past HUD LMISD numbers. However, with the release of new LMIS data in the summer of 2014, portions of target neighborhoods are no longer eligible, while new census blocks throughout the City have become eligible. For the FY16-20 Consolidated Plan, new target neighborhood boundaries will be developed to incorporate the block groups that have at least 30.68% low- and moderate-income residents. Most notably, there will be an expansion of the West Newton, Newtonville, and Newton Corner boundaries, and the addition of a fifth target neighborhood for the newly-eligible portion of Upper Falls. A new advisory committee of Upper Falls residents will be created.

Previously, the funding for neighborhood improvements has operated on a six-year alternating rotation. Newton Corner and Nonantum each received funding once every three years, while Newtonville and West Newton each received funding once every six years. With the introduction the additional neighborhood, each target area will receive funding once every five years for the duration of this Plan. The order for funding will be as follows:

Fiscal Year	Target Neighborhood
2016	Upper Falls
2017	West Newton
2018	Newton Corner
2019	Nonantum
2020	Newtonville



Source: HUD 2006-2010 Low and Moderate Income Summary Data; City of Newton GIS; 2006-2010 ACS data

3. **Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA):**

Each of the five target neighborhoods will have its own neighborhood advisory committee to work with staff, provide recommendations on projects, and serve as a representative body of the target area. See above for more information on the designation of the target neighborhoods, and see the Citizen Participation Plan in the appendix for more information on the composition and role of the advisory committees.

Neither Newton nor any members of the WestMetro HOME Consortium receive any allocations for HOPWA.

None of the Consortium communities identify target geographic areas.

SP-25 Priority Needs - 91.215(a)(2)

4. Identify priority needs:

Please see sheet SP-25: Priority Needs at the end of this section.

5. Narrative:

Through a series of community meetings, Newton residents, Planning and Development staff, elected officials, advisory committee members, and social service advocates identified a number of needs for low- and moderate-income individuals and families in the City. Staff also conducted focus groups and additional community outreach to solicit opinions directly from potential beneficiaries.

The needs identified in this almost year-long process range from the ability to age in place for seniors and persons with disabilities, to job creation, job training, and affordable child care for working parents and their families.

As expected, one of the most widespread and pressing needs in our community is for affordable housing options. Newton's *2007 Comprehensive Plan* includes detail about the desire to keep the City a vibrant, diverse and welcoming place to live, work and play. However, the high-priced housing market threatens to keep this goal at bay. Therefore, this Consolidated Plan puts the need for affordable housing at the top of the priority list and strategies to address this critical need will be appropriately funded to ensure success.

In addition, the City's Mayor has articulated a goal that 10% of the City's housing stock will be affordable by calendar year 2021. To accomplish this objective, we must produce 800 net new affordable units. The Planning and Development Department will develop a Housing Strategy with the assistance of hired experts in the areas of urban design and housing, including housing for the chronically homeless. It is the City's expectation that the Strategy will identify desirable locations for affordable housing. The Strategy will also identify potential sites for the location of nine to twelve units of permanent supportive housing for chronically homeless person with disabilities. Annual Action Plans in FYs 16-20 will allocate funding as needed to produce units in line with the Strategy and the overall 10% goal.

The majority of the Consortium's priority needs focus on providing more affordable housing options in all of the communities for residents, including families, persons with disabilities, and the elderly.

SP-25: Priority Needs for City of Newton & WestMetro HOME Consortium for FY16-20

			Beneficiary Population			
Name	Priority Level (must select one)	Description	Income Level	Family Types	Homeless	Non-homeless Special Needs
NEWTON						
Affordable housing near amenities	High	Create affordable housing near amenities, village centers, and public transportation options	Extremely low, low, moderate	All	N/A	Elderly, frail elderly, persons with mental disabilities, physical disabilities, development disabilities, persons with alcohol or other addictions, persons with HIV/AIDS and their families, victims of domestic violence
Provide affordable housing in mixed-income developments	High	Provide affordable housing units within mixed-income developments throughout the City while promoting housing equality and economic and demographic diversity, and reducing the amount of public resources required	All	All	N/A	Elderly, frail elderly, persons with mental disabilities, physical disabilities, development disabilities, persons with alcohol or other addictions, persons with HIV/AIDS and their families, victims of domestic violence
Additional accessible rental units and visitable housing	High	Increase the number of accessible and visitable units for persons with disabilities and the elderly, in part to promote aging in place	All	Large families, families with children, elderly	N/A	Elderly, frail elderly, persons with mental disabilities, physical disabilities, development disabilities, persons with alcohol or other addictions, persons with HIV/AIDS and their families, victims of domestic violence
Increase production of new affordable housing units	High	Need for the creation of more affordable units throughout the City, especially in accordance with the goal to add 800 new units to have 10% of the City's housing stock eligible for inclusion on the State's SHI by 2021	Extremely low, low, moderate	All	N/A	Elderly, frail elderly, persons with mental disabilities, physical disabilities, development disabilities, persons with alcohol or other addictions, persons with HIV/AIDS and their families, victims of domestic violence
Inclusionary zoning incentives	High	Incentivize the creation of new affordable units under the inclusionary zoning ordinance beyond the 15% required units	Extremely low, low, moderate	Large families, families with children, elderly	N/A	Elderly, frail elderly, persons with mental disabilities, physical disabilities, development disabilities, persons with alcohol or other addictions, persons with HIV/AIDS and their families, victims of domestic violence
Flexible funding for affordable housing	High	Flexible funding for creation of affordable units	Extremely low, low, moderate	Large families, families with children, elderly	N/A	Elderly, frail elderly, persons with mental disabilities, physical disabilities, development disabilities, persons with alcohol or other addictions, persons with HIV/AIDS and their families, victims of domestic violence
Promote private entities' use of other funding sources	High	Promote private entities' use of other funding sources to leverage resources	All	All	N/A	Other-communitywide benefit
Housing Rehab	High	Continued need for the housing rehab program for income-eligible residents, including improvements for accessibility and safety, especially for seniors to encourage aging in place	All	All	N/A	All
Fair Housing	High	Need for fair housing education, enforcement, and obligations	All	All	N/A	Other-communitywide benefit
Transitional and permanent housing units	High	Increase the number of transitional and permanent housing units for those at-risk for and exiting homelessness	Extremely low, low, moderate	Large families, families with children, elderly	Chronic homelessness, individuals, families with children, mentally ill, chronic substance abuse, veterans, persons with HIV/AIDS, victims of domestic violence, unaccompanied youth	N/A

			Beneficiary Population			
Name	**Priority Level (must select one)**	**Description**	**Income Level**	**Family Types**	**Homeless**	**Non-homeless Special Needs**
Supportive services	High	Need for supportive services for individuals and families that are homeless or at-risk for homelessness	Extremely low, low	All	Chronic homelessness, individuals, families with children, mentally ill, chronic substance abuse, veterans, persons with HIV/AIDS, victims of domestic violence, unaccompanied youth	Elderly, frail elderly, persons with mental disabilities, physical disabilities, development disabilities, persons with alcohol or other addictions, persons with HIV/AIDS and their families, victims of domestic violence
Improve transition to permanent housing	High	Improve the transition as individuals and families move from homelessness to permanent housing	Extremely low, low	All	Chronic homelessness, individuals, families with children, mentally ill, chronic substance abuse, veterans, persons with HIV/AIDS, victims of domestic violence, unaccompanied youth	N/A
Human services	High	Financial support for organizations and agencies serving individuals that fall under key areas of need, including children, teens, families, older adults, and persons with disabilities	Extremely low, low, moderate	All	N/A	All
Aging in place	High	Support older adults to allow them to remain in Newton as they age	All	Elderly	N/A	Elderly, frail elderly
Neighborhood improvements	High	Continued need for improvements to public facilities, infrastructure, and open space that best benefit low- and moderate-income residents in and around eligible census block groups throughout the City. Unmet needs from the FY11-15 Consolidated Plan include trash receptacles, traffic calming, residential lighting, larger street signs, and curb improvements	All	All	N/A	Non-housing community development, other-physical improvements
Architectural Access	High	Increase access, throughout the City, to public thoroughfares, public buildings, parks and recreational facilities, and non profit agencies.	All	All	N/A	Elderly, frail elderly, persons with mental disabilities, persons with physical disabilities, persons with developmental disabilities, non-housing community development; other-physical improvements
Job training, creation, and placement assistance	High	An economic development need for job training for low- and moderate-income residents, as well as job creation and assistance with finding suitable jobs.	Extremely low, low, moderate	Large families, families with children, public housing residents	N/A	Non-housing community development, other-economic development
BEDFORD						
Rental Housing	High	Contribute funds for rental housing	Low	All	N/A	N/A
BELMONT						
Need for new homeownership units	High	Increase production and acquisition of homeownership units because of limited options and lack of affordability	Low	Families with children, elderly, large families, public housing residents	N/A	Elderly

			Beneficiary Population			
Name	Priority Level (must select one)	Description	Income Level	Family Types	Homeless	Non-homeless Special Needs
Need for acquisition and production of rental units	High	Increase production and acquisition of rental units because of limited options and lack of affordability	Low	Families with children, elderly, large families, public housing residents	N/A	Elderly
Need for increased accessibility of rental units	Low	Need for increased accessibility of existing units	Extremely low, low	Elderly	N/A	Elderly; frail elderly; persons with physical disabilities
BROOKLINE						
Affordable Housing - rental housing	High	Completion of 86 Dummer Street Project containing 32 units for families with children and seniors. Completion of 51-57 Beals Street project with 31 units for extremely low-income individuals. Over half of all households earning less than 80% of area median income pay more than 50% of their incomes towards housing costs - including 25% of ALL renters in Brookline.	All	All	Individuals	All
Affordable Housing - production of new units	High	Identify and begin at least one new affordabile rental project serving either Elderly, Families with Children, homeless individuals, and/or persons with disabilities. Implement Inclusionary Zoning projects. Monitor 40B developments.	All	All	Individuals	All
Affordable Housing - rehab of existing housing	High	Support preservation efforts at two expiring use properties. Work with the Brookline Housing Authority to make capital improvements to existing stock. Need for preservation of affordable units in two expiring use properties. Housing Authority units in need of major capital repairs. Long waiting lists and strain from outdated building systems drives up operating costs.	Extremely low, low	All	N/A	All
Affordable Housing - acquisition of existing units	Low	Condominium units may be purchased off the market with subsidies through the Homebuyer Assistance Program. Median price of a condo in Brookline in 2014 is $534,000 - significantly above the level of affordability for moderate and middle-income households.	Moderate, middle	All	N/A	N/A
Homelessness - prevention and rapid rehousing	High	Residents who are homeless or at-rsik of homelessness will be assisted	Extremely low, low, and moderate	All	All	All
CONCORD						
Rental Housing	High	Contribute funds for rental housing	Low	All	N/A	N/A
FRAMINGHAM						
Tenant-based Assistance	High	Provide rehabilitation assistance for households earning less than 80% AMI	Extremely low, middle	Families with children, elderly, public housing residents	Individuals	Elderly, persons with mental disabilities, persons with physical disabilities, persons with developmental disabilities
Housing Development	High	The aging housing stock and increase in cost leaves homeowners unable to remedy issues or perform regulatory updates	Low, moderate	Large families, families with children, elderly	N/A	Elderly, persons with mental disabilties, persons with physical disabilities
Housing Rehab	High	The Framingham Housing Authority is in need of major capital improvements to its facilities	Extermely low, low	Large families, families with children, elderly, public housing residents	N/A	Elderly, persons with mental disabilities, persons with physical disabilities, persons with developmental disabilities
LEXINGTON						

			Beneficiary Population			
Name	**Priority Level (must select one)**	**Description**	**Income Level**	**Family Types**	**Homeless**	**Non-homeless Special Needs**
Rental Housing	High	Contribute funds for rental housing	Low	All	N/A	N/A
NATICK						
Rental Assistance	High	Contribute funds for rental housing	All	All	N/A	N/A
NEEDHAM						
Rental housing	High	Work with developers on new rental developments.	All	Large families, families with children	N/A	Elderly, persons with mental disabilities, persons with physical disabilities
Production of new affordable units	High	Support the Housing Authority in its plans to redevelop its Linden-Chambers project; continue to work with developers on smaller scale infill developments.	All	Elderly, public housing residents	N/A	All
SUDBURY						
Rental Housing	High	Contribute funds for rental housing	Low	All	N/A	N/A
WALTHAM						
HOME TBRA Security Deposit Program	High	First month's rent and downpayment assistance to increase access to permanent housing.	Extremely low, low	All	Chronic Homelessness, Individuals, Families with childen, Mentally ill, Chronic substance abuse, Veterans, Persons with HIV/AIDS, Victims of Domestic Violence.	All
WATERTOWN						
Affordable Housing	High	Need for more rental units because of the lack of affordable 3+ bedroom units	Low	Families with Children	Families with Children	N/A
Affordable Housing	High	Need for more rental units because of the increasing number of elderly heads of household and demographic shifts in Watertown's population	Low	Elderly	All	N/A
Affordable Housing	High	Need for more affordable accessible rental units	Low	All	All	Persons with mental disabilities; persons with physical disabilities; persons with developmental disabilities
WAYLAND						
Rental Housing	High	Contribute funds for rental housing	Low	All	N/A	N/A

SP-30 Influence of Market Conditions – 91.215 (b)

6. **Please complete the table below.**

Affordable Housing Type	Description of the market conditions that necessitate this funding type or program:
Tenant Based Rental Assistance (TBRA)	The median rent in Newton is unaffordable for low-income households. There is a shortage of housing choice vouchers, and very few, if any, are being issued. Newton developed a TBRA program in FY15 to assist two households in its pilot year.
TBRA for Non-Homeless Special Needs	Not applicable. Newton is focused on providing TBRA for households experiencing homelessness.
New Unit Production	Approximately 22% of Newton's population is low-moderate income. Currently, 7.5% of Newton's housing stock is included on the subsidized housing inventory. In 2014, the median single-family home price was $884,000. New affordable units are needed to meet the demand and lack of supply in the Newton market.
Rehabilitation	Over 80% of Newton's housing stock was built prior to 1980. There have been 70 reported cases of substandard housing, defined as units lacking complete plumbing and kitchen facilities, although it is believed that many more substandard units exist.
Acquisition, including preservation	Acquisition financing is needed to subsidize Newton's high land cost and lack of available developable land. An average of 48% of the total development cost for the last five CDBG/HOME development projects was for acquisition. Two development projects, consisting of 51 units, have Section 8 Project Based Assistance contracts expiring between FY16 and FY20.

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

7. **Anticipated Resources:**

Please see sheet SP-35: Anticipated Resources at the end of this section.

8. **Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied:**

The HOME match is documented every year in the WestMetro HOME Consortium's annual performance report (CAPER). Common forms of match include local Community Preservation Act funds, Housing Trust Funds (in some Consortium communities) and state rental assistance. The Consortium leads the state and is among the top in the nation in leveraging HOME dollars, with $15.43 raised for every HOME dollar spent, according to HUD's most recent HOME Program Performance snapshot, dated 9/30/14.

The ESG program requires that grantees match the funding received from HUD. The City meets this requirement by requiring that its sub-recipients identify eligible sources of matching funds as part of their application to the City for ESG funds. Subrecipients are required to provide documentation of the availability of the matching funds as part of the City's routine monitoring.

Newton's affordable housing strategies outlined in this Consolidated Plan are aimed at leveraging private, state and local resources. For example, creating permanent supportive housing will likely require additional investment above what the City is able to provide.

9. **If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan (optional):**

In early 2014, a developer was chosen to redevelop a City-owned parking lot with a mixed-use project that includes housing, retail/commercial and parking spaces. This lot is located in the village of Newtonville and is close to public transportation, schools, general retail and office uses, a supermarket and other public amenities. The City's Request for Proposals (RFP) for this project stipulated that any development on this site must have at least 25% of the housing units affordable to households earning at or below 80% of the Area Median Income. This is above and beyond the 15% threshold that is required in the City's Zoning Ordinance.

The City also owns a parcel of land on Crescent Street in the village of Auburndale that formerly housed the Parks and Recreation Department. Discussion of reuse of this lot is ongoing but could be used for housing similar in scale to the existing neighborhood and could further increase the supply of affordable housing in the City. Several of the Consortium communities have identified publically-owned land within their boundaries, but do not yet have specific plans or proposals for these parcels.

SP-35: Anticipated Resources for City of Newton & WestMetro HOME Consortium for FY16-20

Source of Funds	Source	Uses of Funds	Expected Amount Available Year 1		Narrative Description
CDBG	public - federal	Acquisition, Admin & Planning, Economic Development, Housing, Public Improvements, Public Services	Annual allocation ($):	$ 1,768,620.00	Please refer to Strategic Plan chapter for narrative text.
			Program Income ($):	$ 125,000.00	
			Prior Year Resources ($):		
			Total ($):	$ 1,893,620.00	
HOME	public - federal	Acquisition, Homebuyer Assistance, Homeowner Rehab, Multifamily rental new construction, Multifamily rental rehab, New construction for ownership, TBRA	Annual allocation ($):	$ 1,125,677.00	Please refer to Strategic Plan chapter for narrative text.
			Program Income ($):	$ 130,000.00	
			Prior Year Resources ($):		
			Total ($):	$ 1,255,677.00	
ESG	public - federal	Conversion and rehab for transitional housing, Financial assistance, Overnight shelter, Rapid re-housing (rental assistance), Rental assistance, Services, Transitional housing	Annual allocation ($):	$ 159,511.00	Please refer to Strategic Plan chapter for narrative text.
			Program Income ($):		
			Prior Year Resources ($):		
			Total ($):	$ 159,511.00	
CPA Funds	public-local	Housing, Homebuyer Assistance, Multifamily rental new construction, Multifamily rental rehab, New construction for ownership	Annual allocation ($):	$ 2,117,318.00	Expected allocation of new Community Preservation Act funds for open space, community housing and historic preservation for FY16. 10% of allocation reserved for community housing. Please see Annual Action Plan text for narrative.
			Program Income ($):		
			Prior Year Resources ($):		
			Total ($):	$ 2,117,318.00	
Continuum of Care	public-federal	Admin and Planning, Housing, Financial assistance, overnight shelter, transitional housing	Annual allocation ($):	$ 1,419,518.00	CoC Funding includes a match and leverage requirement for each grantee. Please see Annual Action Plan text for narrative.
			Program Income ($):		
			Prior Year Resources ($):		
			Total ($):	$ 1,419,518.00	

SP-35: Anticipated Resources for City of Newton & WestMetro HOME Consortium for FY16-20

Source of Funds	Source	Uses of Funds	Expected Amount Available Year 1		Narrative Description
Inclusionary Housing Funds	public-local	Housing, Homebuyer Assistance, Multifamily rental new construction, Multifamily rental rehab, Conversion and rehab for transitional housing, Overnight shelter, New construction for ownership, Transitional housing	Annual allocation ($):		Inclusionary Housing Funds. Growth of this funding source is dependent upon the City's new residential production and associated payment-in-lieu fees contributions. Please see Annual Action Plan text for narrative.
			Program Income ($):		
			Prior Year Resources ($):	$ 176,065.00	
			Total ($):	$ 176,065.00	
Housing Trust Fund	public-local	Housing, Homebuyer Assistance, Multifamily rental new construction, Multifamily rental rehab, Conversion and rehab for transitional housing, Overnight shelter, New construction for ownership, Transitional housing	Annual allocation ($):		Trust fund must be established and capitalized.
			Program Income ($):		
			Prior Year Resources ($):		
			Total ($):	$ -	

SP-40 Institutional Delivery Structure – 91.215(k)

10. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions:

Please see sheet SP-40: Institutional Structure at the end of this section.

11. Assess any strengths or gaps in the institutional delivery system:

The institutional framework for planning and implementing housing and community development activities in Newton operates with the goal of enhancing the quality and expanding the programs and services that serve low- and moderate-income persons in the community. The Newton Housing and Community Development Division of the Newton Planning and Development Department (the Department) has developed and managed strong partnerships and relationships to ensure effective program delivery in meeting the needs of City residents.

Newton is the lead entity for the Brookline-Newton-Waltham-Watertown Continuum of Care (CoC), which provides funding to nonprofit providers, and state and local governments to quickly rehouse homeless individuals and families. As the lead entity of the Continuum, the Newton Housing and Community Development staff coordinates and implements a system to meet the needs of the homeless population. Specific activities include: BNWW COC Point-in-Time Count and Unaccompanied Homeless Youth Count, in which the CoC collectively identified and surveyed unaccompanied youth (individuals under the age of 25) that lack a regular and adequate nighttime residence; the Ten-Year Plan to End Homelessness, a concerted effort to prevent and eliminate homelessness 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 development of a coordinated entry system to create a standardized method for screening and assisting homeless families and individuals.

The gaps in the institutional delivery system include a lack of community and street outreach to bring homeless families and individuals to the appropriate service and housing providers. People experiencing homelessness often do not access mainstream benefits (e.g., Supplemental Security Income, Medicaid and other social welfare services), because they lack knowledge about the application and the eligibility requirements, among other reasons. As part of the Ten-Year Plan to End Homelessness, the CoC is implementing a public awareness campaign to increase understanding about the current services and resources that are available in Newton and across the CoC. Increasing community awareness and engaging the public is crucial to eliminating barriers and ending homelessness. Additionally, the capacity to access real-time bed or unit availability across the CoC geographic area is a gap in the institutional system that we are currently working to overcome. We recognize the need for a standardized entry process among the COC and service providers, but challenges to creating a coordinating system persist.

The City of Newton also recognizes the need to improve the quality and performance of the awarded five-year grants for CDBG Human Service/Public Service funding coinciding with the five-year Consolidated Plan period. While this system allowed recipients to plan services over five-years, it has hindered the City's flexibility to improve performance and help achieve greater results in meeting the needs of Newton residents during those five years. Strategies to improve outcomes include shortening the grant funding cycle from five years to one year; and requiring applicants to demonstrate that performance measures promised are met each year.

The City is also working to increase efficiencies and effectiveness of its affordable housing funding processes and procedures by aiming to create an affordable housing trust fund and housing development funding programs. The delivery of these much-needed affordable housing resources will help strengthen the City's affordable housing goals.

Finally, for many decades, Newton has implemented its Neighborhood Improvements program through the designation of "target neighborhoods." These neighborhoods, selected on the basis of having the highest concentration of low- and moderate-income residents, received funding on a staggered rotation. CDBG funding has been successfully used to complete numerous infrastructure, traffic, safety, and open space improvements throughout these neighborhoods. However, staff identified an increase in unmet needs that spanned all of the target areas, rather than only neighborhood-specific needs. Additionally, there has been a decline in citizen participation on several of the neighborhood advisory committees, making it difficult to ensure that the decisions made by the committee are fully representative of the neighborhood itself. As a result, there is a gap in this institutional structure designed to fund neighborhood improvement projects.

12. Identify the availability (indicated by an 'X') of services targeted to homeless persons and persons with HIV and mainstream services:

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	x	x	
Legal Assistance	x	x	
Mortgage Assistance	x		
Rental Assistance	x	x	
Utilities Assistance	x	x	
Street Outreach Services			
Law Enforcement	x		
Mobile Clinics	x		
Other Street Outreach Services	x	x	

Supportive Services			
Alcohol & Drug Abuse	x	x	
Child Care	x	x	
Education	x	x	
Employment and Employment Training	x	x	
Healthcare	x	x	
HIV/AIDS	x	x	
Life Skills	x	x	
Mental Health Counseling	x	x	
Transportation	x	x	
Other			
Veterans	x	x	
Housing Placement	x	x	

13. **Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons.**

The City of Newton receives Emergency Solutions Grant Program (ESG) funds to prevent homelessness and enable homeless individuals and families to rapidly re-house and move toward independent living. Annually, ESG funds are awarded through a competitive process to providers of emergency shelter services, street outreach activities, homeless prevention and rapid re-housing services. Grants are awarded to municipalities and nonprofits that demonstrate an outstanding capacity to meet the needs of the program.

During FY15, the Continuum of Care set guidelines for dividing ESG funding between shelter services (shelter rent and utility costs as well as direct service staff) and homeless prevention programs (emergency rent and utility payments as well as funding the costs of mediation services to prevent evictions as an alternative to formal court proceedings between landlords and tenants and intervening with families in crisis to prevent teens from becoming homeless).

During FY14, the Housing and Community Development Department successfully used CDBG and ESG funds to address each priority need from the Consolidated Plan. Three programs (one CDBG and two ESG) working to prevent families from becoming homeless and to rapidly house those that do become homeless served 192 individuals. The emergency shelters for individuals accommodated 372 guests in FY14. The two programs providing services to survivors of domestic violence served 45 families/households (77 individuals).

The information below provides details about the performance of each program funded, and how they meet a variety of needs present within the community:

- The Horace Cousens Industrial Fund – Emergency Assistance for Rent and Utilities – In FY14 this program assisted 94 people by providing support to families and individuals facing a financial emergency that could result in a loss of housing.

- Middlesex Human Service Agency – Bristol Lodge Men's/Women's Shelters – In FY14 these shelter programs helped several people receive and secure permanent housing with a Section 8 certificate, while others have moved into transitional living facilities in Cambridge.
- REACH Beyond Domestic Violence – Emergency Shelter – In FY14, 32 families/households participated in this program. Nine of the households moved out of the shelter into permanent housing or transitional living programs.
- The Second Step – Transitional Residence – During FY14, this program served 13 families/households and all families at the residence gained access to entitlement benefits. Two heads-of-household gained employment and eleven heads-of-household enrolled in job training or other educational programs.
- Brookline Community Mental Health Center – Homelessness Prevention and Rapid Re-housing – This grant was initiated on 2/1/2013 (grant period ends on 8/14/2014) and in FY14 the programs served 38 families/households comprised of 98 persons. Services ranged from case management and budgeting to financial assistance to prevent homelessness and the housing of households already homeless.
- The Community Day Center of Waltham – The Community Day Center recently completed its renovation project and began providing services to its guests in its new space in fall 2014.
    - The Center served 675 different guests during FY14.

In Wayland, the construction of the Town's first group home, which provides housing to adults with development disabilities, was completed in 2013.

14. Summarize the strengths and gaps of the service delivery system specifically for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.

While many services exist within the CoC geography, access to and from these services can be difficult for the homeless and non-homeless special needs populations. Transportation and informational resources are needed to enable this population to get to services faster. Additionally, not all services are located in any one community. It is important to continually build an integrated network of providers whose efforts are well-coordinated. The ongoing development and refinement of a coordinated entry system will help strengthen service delivery.

The largest gap in the delivery system for many of the Consortium communities is related to insufficient numbers of staff and organizational capacity.

15. **Provide a summary of the strategy for overcoming any identified gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.**

Human Services Program

The City of Newton has put forward a plan to utilize its limited federal resources more effectively. For the FY16 CDBG Human Service Grant Program, the City has changed the grant cycle from five-years to one-year. This allows us greater flexibility in directing funds to organizations and projects that are most successful in meeting the needs of low-and moderate-income residents in Newton. The City is also working to make its affordable housing funding programs more effective and efficient. Finally, the City, in collaboration with the CoC, is continuing its efforts to finalize and implement a coordinated entry system that includes real-time bed availability.

Neighborhood Improvements

Several changes will be made to the neighborhood improvements program to overcome any gaps in the institutional structure and ensure that projects continue to benefit the City's low- and moderate-income residents. In order to encourage citizen participation, staff will reach out and take advantage of existing neighborhood area councils and other groups, especially for the creation of the advisory committee for the newest eligible target area in Upper Falls. Additionally, emphasis will be placed on making sure that CDBG-funded projects continue to benefit low- and moderate-income residents throughout Newton, and that the neighborhood projects that most effectively contribute to helping these target households attain social and economic mobility benchmarks will be prioritized.

SP-40: Institutional Structure for City of Newton & WestMetro HOME Consortium for FY16-20

Responsible Entity	Entity Type	Role	Geographic Area
Advocates	Nonprofit Organization	Homelessness	Jurisdiction
Ascentria Care Alliance (Lutheran Social Services of New England)	Nonprofit Organization	Community development: economic development	Region
Beaverbrook STEP	Nonprofit Organization	Non-Homeless Special Needs	Region
Bedford Housing Authority	PHA	Public Housing	Jurisdiction
Bedford Housing Trust	Public institution	Affordable housing-rental	Jurisdiction
Bedford Office of Community Development	Government agency	Affordable housing-ownership; affordable housing-rental; non-homeless special needs; community development: public facilities; community development: neighborhood improvements; community development: economic development; planning	Jurisdiction
Belmont Affordable Shelter Fund	Nonprofit Organization	Affordable housing-ownership; affordable housing-rental; homelessness; non-homeless special needs	Jurisdiction
Belmont Food Pantry	Nonprofit Organization	Homelessness; non-homeless special needs; community development: public services	Jurisdiction
Belmont Housing Authority	PHA	Public housing; homelessness; non-homeless special needs; community development: public facilities; community development: public services	Jurisdiction
Belmont Housing Trust	Government agency	Affordable housing-ownership; affordable housing-rental; non-homeless special needs; planning	Jurisdiction
Brookline - Newton - Waltham-Watertown Continuum of Care	Other (specify)	Homelessness	Jurisdiction
Brookline Community Mental Health Center	Nonprofit Organization	Homelessness; Non-homeless special needs; Community development: public services	Jurisdiction
Brookline Council on Aging	Government agency	Non-homeless special needs; Community development: public services	Jurisdiction

Responsible Entity	Entity Type	Role	Geographic Area
Brookline Dept. of Planning and Community Development - Housing Division	Government agency	Planning; Affordable housing-ownership; Affordable housing- rental	Jurisdiction
Brookline Health Dept	Government agency	Non-homeless special needs; Homeless; Community development: public services	Jurisdiction
Brookline Housing Advisory Board	Other (specify)	Planning; Affordable housing-ownership; Affordable housing- rental	Jurisdiction
Brookline Housing Authority	PHA	Affordable Housing - rental	Jurisdiction
Brookline Improvement Coalition	Community-based Development Organization (CBDO)	Affordable Housing - rental; affordable housing-ownership; non-homeless special needs	Jurisdiction
Brookline Veteran's Services	Government agency	Non-homeless special needs; Community development: public services; homelessness	Jurisdiction
Cambridge Neighborhood Apartment Housing Services	Community Housing Development Organization (CHDO)	Homelessness, Foreclosure Prevention Counseling	Region
Caritas Communities	Subrecipient	Affordable housing-rental	Region
Citizens for Affordable Housing in Newton Development Organization (CAN-DO)	Community Housing Development Organization (CHDO)	Affordable housing-rental; affordable housing ownership	Jurisdiction
Citizens' Housing and Planning Association (CHAPA)	Nonprofit Organization	Affordable housing-rental; affordable housing ownership; planning	State
Communities United	Nonprofit Organization	Community development: public services	Jurisdiction
Community Economic Development Assistance Corporation (CEDAC)	Public institution	Community development: economic development; Affordable housing - ownership; Affordable housing - rental	State
Concord Housing Authority	PHA	Public Housing	Jurisdiction
Cooperative Metropolitan Ministries	Nonprofit Organization	Homelessness; community development: public services	Jurisdiction
Council on Aging	Government agency	Homelessness; Non-homeless special needs; Community development: public services; community development: public facilities	Jurisdiction
Edinburg Center	Nonprofit Organization	Community development: public services	Jurisdiction

Responsible Entity	Entity Type	Role	Geographic Area
Federal Home Loan Bank of Boston (FHLB)	Private Industry	Affordable housing-ownership; affordable housing-rental; community development: economic development	Region
Framingham Housing Authority	PHA	Public Housing	Jurisdiction
Greater Waltham ARC	Nonprofit Organization	Community development: public services	Jurisdiction
Healthy Waltham	Nonprofit Organization	Public Services	Jurisdiction
Hebrew Senior Life	Nonprofit Organization	Affordable housing - rental; Community development: public services	Jurisdiction
Interfaith AIDS Ministry	Nonprofit Organization	Community development: public services	State
Jewish Community Housing for the Elderly	Nonprofit Organization	Affordable housing-rental	Region
Jewish Family and Children's Service	Nonprofit Organization	homelessness; Community development: public services	Jurisdiction
Latinos En Accion'	Nonprofit Organization	Community development: public services	Jurisdiction
Lexington Housing Authority	PHA	Public Housing	Jurisdiction
Massachusetts Architectural Access Board	Public institution	Community development: neighborhood improvements	State
Massachusetts Department of Housing and Community Development	Government agency	Affordable housing-ownership; affordable housing-rental; public housing; homelessness; non-homeless special needs	State
Massachusetts Housing Investment Corporation (MHIC)	Private Industry	Affordable housing-ownership; affordable housing-rental; community development: economic development	State
Massachusetts Housing Partnership	Government agency	Affordable housing-rental; affordable housing ownership	State
Massachusetts Turnpike Authority	Government agency	Community development: economic development	State
MassHousing	Government agency	Affordable housing-rental; affordable housing ownership	State
Metro West Collaborative Development Inc.	Community Housing Development Organization (CHDO)	Affordable Housing-Rental and Ownership	Region
Metropolitan Area Planning Council (MAPC)	Public institution	Planning	Region

Responsible Entity	Entity Type	Role	Geographic Area
Metropolitan Boston Housing Partnership (MBHP)	Nonprofit Organization	Affordable housing-rental; public housing	State
Middlesex Human Service Agency	Nonprofit Organization	Homelessness	Jurisdiction
Natick Affordable Housing Trust	Government agency	Affordable Housing-rental	Jurisdiction
Natick Community Development Department	Government agency	Affordable Housing-rental	Jurisdiction
Natick Housing Authority	PHA	Affordable Housing-rental	Region
Needham Community Preservation Committee	Government agency	Affordable housing-rental; affordable housing-ownership	Jurisdiction
Needham Housing Authority	PHA	Public housing, affordable housing	Jurisdiction
Needham Opportunities Inc. (NOI)	Nonprofit Organization	Affordable housing-rental; affordable housing ownership	Jurisdiction
Needham Planning and Community Development Department	Government agency	Planning, affordable housing-rental; community development: public facilities; economic development	Jurisdiction
Neighbors Who Care	Nonprofit Organization	Community development: public services	Jurisdiction
Newton Community Service Center	Nonprofit Organization	Community development: public services	Jurisdiction
Newton Housing Authority	PHA	Public housing	Jurisdiction
Newton -Wellesley-Weston Committee for Community Living (NWW)	Nonprofit Organization	Non-homeless special needs	Jurisdiction
Partnership for Youth	Nonprofit Organization	Community development: public services	Jurisdiction
Pelham II Corporation	Nonprofit Organization	Community development: public facilities	Jurisdiction
Pine Street Inn	Subrecipient	Affordable Housing-rental; Homelessness	Region
Private Developers	Private Industry	Affordable Housing-Rental and Ownership	Jurisdiction
REACH	Nonprofit Organization	Community development: public services	Jurisdiction
Religious Institutions; Faith-Based Organizations	Other (specify)	Homelessness; Non-Homeless Special Needs; Hunger Prevention	Jurisdiction
Salvation Army of Massachusetts	Nonprofit Organization	Homelessness; community development: public services	State
South Middlesex Opportunity Council (SMOC)	Nonprofit Organization	affordable housing-rental	Jurisdiction

Responsible Entity	Entity Type	Role	Geographic Area
SpringWell	Nonprofit Organization	Non-Homeless Special Needs; Elderly	Region
Stockard & Engler & Brigham (SEB)	Private Industry	affordable housing ownership	Jurisdiction
The Hellenic Gospel Food Pantry	Nonprofit Organization	Community development: public services; homelessness	Jurisdiction
The Second Step	Nonprofit Organization	Homelessness	Jurisdiction
University of Boston Small Business Development Center (MSBDC)	Public institution	Community development: economic development	Region
Veteran's Affairs Services Officer	Government agency	Non-Homeless Special Needs	Jurisdiction
Waltham Alliance to Create Housing (WATCH)	Nonprofit Organization	Affordable housing-rental; affordable housing-ownership	Jurisdiction
Waltham Boys & Girls Club	Nonprofit Organization	Community development: public services	Jurisdiction
Waltham Daycare	Nonprofit Organization	Community development: public services	Jurisdiction
Waltham Housing Authority	PHA	Public Housing	Jurisdiction
Waltham Planning Department	Government agency	Community development: public services	Jurisdiction
Waltham Salvation Army	Nonprofit Organization	Public Services, Homelessness	Jurisdiction
Waltham YMCA	Nonprofit Organization	Community development: public services	Jurisdiction
WATCH/Breaking Barriers	Nonprofit Organization	Community development: public services	Jurisdiction
Watertown Community Development and Planning Office	Government agency	Planning, Community Development: Economic Development, Public Facilities, Neighborhood Improvements, Public Services	Jurisdiction
Watertown Community Housing (WCH)	Nonprofit Organization	Affordable housing-rental; affordable housing ownership	Jurisdiction
Watertown Council on Aging/Senior Center	Government agency	Non-Homeless Special Needs; Elderly; Community Development: Public Services	Jurisdiction
Watertown Public Housing Authority	PHA	Public Housing	Jurisdiction
Waydside Center	Nonprofit Organization	Community development: public services	Jurisdiction
Wayside Multi-Service Center	Nonprofit Organization	Non-Homeless Special Needs; Homelessness	Region
WCI	Nonprofit Organization	Community development: public services	Jurisdiction

SP-45 Goals Summary – 91.215(a)(4)

16. Goals Summary Information:

Please see sheet SP-45: Goals at the end of this section.

17. Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2):

Please see sheet SP-45: Goals at the end of this section for the proposed number of units to be provided over the next five years to assist extremely low-, low-, and moderate-income families throughout the jurisdiction.

SP-45: Strategic Plan Goals for City of Newton & WestMetro HOME Consortium Five-Year Totals for FY16-20

Name of Goal	Description of Goal	Category of Goal	Start Fiscal Year	End Fiscal Year	Outcome	Objective	Goal Outcome Indicator	GOI Quanity	GOI Unit of Measurement
NEWTON									
Production of New Affordable Units	Increase production of new affordable units, and visitable and accessible units through incentives, flexible funding, and inclusionary zoning.	Affordable housing	2016	2020	Affordability	Provide decent affordable housing	Rental units constructed	175	Household housing unit
							Homeowner housing added	15	Household housing unit
Housing Rehab	Continue the housing rehab program for income-eligible residents, including improvements for accessibility and safety, especially for seniors to encourage aging in place	Affordable housing	2016	2020	Availability/accessibility	Provide decent affordable housing	Homeowner housing rehabilitated	30	Household housing unit
							Rental units rehabilitated	5	Household housing unit
Supportive Services	Provide supportive services for individuals and families that are homeless or at-risk for homelessness	Homeless	2016	2020	Availability/accessibility	Create suitable living environments	Other-Assistance to homeless and at-risk for homelessness	2,735	Persons assisted
Improve Transition to Permanent Housing	Improve the transition as families and individuals move from homelessness into permanent housing through a pilot TBRA program	Homeless	2016	2020	Affordability	Provide decent affordable housing	Tenant-based rental assistance / rapid rehousing	3	Households Assisted
Permanent and Supportive Housing	Increase the number of permanent supportive housing units for chronically homeless persons with disabilities and individuals/families experiencing homelessness	Homeless	2016	2020	Availability/accessibility	Provide decent affordable housing	Housing for homeless added	12	Household housing unit
Fair Housing	Meet the need for more fair housing education, enforcement, and obligations.	Other - Please Specify	2016	2020	Availability/accessibility	Provide decent affordable housing	Other-Educational events	10	Other-Educational events held
							Other-Publicity and outreach	11	Other-Publicity items
Human Services	Provide financial support for organizations and agencies serving individuals that fall under key areas of need, including children, teens, families, and persons with disabilities	Non-homeless special needs	2016	2020	Availability/accessibility	Create suitable living environments	Public service activities other than Low/Moderate Income Housing benefit	8,455	Persons assisted
Human Services - Aging in Place	Support older adults and adults with disabilities to allow them to remain in Newton as they age	Non-homeless special needs	2016	2020	Availability/accessibility	Create suitable living environments	Public service activities other than Low/Moderate Income Housing benefit	22,535	Persons assisted
Neighborhood Improvements	Continue to meet the need for improvements to public facilities, intrastructure, and open space that best benefit low- and moderate-income residents in and around eligible census block groups throughout the City	Non-housing community development	2016	2020	Availability/accessibility	Create suitable living environments	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing (LMH) Benefit	2,085	Persons Assisted
Architectural Access	Increase access, throughout the City, to public thoroughfares, public buildings, parks and recreational facilities, and nonprofit agencies.	Non-housing community development	2016	2020	Availability/accessibility	Create suitable living environments	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing (LMH) Benefit	16,970	Persons Assisted
Job Training and Creation	Develop an economic development program for job training for low- and moderate-income residents by partnering with local institutions, businesses, and/or organizations.	Non-housing community development	2016	2020	Availability/accessibility	Create economic opportunities	Jobs created/retained	4	Jobs
BEDFORD									

Name of Goal	Description of Goal	Category of Goal	Start Fiscal Year	End Fiscal Year	Outcome	Objective	Goal Outcome Indicator	GOI Quanity	GOI Unit of Measurement
Rental Housing	Funds will be used to assist the creation of rental housing or to assist the rehabilitation of rental housing	Affordable housing	2016	2020	Affordability	Provide decent affordable housing	Rental units constructed	1	Household housing unit
BELMONT									
Achieve housing production goals	Work with Board of Selectmen and Planning Board to set reasonable production goals and educate residents and leverage additional funds.	Affordable housing	2016	2020	Availability/accessibility	Create suitable living environments	Rental units constructed	3	Household housing unit
Adopt zoning and other policies to encourage affordable housing	Adopt zoning amendments and work with developers and property owners to build mixed-use developments.	Affordable housing	2016	2020	Availability/accessibility	Provide decent affordable housing	Rental units constructed	2+	Household housing unit
Provide better housing choices	Adopt zoning amendments and provide fudning so that developers and property owners can built mixed-use development and encourage developers to provide housing appropriate for elderly.	Affordable housing	2016	2020	Availability/accessibility	Create suitable living environments	Rental units constructed	3	Household housing unit
Elderly supportive services	Funds will be provided to renovate housing so that elderly can age in place.	Affordable housing	2016	2020	Availability/accessibility	Create suitable living environments	Rental units rehabilitated	2	Household housing unit
Rehab public housing	Funds will be used to install an elevator to make units accesssible.	Public housing	2016	2020	Availability/accessibility	Create suitable living environments	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	51	Households Assisted
First-time Homebuyer Program	Funds will be used by first-time homebuyers to aid in purchasing a home.	Affordable housing	2016	2020	Affordability	Provide decent affordable housing	Homeowner housing added	3	Household housing unit
BROOKLINE									
86 Dummer Street Project	Funds will be used to build new rental units at 86 Dummer Street that will provide housing for extremely low and low-income households	Affordable housing	2014	2017	Affordability	Provide decent affordable housing	Rental units constructed	32	Household housing unit
51-57 Beals Street Project	Funds will be used to rehabilitate rental units at 51-57 Beals Street which will provide housing for homelss individuals earning less than 30% of AMI	Affordable housing	2014	2017	Affordability	Provide decent affordable housing	Rental units constructed	31	Household housing unit
New Rental Housing	Funds will used to develop new rental housing opportunities for extremely low-, low-, and moderate-income households	Affordable housing	2016	2020	Affordability	Provide decent affordable housing	Rental units constructed	35	Household housing unit
Preservation of Rental Housing	Funds will be used to preserve affordable rental housing for extremely low-, low-, and moderate-income households	Affordable housing	2016	2020	Affordability	Provide decent affordable housing	Rental units rehabilitated	100	Household housing unit
Inclusionary Units - rental	Market-rate rental housing developments will include 15% affordable units	Affordable housing	2016	2020	Affordability	Provide decent affordable housing	Rental units constructed	6	Household housing unit
Inclusionary Units - homeowner	Market-rate ownership developments will include 15% affordable units	Affordable housing	2016	2020	Affordability	Provide decent affordable housing	Homeowner housing added	6	Household housing unit
45 Marion Street	40B Development of 65 unit rental building containing 16 units serving households earning less than 80% AMI	Affordable housing	2015	2017	Affordability	Provide decent affordable housing	Rental units constructed	16	Household housing unit
Homebuyer Assistance Program	Funds will be used to write down costs of condo units in order to make them affordable	Affordable housing	2016	2020	Affordability	Provide decent affordable housing	Homeowner housing added	6	Household housing unit
CONCORD									
Rental Housing	Funds will be used to assist the rehabilitation of rental housing	Public Housing	2014	2015	Affordability	Provide decent affordable housing	Rental units rehabilitated	4	Household housing unit
Rental Housing	Funds will be used to assist the creation of rental housing for senior and disabled individuals	Public Housing	2016	2020	Affordability	Provide decent affordable housing	Rental units constructed	4	Household housing unit
FRAMINGHAM									

Name of Goal	Description of Goal	Category of Goal	Start Fiscal Year	End Fiscal Year	Outcome	Objective	Goal Outcome Indicator	GOI Quanity	GOI Unit of Measurement
Housing Development	Promote the development of new affordable units	Affordable housing; public housing	2016	2020	Affordability	Provide decent affordable housing	Rental units constructed	25	Household housing unit
Public Housing Improvements	Make public housing units ADA-compliant and perform weatherization	Affordable housing; public housing	2016	2020	Availability/accessibility	Create suitable living environments	Rental units rehabilitated	51	Household housing unit
Tenant-based Assistance	Rehabilitation of rental housing for income-eligible participants	Affordable housing	2016	2020	Affordability	Provide decent affordable housing	Rental units rehabilitated	4	Household housing unit
LEXINGTON									
Rental Housing	Funds will be used to assist the creation of rental housing or to assist the rehabilitation of rental housing	Affordable housing	2016	2020	Affordability	Provide decent affordable housing	Rental units constructed	1	Household housing unit
NATICK									
Rental Assistance	Funds will be used to assist renters at incomes at or below 80% AMI.	Affordable housing	2016	2020	Affordability	Provide decent affordable housing	Tenant-based rental assistance / rapid rehousing	40	Households Assisted
NEEDHAM									
Rental development	Promote new affordable rental units	Affordable housing	2018	2020	Affordability	Provide decent affordable housing	Rental units constructed	25	Household housing unit
Rental development	Promote new affordable rental units	Public housing	2017	2020	Affordability	Provide decent affordable housing	Rental units constructed	100	Household housing unit
SUDBURY									
Affordable housing	All funds in the period will be used to repay Natick for fund borrowed to fund the Coolidge at Sudbury project	Affordable housing	2016	2020	Affordability	Provide decent affordable housing	Rental units constructed	1	Household housing unit
WALTHAM									
Affordable Housing (Renters)	Funds will be used to provie TBRA Security Deposit program to provide first month's rent and security depoait payment.	Affordable housing	2016	2020	Affordability	Provide decent affordable housing	Tenant-based rental assistance / rapid rehousing	60	Households Assisted
WATERTOWN									
Create Additional Affordable Housing	Funds will be used to create affordable housing	Affordable housing	2016	2020	Affordability	Provide decent affordable housing	Rental units constructed	5 to 10 units	Household housing unit
Create Additional Affordable Housing with a Minimum of 3 Bedrooms, Suitable for Families	Funds will be used to create affordable housing	Affordable housing	2016	2020	Affordability	Provide decent affordable housing	Rental units constructed	5 to 10 units	Household housing unit
Create Affordable Housing Suitable for the Elderly	Funds will be used to create affordable housing	Non-homeless special needs	2016	2020	Affordability	Create suitable living environments	Rental units constructed	5 to 10 units	Household housing unit
Create Affordable Housing Suitable for those with Disabilities	Funds will be used to create affordable housing	Non-homeless special needs	2016	2020	Availability/accessibility	Create suitable living environments	Rental units constructed	5 to 10 units	Household housing unit
WAYLAND									
Rental Housing	Funds will be used to supplement the administration and RFP process	Affordable housing	2015	2018	Affordability	Provide decent affordable housing	Rental units constructed	47	Household housing unit

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

18. Describe any need to increase the number of accessible units (if Required by a Section 504 Voluntary Compliance Agreement):

Based on the Newton Housing Authority's (NHA) 504 transition plans from 1990 and 1996, the NHA added six one-bedroom handicapped accessible units at three of our federal elderly buildings. With the purchase of new buildings with accessible units in recent years, the NHA now owns thirty-one accessible units. The NHA continues to monitor ongoing need for more accessible units and provides reasonable modifications to current units to meet the needs of its residents.

None of the Consortium communities' Housing Authorities have Section 504 Voluntary Compliance Agreements, though many of the PHA's have recognized the need for increasing the number of accessible units.

Needham's proposed redevelopment of its Linden-Chambers project will incorporate an increase in the number of accessible units.

19. Describe activities to increase resident involvement:

The Newton Housing Authority does not offer a homeownership program.

Efforts are made across the Consortium to ensure that residents are informed and involved in planning for capital needs.

The Bedford Housing Authority plans to launch a Social Service Program this year to connect families to all the resources necessary to stabilize their living situation and improve their quality of life. The Program will provide up to 15 low-income families currently residing in Bedford public housing with the educational, financial literacy, skill training, career coaching, and other support services that will enable them to become economically self-sufficient. Individual family needs will determine the best mix of required resources and goal setting.
In October 2014, the Waltham Housing Authority opened the new 5,000 square-foot Prospect Hill Learning Center, housed within the Prospect Hill Terrace family housing development. The location of the center is easily accessible by residents in the development, and the City hopes it will be used as a primary meeting space for residents to come together.

20. Is the public housing agency designated as troubled under 24 CFR part 902?

None of the Consortium communities' Housing Authorities have been designated as troubled under 24 CFR part 902.

21. Describe the plan to remove the 'troubled' designation, if applicable:

Not applicable.

SP-55 Barriers to affordable housing – 91.215(h)

22. Barriers to Affordable Housing:

One of the biggest obstacles to affordable housing in Newton is the antiquated Zoning Ordinance. Particular zoning and City policies that limit affordable housing include the following:

- A special permit from the Board of Aldermen is required to create any multi-family housing (i.e. more than two units). This type of housing is not permitted by right in any zoning district. The special permit process adds time and cost to these types of developments that otherwise could more easily create affordable housing units.

- Accessory apartments are often more affordable to rent because they tend to be smaller, but the process for approval of these units is cumbersome and often requires a special permit from the Board of Aldermen. As a result, it is estimated that there are 1000 illegal accessory apartments in the City all of which have not been properly inspected for compliance with the State Building Code and may pose serious health and safety concerns for occupants. In a step in the right direction, the Ordinance was recently changed to permit illegal units that are proven to be pre-existing from 1999 to be legalized if they can be made code compliant.

- Neighborhood opposition to large-scale affordable housing projects has also been a barrier to providing additional subsidized units and residential investment. In July 2013, the City adopted an amendment to its Citizen Participation Plan in an effort to inform the general public and abutters early on in the process of permitting an affordable housing project so that their input can be included in the design at an early stage.

The City's procurement policy for affordable housing projects using Community Development Block Grant and HOME Program funds can increase overall project costs and the upfront time required to develop plans and specifications.

23. Describe the specific efforts to be undertaken to reduce the barriers to affordable housing:

Affordable Housing Trust

The Planning and Development Department will continue the initiative to establish and capitalize an affordable housing trust fund, which could expedite and create continuity in the local funding process for affordable housing development. The trust could create a more predictable, efficient way within the City's control to provide the financial subsidies necessary to develop affordable housing in Newton. A trust would also attract outside financial resources to City-funded projects, helping with leveraging requirements.

The Municipal Affordable Housing Trust Fund Law at MGL c.44, s. 55C was passed by the State legislature in 2005. The purpose of creating a municipal affordable housing trust is to support the creation and preservation of affordable housing in municipalities for the benefit of low-and moderate-income households. Trusts are usually managed by a nonprofit organization or a governmental agency and the statute requires that a board of trustees be established to manage and oversee it. A trust has broad powers characterized as "…the creation and preservation of affordable housing." Therefore, eligible uses of a trust can include acquisition, rehabilitation, new construction, preservation and pre-development costs. A municipality can, either by ordinance or by-law, exclude or modify any of the powers identified in the statute.

Trusts are typically capitalized by dedicated, recurring or non-recurring revenue sources. Some possible sources of funding, subject to existing processes such as Aldermanic approval include:

- Community Preservation Funds
- Funds derived from inclusionary zoning payments
- Direct appropriations
- Donations/bequests
- Loan repayments

Establishing an affordable housing trust fund in Newton requires a majority of the Board of Aldermen to vote to accept the provisions of the enabling legislation. In the same or subsequent action, the Board of Aldermen must specify how many members will constitute the board of trustees and the initial length of their terms (not to exceed two years, except for the chief executive officer). In addition, the Board of Aldermen may specify the composition of the trust board and omit, modify, or add to the powers authorized by the statute. Following the Aldermanic vote(s), individuals are appointed to the board of trustees by the Mayor, subject to confirmation by the Board of Aldermen.

Inclusionary Housing Program

To assist with the production of new affordable units, the Planning Department will pilot an Inclusionary Housing Funding Program. In 2014, Newton's inclusionary housing ordinance was revised to allow an applicant to utilize public subsidy to increase affordability within a project after the 15% affordable unit requirement is achieved. The program will build on this framework to provide a subsidy source that would fund the creation of additional affordable units, provide a deeper level of affordability of existing units, and/or create physical accessibility beyond what is required by state and federal accessibility law without necessarily expanding project density. The program can also assist developers with the additional cost of providing affirmative marketing and income certifications and with technical assistance.

Staff will develop the program in conjunction with the Newton Housing Partnership and the Planning and Development Board. Possible sources to capitalize the program include CDBG, HOME, Community Preservation Funds and Inclusionary Housing Funds.

Inclusionary Zoning Ordinance Reform
The Department will explore revising the City's Inclusionary Zoning Ordinance. One possibility to enhance the ordinance includes reducing the "payment in-lieu" threshold, which currently includes an exemption for the first two units created. Another option is to increase the payment required or discourage the payment-in-lieu option.

Revision to Homeowner Rehabilitation Program
For FY16-20, the Newton Homeowner Rehabilitation Program will be expanded to target code compliance for pre-existing accessory apartments. Rental income from these apartments can help low- and moderate-income owners make payments to keep their homes and also offer "naturally affordable" small housing units for low- and moderate-income renters that are identified in the Needs Assessment chapter as a means toward encouraging diversity in the City's housing stock.

Creation of Housing Strategy
The City will develop a Housing Strategy in calendar year 2015. This Strategy will identify approaches and actions that will enable the City to reach its goal of achieving 10% of Newton's housing stock affordable to low- and moderate-income households by 2021. It is the City's expectation that the strategy will identify desirable locations for affordable housing. The Strategy will also identify potential sites for the location of nine to twelve units of permanent supportive housing for chronically homeless individuals. These units could be created either on one site or on several scattered sites throughout the City.

Commitment toward Fair Housing
To ensure the City continues its affirmative duty to further fair housing, the Planning Department will review all applicable projects for their inclusion of fair housing goals and within their review include a statement that "the objectives of the City's Consolidated Plan, including fair housing, have been considered in this review." To increase fair housing education, the City will include its fair housing policy on the City website and bulletin board. Additionally, the City will provide fair housing training for its employees.

Consortium
Efforts undertaken by the Consortium communities to reduce the barriers to affordable housing include, but are not limited to, the following:

- review of accessory apartment bylaws;
- continuation of monitoring and maintenance;
- review of parking standards;
- promotion of fair housing;
- creation of Housing Production Plans;
- hiring of community housing specialists;
- amendment of inclusionary zoning ordinances;
- leveraging of Community Preservation Funds and private resources;
- development of zoning overlay districts.

SP-60 Homelessness Strategy – 91.215(d)

Describe how the Strategic Plan goals contribute to…

24. Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs:

In FY15, the City provided Emergency Solutions Grant funding for Street Outreach within the BNWW Continuum of Care Service Area (CoC). Brookline Community Mental Health Center was awarded the grant, and conducts the outreach. The goal is to seek out unsheltered individuals and families with the goal of connecting them with emergency shelter, housing or critical services and non-facility-based care for those unwilling or unable to access appropriate housing. If the Street Outreach Program proves successful, the Jurisdiction, collaborating with the BNWW CoC, will continue this effort in FY16.

The CoC also developed its Coordinated Entry System, which provides a standardized intake and assessment process for each service provider in the CoC's network using a "no wrong door" approach. By having a Coordinated Entry System, each provider is able to conduct a general assessment of the person's needs and make the appropriate referral to connect them with housing and/or the appropriate services.

The CoC also utilizes the ESG-funded Waltham Community Day Center for outreach and identification of unsheltered homeless. The Day Center is a gathering place for those not accessing traditional emergency shelters during the night. The Day Center provides warmth, food, case management, counseling, legal services and referrals to appropriate service providers. Also, the Pine Street Inn runs several projects within the CoC and has an experienced outreach team that engages those choosing to not utilize a shelter and provides the individuals with referral information, food, clothing, hygiene products, blankets, etc.

25. Addressing the emergency 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.

The Second Step provides transitional housing and direct services for up to 24 months to women and their families who are survivors of domestic violence. They also receive McKinney-Vento funds through the Continuum of Care competitive application, which is submitted by the City of Newton, as the Continuum's lead agency. Citizens for Affordable Housing in Newton Development Organization, Inc. (CAN-DO) provides five units of transitional housing at the Kayla Rosenberg House for women and their children who are survivors of domestic violence. The Second Step and CAN-DO both work with the Newton Housing Authority, and

other housing providers, to help these families transition into permanent housing in the community. The 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 City of Newton will continue to target some percentage of its ESG funds toward emergency shelter programs and will continue to apply for project renewal funds for The Second Step's transitional housing programs in the CoC Consolidated Application. The United States Interagency Council on Homelessness has set the goal of preventing and ending family and child homelessness by 2020. Part of the solution is increasing access to stable and affordable housing and therefore moving away from the emergency shelter and transitional housing models. The City will work with its key stakeholders to set funding priorities over the next five years that are consistent with this goal.

Outside of the Continuum of Care, the Natick Affordable Housing Trust has established an Emergency Homeless Voucher program for those homeless individuals who need shelter during inclement weather. The voucher program provides several nights' housing in a local hotel with the condition that the user seeks assistance from the Natick Service Counsel.

26. Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again:

Following the directive of the United States Interagency Council on Homelessness, the Department is placing emphasis on creating permanent affordable housing with supportive services to ensure that the most vulnerable population in our community is stably housed, has increased economic security and improved health. To meet this goal, the City's Planning and Development Department will develop a Housing Strategy in calendar year 2015. The Housing Strategy will identify approaches and actions that will enable the City to reach its goal of achieving 10% of Newton's housing stock affordable to low- and moderate-income households by 2021. It is the City's expectation that the strategy will identify desirable locations for affordable housing. The Strategy will also identify potential sites for the location of nine to twelve units of permanent supportive housing for chronically homeless individuals. These units could be created either on one site or on several scattered sites throughout the City. In addition, the City's Community Development and Housing Division, together with the Housing Committee of the BNWW CoC, will focus on building relationships with housing providers, service providers and key community stakeholders to identify appropriate service models. As is pointed out in the BNWW CoC Ten-Year Plan to End Homelessness, it is necessary to improve communication and information sharing between housing providers, funders and the public as

well as identify and access additional resources to fill financing gaps to create permanent supportive housing.

As part of the strategy to reduce homelessness, the Division will also explore partnering with mainstream multi-family housing providers within the community to establish a preference and/or create set-aside units for homeless households. In FY15, each recipient of federal McKinney-Vento Homelessness funds within the BNWW Continuum of Care has committed to prioritizing their permanent supportive housing beds to chronically homeless individuals upon turnover. The organizations responsible for this include the City of Newton, Pine Street Inn, Advocates, and Vinfen. This is a total of 75 beds, 12 of which are in the City of Newton. The CoC will continue this prioritization over the next five years.

Preventing Homelessness

A central goal of the BNWW CoC Ten-Year Plan to End Homelessness (Ten-Year Plan) is to reduce the number of individuals and families becoming homeless through the provision of appropriate supportive services and financial assistance. This goal will be accomplished by engaging, educating and seeking cooperation with key stakeholders regarding decreasing risk factors leading to homelessness. Key partners will also be needed to ascertain and ensure that appropriate services are available to adequately engage in the prevention of homelessness and to support previously homeless individuals and families experiencing community integration issues. The Division will continue to utilize ESG funding for Homeless Prevention and Rapid Re-housing services within the CoC and reduce the number of individuals and families who are evicted from housing. These funds not only provide the financial resources to keep at-risk households housed, but are also central in providing financial education and supportive services.

27. Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs:

The MA Dept. of Children and Families (DCF) oversees Foster Care and is responsible for ensuring that youth are not being routinely discharged into homelessness. DCF uses the PAYA 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 Massachusetts Interagency Council on Housing and Homelessness (ICHH) in coordinating these efforts. Locally, Brookline Community Mental Health Center develops a service plan and transition plan for Transition to Independent Living Program participants (ages 16-22). Youth are routinely discharged to reunify with their families or to another housing option if the youth's age permits or if reunification is

not possible. Hotels/motels, dwellings that fail to meet health/safety standards or places not meant for human habitation are not acceptable options. As of 2013, about 65% of youth who reach 18 in the care/custody of DCF, sign a Voluntary Agreement to remain in DCF care.

The MA Dept. 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 in-patient 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. Routine mental health discharges include to the legal system (courts, correctional facilities), to family or other non-family housing, to DMH's state-funded residential community system of services, transferred to other DMH facilities or to non-DMH community-based programs, to state-funded group living settings. Clients routinely continue to receive DMH services upon discharge from mental health facilities.

Health care planning discharge is governed by state policy, which has been adopted by the CoC. Each agency's contract includes language that discharging consumers from shelters to places not meant for human habitation is not acceptable. Providers routinely discharge consumers primarily to state-funded transitional support and residential recovery programs. This includes short- and long-term residential and outpatient treatment centers. This initiative is monitored and coordinated by the ICHH Executive Director with participation of Balance of State CoC members, the State Departments of Mental Health, Public Health, Veterans' Services and the MA Department of Housing and Community Development.

Locally, the CoC's Public Relations and Marketing Committee is a key partner in fostering relationships with facilities potentially discharging participants to homelessness. The goal of the Committee is to establish a continuum of services from safety and basic needs at the emergency shelter level to case management and daily living skills in transitional and supportive housing to sustainable community integration and permanent housing; to ascertain and ensure that appropriate services are available within the CoC to adequately engage in the prevention of homelessness; and establish and confirm that appropriate services are available within the CoC to properly support previously homeless families and individuals experiencing community integration.

SP-65 Lead-based Paint Hazards – 91.215(i)

28. Outline the actions proposed or being taken to address LBP hazards and increase access to housing without LBP hazards, and how the plan for reduction will be integrated into housing policies and programs.

Newton's Housing Rehabilitation program currently uses CDBG funding to give grants to income-eligible homeowners to remove lead-based paint, asbestos and other health hazards. The program also offers these homeowners zero-interest loans to fix building and safety code violations. This successful program will be continued and expanded in FY16-20 to offer assistance to income-eligible homeowners to bring pre-existing accessory apartments up to appropriate health and safety standards. These apartments are often "naturally affordable" due to their smaller size and with the removal of hazards and unsafe building conditions can be rented at a modest price.

For all of the Consortium communities, new affordable construction is free from lead paint.

29. How are the actions listed above related to the extent of lead poisoning and hazards? Describe how the extent of lead poisoning and hazards will affect the jurisdiction's plan of action.

As noted in the Needs Assessment and Market Analysis Chapters, the reported incidence of lead poisoning is low in Newton. However, over 80% of housing in the City was built before 1980 and therefore a majority of those units are presumed to have lead hazards. As a result, we will continue to make lead paint abatement and the removal of asbestos and other such health hazards a priority in our Housing Rehabilitation program. These statistics on percentage of housing built prior to 1978, when lead paint was banned, are comparable to the statistics for the Consortium as a whole.

30. How are the actions listed above integrated into housing policies and procedures?

The City's Housing Rehabilitation program is marketed to income-eligible homeowners and/or landlords with more than 50% income-eligible tenants to ensure suitable safe living conditions – one of the primary tenets of the CDBG program. In addition, when a rehab application is accepted, the City's Rehabilitation Manager walks through the entire house with the homeowner, not just the area identified by the applicant as needing repair. In this way, we are able to identify and remediate all unsafe or unhealthy living conditions. Often the issues identified are mental health related (i.e. hoarding, dementia etc.) as well as general physical disrepair. In these cases, the homeowner can be referred to a social service agency whose staff can appropriately address those other needs as well.

SP-70 Anti-Poverty Strategy – 91.215(j)

31. **Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty-level families. How are resources being targeted to have an impact for people in poverty? Describe how the number of families in poverty will be reduced as opposed to how families in poverty are provided services. (The grantee should consider factors over which the jurisdiction has control).**

One of the priorities of the Housing and Community Development Program is to fund programs and services for poverty-level individuals and families. According to data from the previous decennial Census, in 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 2014 and 2015 federal poverty guidelines are listed in the following table.

Size of Family Unit	**POVERTY GUIDELINE** (48 Contiguous States and D.C.)	
	2014	**2015**
1	$11,670	$11,770
2	$15,730	$15,930
3	$19,790	$20,090
4	$23,850	$24,250
5	$27,910	$28,410
6	$31,970	$32,570
7	$36,030	$36,730
8	$40,090	$40,890
Each additional person, add	$4,020	$4,160

The Community Development and Housing Division (the Division) of the Planning and Development Department 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 target and provide the maximum benefit to extremely low- and moderate-income persons. The services provided include rental assistance, housing and relocation stabilization services, and emergency shelter, among other critical support services.

The CoC works together to ensure the support services are well targeted, especially for chronically homeless persons within the geographic area. The CoC has developed a Ten-Year

Plan to promote community-wide support to end homelessness. The Ten-Year Plan includes strategies that aim to reduce the families living in poverty and without a habitable place to live. These strategies are:

- **Prevention:** Prevention is a key to ending homelessness. Our goal is to reduce the number of individuals and families becoming homeless through the provision of appropriate supportive services and financial assistance.
- **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.
- **Supportive Services:** We recognize that for a significant number of homeless individuals and families, appropriate supportive services are critical to their success in transitioning from homelessness to permanent housing. We must work with providers to improve effectiveness and coordination of supportive services.
- **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.
- **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.

The public service needs assessment conducted for the Consolidated Plan identified the following priority for families and individuals in poverty:

- To increase the number of transitional and permanent housing units for those at risk for and/or experiencing homelessness;
- Continue to use CDBG, ESG and other financial resources to provide support services for individuals and families that are homeless or are at-risk of homelessness;
- Continue to improve the transition as individual families move from homelessness to permanent housing;

32. Describe the jurisdiction's coordination of goals, programs, and policies for reducing the number of poverty-level families with the affordable housing plan.

A number of Newton's programs serving poverty-level and low-income households are run by its CDBG Human Service and Emergency Solutions Grant subrecipients, such as the Cousens Fund and Brookline Community Mental Health Center. These programs are designed to directly address resident needs.

SP-80 Monitoring – 91.230

33. **Describe below the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan, and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.**

    The monitoring plan must describe:

    - **The standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan, incorporating the HOME program emphasis if possible.**
    - **What defined efforts the jurisdiction will utilize to ensure long-term compliance with requirements of the programs. This includes minority business outreach and comprehensive planning requirements.**

Public Services/Human Services

Annually, during the third quarter of each program year, Division staff monitors human service subrecipient agencies. All new projects are monitored during the first year of operation. Existing agencies/projects are selected based on the results of a risk analysis. This analysis considers such criteria as past performance of the agency/project, experience level of staff administering the project, newness of the project, etc. At least ten percent of all human service projects are monitored each year.

The monitoring process includes the following documentation:

- Risk analysis results and monitoring schedule,
- Notification letter sent to subrecipient agency,
- On-site monitoring visit documentation, including completion of steps outlined in the attached monitoring agenda, and
- Letter to the agency that outlines the result of the monitoring visit, including any follow-up action required. All monitoring documentation shall be filed in the "monitoring" folder within the project file.

HOME/CDBG 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, project-specific factors such as number of units and funding sources, and program complexity;
- 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 Checklist 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.

WestMetro HOME Consortium
In order to ensure accountability, respond to community needs, and use HOME resources efficiently and effectively, the WestMetro HOME Consortium follows the comprehensive monitoring plan outlined below.

Monitoring Objectives and Strategy
The same risk-analysis and notification protocol identified above is used by the WestMetro HOME Consortium. Overall monitoring objectives of the 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 Comprehensive Project Checklists. At least annually, the Consortium assesses the financial condition of HOME-assisted rental projects with ten or more HOME-assisted units to determine the continued financial viability of the project.

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 HUD-provided HOME Monitoring 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 a consultant with expertise in the HOME Final Rule to conduct the on-site monitoring of the HOME Consortium member communities.

First-Time Homebuyer Program

Division staff monitors First-Time Homebuyer Program projects annually to verify that the property is being used as the homeowner's principal residence. Staff mails a form to the homebuyer that requests a signature verifying that the property purchased with First-Time Homebuyer Program funds is their principal residence. The form mailed to the homeowner is in an envelope marked "DO NOT FORWARD." If the homeowner fails to return the statement or does not sign the statement, Division staff attempts to contact the homeowner via phone or in person at their address.

Appendix

CITIZEN PARTICIPATION PLAN

CITY OF NEWTON HOUSING AND COMMUNITY DEVELOPMENT PROGRAM

REVISED MAY 2015

The City of Newton annually receives Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and Emergency Solutions Grant (ESG) funds from the U.S. Department of Housing and Community Development (HUD) which it administers through the Housing and Community Development Division of the Planning and Development Department. The primary purpose of these formula grant programs is to develop viable communities through the provision of decent housing, a suitable living environment and expanding economic opportunities for low- and moderate-income persons. As a recipient of these entitlement program funds, the City is required to produce the following documents:

- **Consolidated Plan** – a five-year plan that documents Newton's housing and community development needs, outlines strategies to address those needs, and identifies proposed program accomplishments
- **Annual Action Plan** – an annual plan that describes specific CDBG-, HOME- and ESG-funded projects that will be undertaken over the course of the upcoming fiscal year
- **Consolidated Annual Performance and Evaluation Report (CAPER)** – an annual report that evaluates the use of CDBG, HOME and ESG funds

This Citizen Participation Plan has been developed to provide citizens and other interested parties with opportunities to participate in an advisory role in the planning, implementation and evaluation of the CDBG, HOME and ESG programs which primarily benefit Newton's low- and moderate-income residents and to review and comment on each of the documents listed above.

Citizen participation in CDBG, HOME and ESG program activities ranges from conducting needs assessments and strategic planning to project selection, development, implementation and evaluation. The Citizen Participation Plan outlines the City's responsibility for providing opportunities for active citizen participation. The goals of the Citizen Participation Plan are to:

- Encourage citizen participation by all Newton residents, emphasizing the involvement of low- and moderate-income residents, persons with disabilities, minorities and residents of assisted housing;
- Inform citizens of the Newton Consolidated Plan and the Annual Action Plan, including funds available from CDBG, HOME, ESG and other Continuum of Care Homeless Programs and eligible activities under these programs;
- Give all citizens an opportunity to identify and respond to priority needs;
- Give all citizens an opportunity to identify and respond to priority proposed projects and the use of funds; and
- Give all citizens an opportunity to review and comment on program performance.

1. Process for Citizen Participation

Opportunities for citizen participation in the planning and development of the Newton Consolidated Plan, the subsequent Annual Action Plan and the CAPER will be provided through several levels of community involvement and outreach, including:

Individual Citizens

The participation of individual citizens is the foundation of the City of Newton's Housing and Community Development Program. Reasonable efforts will be employed to make all citizens aware of the Program-related meetings and events in their neighborhoods, as well as public hearings and citywide events that are related to the development of the Consolidated Plan, the Annual Action Plan and the CAPER. It is the goal of the Program to create opportunities for ample participation for all interested citizens, including, but not limited to, low- and moderate-income residents, persons with disabilities, minorities and residents of assisted housing.

Citizen Advisory Committees

In order to ensure citizen participation in all of the CDBG-, HOME- and ESG-funded program areas, a number of citizen advisory committees have been created, with membership appointed by the Mayor unless otherwise noted below. These advisory committees make funding, programmatic and policy recommendations to the Planning and Development Board, which then makes recommendations to the Mayor. Composition of each Advisory Committee should reflect the social and economic diversity in the City and in particular include members who are potential beneficiaries of the projects, programs and services being funded.

- **Target Neighborhood Advisory Committees**

Open meetings are held at least biannually in Newton's five CDBG "target neighborhoods." Target Neighborhoods represent the areas of the City that have the highest concentration of low- and moderate-income residents. Each Target Neighborhood Advisory Committee is comprised of up to 15 Newton volunteers. The Newton Corner Advisory Committee, the Newtonville Advisory Committee, the Nonantum Advisory Committee, the Upper Falls Advisory Committee, and the West Newton Advisory Committee are each chaired by a member elected by the Committee. Aldermen representing the target neighborhood are considered "de facto" members and as such, may vote when no conflict of interest is present. Members are appointed for a term concurrent with the five-year Consolidated Plan and must reside in the target neighborhood at the time of their appointment.

In addition to appointed members, the Housing and Community Development Division also maintains a list of "interested citizens," made up of individuals who have expressed an interest in the Program. The Committees' recommendations for the expenditure of CDBG funds are the result of efforts to inform neighborhood residents, to solicit their input and to reach decisions that will provide the greatest benefit to the neighborhood. The Committees also serve in an advisory capacity for the implementation of projects in their neighborhood.

- **Human Service Advisory Committee**

The Human Service Advisory Committee is an advisory body made up of a maximum of ten Newton volunteers. The Committee members participate in public focus groups to help identify human service needs of Newton residents to include in the five-year Consolidated Plan. The Committee meets annually to review all applications for CDBG human service and ESG projects using criteria that include project eligibility, a documented need for service and measurable outcomes that are based on the Brookings Institute's "Benchmarks for Success" model. . The Committee then recommends grant awards to applicant providers who best meet these criteria. These recommendations are reviewed by the Planning and Development Board and approved by the Mayor before the grants are awarded. In addition to its work reviewing applications and identifying priority needs, the Committee meets at least quarterly to review program progress reports and expenditures. Members also participate with staff in annually monitoring grantees onsite.

- **Newton Housing Partnership**

While the Newton Housing Partnership plays a critical role in the review and evaluation of CDBG- and HOME-funded projects, it is also instrumental in shaping housing policy for the city as a whole. The Partnership's mission is to foster, support and initiate land use, planning and fiscal policies and actions that ensure the development and preservation of housing to serve a socially and economically diverse community. In order to fulfill its mission, the Partnership acts in an advisory capacity to the Mayor, the Board of Aldermen and its committees, the Planning and Development Board, the Zoning Board of Appeals, the Community Preservation Committee and City staff. Consisting of up to 20 members, the Newton Housing Partnership represents Newton residents, organizations, businesses and institutions which are based in Newton or which serve the housing needs of Newton residents. Generally, the Partnership meets on the second Wednesday of every month at Newton City Hall.

- **Fair Housing Committee**

The Fair Housing Committee works with the Mayor and City staff to promote and support Newton's efforts to be a diverse and welcoming community with housing choices and opportunities free from housing discrimination. Acting in an advisory capacity to the Mayor, the Board of Aldermen, and all applicable City departments, boards, and committees, the Committee aims to assure that policies and practices relating to fair housing are incorporated into the operations of the City. The Committee's bylaws allow the Mayor to appoint up to 11 members, who represent City based institutions, organizations, and businesses that serve the housing needs of Newton residents. The Fair Housing Committee usually meets on the first Wednesday of every month at Newton City Hall.

<u>Organizations, Agencies and the Newton Housing Authority</u>

In developing a plan for the best use of CDBG, HOME and ESG funds, the Newton Housing and Community Development Program relies heavily on the input of other agencies involved in the development and implementation of projects to assist low- and moderate-income citizens, including the Newton Housing Authority, many area nonprofit organizations and state housing and community development agencies. These agencies and organizations are encouraged to

participate in the development of the Consolidated Plan, Annual Action Plan and CAPER and are asked to review and comment on the proposed documents.

Planning and Development Board

The Planning and Development Board, acting as the Community Development Board, is the citizen body that considers the recommendations made by the citizen advisory committees, other Newton agencies and organizations and citizens related to the CDBG, HOME and ESG Programs. Following a public hearing to allow for open discussion, the Planning and Development Board forwards recommendations to the Mayor for final review and approval. When funding requests are made to the Planning and Development Board (while acting as the Community Development Board), representatives of the party requesting project funding and/or the citizen advisory committee recommending the funding will present the proposal to the Board. The Public Hearing is held open during the 30-day comment period to ensure that public comments made during that timeframe are adequately considered by the Board before a final funding decision in made.

Public hearings on the proposed Consolidated Plan, Annual Action Plan and CAPER are conducted by the Board, as well as public hearings for proposed changes to the Consolidated Plan and/or Annual Action Plan. The Board is composed of residents of the City of Newton and is comprised of six full members (one of which is appointed by the state Secretary of Housing and Community Development), the Planning and Development Department Director (*ex officio*), and up to five alternate members. Unless their schedule is disrupted by a holiday or inclement weather, the Planning and Development Board meets on the first Monday of every month at Newton City Hall.

Board of Aldermen

The Board of Aldermen is the final citizen policy body that reviews and takes action on the Consolidated Plan and the Annual Action Plan. After receiving the plan from the Mayor, the Board of Aldermen considers and then votes on approval of the submission of the proposed Plan and on acceptance of the CDBG, HOME and ESG grants from HUD. After the Board of Aldermen votes, the Plan can be submitted to HUD.

1. Public Meetings and Public Hearings

Citizen advisory committees conduct public meetings to solicit public input on the Housing and Community Development Program. Even though each committee is made up of members appointed by the Mayor, all meetings are open to the public and participation is encouraged. Project recommendations made by the citizen advisory committees are considered by the Planning and Development Board at a public hearing.

Public hearings are required by law in order to obtain the public's views and to provide the public with the City's responses to public questions and proposals. As stated earlier, the entity responsible for conducting public hearings for the Newton Housing and Community Development Program is the Planning and Development Board. As required by law, the

Planning and Development Board holds at least two public hearings each year to solicit input on housing and community needs, to review proposed uses of funds and to assess how funds were spent during the previous program year.

The two public hearings are:

- Proposed Annual Action Plan public hearing (generally held in March)
- Annual performance public hearing for the proposed CAPER (generally held in September)

During the development of the Consolidated Plan (once every five years), an additional three public hearings will be held. The three public hearings are:

- Proposed Citizen Participation Plan public hearing
- Needs assessment public hearing for the Consolidated Plan
- Proposed Consolidated Plan public hearing

In addition to the public hearings listed above, the Planning and Development Board will conduct a public hearing whenever a substantial change is proposed to the use of CDBG, HOME or ESG Program funds from that which was listed in the Consolidated Plan or Annual Action Plan.

A substantial change is defined, in accordance with 24 CFR 91.505(a), as:

- A substantial change in allocation priorities (any change greater than 25 percent in an individual project budget) or a substantial change in the method of distribution of funds;
- An activity (including those funded exclusively with program income) not previously covered by the Newton Consolidated Plan or Annual Action Plan; or a
- Substantial change in the purpose, scope, location or beneficiaries of an activity.

Public hearings are held at Newton City Hall in a location that meets ADA accessibility standards. Reasonable accommodations will be made for people with disabilities upon request. Language interpreters will be provided for non-English speaking participants upon advance request.

Citizens and other interested parties may present oral comments at the time of the hearing and/or submit written comments for 30 days after the public hearing for the proposed Consolidated Plan and any substantial changes and for 15 days after public hearings for the proposed Citizen Participation Plan, Annual Action Plan, CAPER. The City will consider the views of all citizens, organizations and agencies, and other interested groups in preparing the final Citizen Participation Plan, Consolidated Plan, Annual Action Plan and CAPER.

2. Notice of Meetings

All public meetings and public hearings are open to the public. Participation is encouraged. The following paragraphs describe the efforts that will be made to notify the public of public meetings and public hearings.

Public Meetings of the Advisory Committees

Meeting notices are mailed or e-mailed to both appointed members and interested citizens' mailing lists maintained by the Planning and Development Department at least ten calendar days prior to meeting date. All meeting notices are posted on the Public Notice Board on the first floor of Newton City Hall, on the City's website in the City Calendar, and are listed in the Planning and Development Department's weekly "Friday Report," which is e-mailed or mailed to City officials, agency/organization representatives and residents.

Public Hearings of the Planning and Development Board

- Consolidated Plan, Annual Action Plan and CAPER

Public notices for public hearings for the proposed Consolidated Plan, Annual Action Plan, and CAPER will be advertised in the *Newton TAB* at least ten calendar days prior to each hearing. Meeting notices for the Consolidated Plan, Annual Action Plan, and CAPER will be e-mailed or mailed to Board members and posted on the Public Notice Board and broadcast on the television monitor, both located on the first floor of City Hall. These meeting notices will also be e-mailed or mailed (as requested by recipients) to all advisory committee members as well as the list of interested citizens for each advisory committee, as well as previous attendees of Planning and Development Board meetings. Notice will also be provided on the City's website in the City Calendar and listed in the Planning and Development Department's weekly "Friday Report" which is e-mailed or mailed to City officials, agency/organization representatives and residents.

- Amendments to the Proposed Use of Funds

Notices for public hearings for amendments to the use of funds proposed in the Consolidated Plan and/or Annual Action Plan will be e-mailed or mailed to Board members and to members and interested citizens of the advisory committee(s) with oversight over the topic(s) at hand, as well as previous attendees of Planning and Development Board meetings. Notice will also be posted on the Public Notice Board and broadcast on the television monitor on the first floor of City Hall. Notice will also be provided on the City's website in the City Calendar and listed in the Planning and Development Department's weekly "Friday Report" which is e-mailed or mailed to more than 340 City officials, agency/organization representatives and residents.

3. Availability of the proposed Citizen Participation Plan, Consolidated Plan, Annual Action Plan and CAPER

Notice of the availability of the proposed Citizen Participation Plan, Consolidated Plan, Annual Action Plan and CAPER will be published in the *Newton TAB* at least ten calendar days prior to the public hearing. The notice will summarize the content and purpose of these proposed documents and will include a list of locations where copies of the documents may be examined. At a minimum, copies of the proposed Consolidated Plan, Annual Action Plan and CAPER will be available in the Newton Housing and Community Development Office and on the Housing and Community Development Division's section of the Planning and Development Department's web page, located at http://www.newtonma.gov/gov/planning/hcd/default.asp and on the

Planning and Development Department's Special Reports and Studies web page: http://www.newtonma.gov/gov/planning/reports/default.asp.

4. Access to Information

In addition to opportunities to make oral comments at public meetings of the advisory committee and public hearings before the Planning and Development Board, any citizen, organization, agency or other interested party may submit written requests for information and submit written comments regarding the proposed Consolidated Plan, Annual Action Plan and CAPER, and amendments to each, including the proposed use of funds and the benefit to low- and moderate-income residents. Copies of documents will be made available in other languages and/or in other formats (i.e. larger print) upon request. Documents from prior years will also be available upon request for at least the preceding five years.

Additionally, plans to minimize displacement and assist those displaced as a result of the activities in the Consolidated Plan and the Annual Action Plan are attached to this document.

5. Comments

Citizens, organizations, agencies and other interested parties are encouraged to submit their comments on the proposed Consolidated Plan, Annual Action Plan and CAPER. All comment periods will begin the day of the public hearing held by the Planning and Development Board. Minimum comment periods are listed below:

Type of Public Hearing	Comment Period
Consolidated Plan	30 calendar days
Annual Action Plan	15 calendar days
CAPER	15 calendar days
Substantial Changes	30 calendar days

The City of Newton will consider all comments in preparing its final Citizen Participation Plan, Consolidated Plan, Annual Action Plan and CAPER for submission to HUD, and will include a summary of all comments received and the actions taken to address each comment.

Comments may be submitted via mail, e-mail or fax to:

Housing and Community Development Division
Newton Planning and Development Department
1000 Commonwealth Avenue
Newton, MA 02459
Fax: 617-796-1142
Phone: 617.796.1125, TDD/TTY 617-796-1089

6. Timely Response

The City of Newton will respond in writing within 15 calendar days to any written comments, questions or complaints received regarding the Consolidated Plan, Annual Action Plan, CAPER or the Newton Housing and Community Development Program in general.

7. Technical Assistance

Upon request, Newton Housing and Community Development Division staff will provide technical assistance to groups representing low- and moderate-income persons to develop funding requests for CDBG-, HOME- or ESG-eligible activities.

8. Use of the Citizen Participation Plan

The City of Newton will be required to adhere to this Citizen Participation Plan, once adopted, as the official mechanism for obtaining citizen input into the Consolidated Plan process and during the administration of the programs covered by this Plan.

9. Jurisdiction Responsibility

The requirements for citizen participation shall not restrict the responsibility or authority of the jurisdiction for the development and execution of its Consolidated Plan. The sole and final responsibility and authority to make determinations regarding the City's CDBG, HOME and ESG funding rests exclusively with the Mayor.

ANTI-DISPLACEMENT AND RELOCATION PLAN

(attached to the Citizen Participation Plan)

Permanent Relocation

It is the policy of the City of Newton Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs and the WestMetro HOME Consortium to take all reasonable steps to minimize displacement as a result of CDBG- and HOME-assisted projects, including:

- Considering whether displacement will occur during feasibility determinations
- Identifying potential relocation workload and resources early
- Assuring, whenever possible, that residential occupants of buildings rehabilitated are offered an opportunity to return
- Planning rehabilitation projects to include "staging" where this would eliminate temporary displacement
- Following notification procedures carefully so that families do not leave because they are not informed about planned projects or their rights

When a project does require relocation, in order to ensure the timely issuance of information notices to displaced households, etc., staff of the City of Newton Housing and Community Development Division or of the WestMetro HOME Consortium member communities will ensure that all notices are sent in compliance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA).

Temporary Relocation

Temporary relocation often occurs as the result of lead abatement and other rehabilitation activities in renter- and owner-occupied units. Although the City of Newton Housing and Community Development Division is not required to, in most cases it pays for the temporary relocation of displaced renters and/or homeowners whose residences are being rehabilitated.

Brookline-Newton-Waltham-Watertown Continuum of Care

May 11, 2015

Judith Menon
Community Development Program Manager
City of Newton
1000 Commonwealth Avenue
Newton, MA 02459

Dear Ms. Menon,

This letter documents the voting action taken by the Brookline-Newton-Waltham-Watertown Continuum of Care (BNWW CoC) on March 10, 2015 regarding the priorities for the FY2016 Emergency Solutions Grants (ESG) Program.

The BNWW CoC voted unanimously to recommend that HUD's grant award of $159,511 be allocated as follows:

Program	Proposed Allocation
Shelter Service	$63,804
Street Outreach	$11,166
Homelessness Prevention	$44,663
Rapid Re-Housing	$26,319
HMIS	$1,595
Administration	$11,963
TOTAL	**$159,511**

We believe this recommendation strikes a balance between HUD's priorities with respect to homelessness prevention and rapid re-housing, as well as the needs of the communities within the CoC's jurisdiction.

Respectfully submitted on behalf of the BNWW CoC,

Maria K. A. Davis

Maria K. A. Davis
Chair

Lydia Scott

From: Steve Carter <sjkcs48@yahoo.com>
Sent: Thursday, March 26, 2015 9:28 PM
To: Lydia Scott
Cc: Eve M. Tapper; boylstonassociates@gmail.com; jjsterman@gmail.com; Alison M. Leary; Scott F. Lennon; Allan Ciccone Jr.
Subject: Re: REMINDER: All Neighborhood Advisory Committees - 3/23

Thank you for conducting a very informative session on Monday night.

Although I did get a chance to speak. I am following up with this email so that you have my comments in writing.

I am opposed to the consolidated advisory committee approach to determine which neighborhood improvement projects are funded by the CDBG funds.

- I have been attending Newton Corner Advisory Committee meetings for more than 10 years and have been a voting member since 2010. Although some of the meetings have been "painful" to sit through and we have had to "fight" with many city departments to get projects completed, the neighborhood has benefited a great deal as a result of CDBG funding. Both the Charlesbank and Charlton Parks have been rejuvenated, trees have been planted throughout the target area and a number of pedestrian safety and traffic calming projects have been completed. Although these projects should have been funded and implemented by the various city departments, without the NCAC and CDBG funds many of these projects would not have been completed. Many of these projects would also have been "lost" and would not have been completed had there been a consolidated committee.

- With the absence of a Newton Corner "neighborhood council" or "neighborhood committee", the NCAC meetings have been a way for Newton Corner neighbors, in and out of the target area, both voting members and interested citizens, to get together to discuss the needs of the neighborhood. This may not have happened if there had been a consolidated committee.

I am also opposed to combining the neighborhood improvement segment funds and the accessibility segment funds, to be allocated by the consolidated advisory committee.

- I understand the importance of providing funding for projects to improve the accessibility for all of the citizens of Newton. I would guess that the limited CDBG funds in this category do not cover the large number of projects that are required in this area. Therefore I would be concerned that funds that would otherwise go to neighborhood improvements might be diverted to accessibility projects, if all the funds were in one "pot". The city should be funding these accessibility projects using the general funds.

- If the funding segments were combined, does that mean that the number of members on the consolidated advisory committee would have to be increased beyond the suggested 15 maximum to accommodate advocates for the accessibility projects? My experience with committees this large has not always been positive.

You mentioned that every 5 years you have to submit a plan to HUD to define the process that would be used to allocate CDBG. Given the strong opposition that we all heard on Monday to the consolidated advisory committee process, may I suggest that for this upcoming submission to HUD, that the city continues with the neighborhood advisory committee process. Let each neighborhood go through one more round of their scheduled funding allocations. This would allow each neighborhood group to assess the projects that they have on the table and to determine how best to move forward, knowing that the city will move to the consolidated advisory committee approach in 5 years or less. This

would also allow the Planning Department to provide better communication about this approach, to develop guidelines for the new committee, and to recruit members for the new committee, all leading to a smoother transition.

A delay in the implementation of the new procedure would also allow time for the citizens of the newly established Upper Falls target area to get together and develop a list of desired projects. Perhaps there can be an agreement that projects in this area can be given a priority when the new consolidated advisory committee takes effect.

I thank you in advance for your consideration of these comments.

Sincerely,

Steve Carter

On Fri, 3/20/15, Lydia Scott <lscott@newtonma.gov> wrote:

Subject: REMINDER: All Neighborhood Advisory Committees - 3/23
To: "Lydia Scott" <lscott@newtonma.gov>
Cc: "Eve M. Tapper" <etapper@newtonma.gov>
Date: Friday, March 20, 2015, 9:14 AM

Good morning Neighborhood
Advisory Committee members and interested citizens,

I am writing to remind you
of the meeting this coming Monday, March 23rd, at 7 p.m, in room 204 of Newton City Hall, to discuss the proposed changes to the neighborhood advisory committee structure in coordination with the FY16-20 Consolidated Plan. Staff would like to gather any feedback or comments from committee members and interested
citizens before the 30 day public comment period for the Consolidated Plan ends on April 1st so they can be incorporated into the Plan before its final submission.

Please let me know if you
have any questions, and hope to see you all on Monday.

Thank you,
Lydia

Lydia Scott
Community Development

Setti D. Warren
Mayor

City of Newton, Massachusetts

Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

James Freas
Acting Director

April 22, 2015

Steve Carter
48 Eldredge Street
Newton, MA 02458

RE: Response to Comments on Draft FY16-20 Consolidated Plan

Dear Mr. Carter:

Thank you very much for your comments on the City of Newton's Draft FY16-20 Consolidated Plan regarding the re-structuring of the Neighborhood Advisory Committees. We received quite a few public comments on this issue and carefully considered them all. As a result, the proposal to consolidate the neighborhoods will not be included in the final Plan. In addition, the funding pools for neighborhood improvements and accessibility projects will also remain separate. An additional target neighborhood and advisory committee for Upper Falls will be created, and the funding cycle will be revised accordingly.

That said, it is important to note that going forward there may be a difference between projects that the Department of Housing and Urban Development (HUD) consider eligible for CDBG funding and those which appropriately meet the City's overall goals with respect to this spending. Over the next five years, we will place emphasis on making sure that CDBG-funded projects primarily benefit low- and moderate-income residents throughout Newton, and that the projects and programs that contribute to helping households attain social and economic mobility benchmarks are prioritized.

The final draft of the Consolidated Plan will be available in the coming weeks and will be submitted to HUD on or before the May 15th deadline. Please refer to sections ES-05: Executive Summary, NA-50: Non-Housing Community Development Needs, and SP-10: Geographic Priorities of the Plan, as well as the FY16 Annual Action Plan and the revised Citizen Participation Plan for more detailed information.

Thank you again for your comments on the Draft FY16-20 Consolidated Plan.

Sincerely,

Eve Tapper
Acting Associate Director
Planning and Development Department
City of Newton

cc: James Freas, Acting Director, Planning and Development Department, City of Newton

Preserving the Past ☆ Planning for the Future

ANIL JONATHAN ADYANTHAYA
11 Tamarac Road
Newton Upper Falls, Massachusetts 02464
(617)795-5991
Adyanthaya@aol.com

Housing and Community Development Division
Newton Planning and Development Department
1000 Commonwealth Avenue
Newton, MA 02459

Re: Request for Comment

Thank you for the opportunity to provide comment on the draft Consolidated Plan and Fy16 Annual Action Plan for the City of Newton Housing and Community Development Program and the West Metro Home Consortium.

I have two suggestions for the plan:

- Formally include two representatives of the Newton Upper Falls Area Council in the three-member allotment of Upper Falls representatives on the Infrastructure Improvements Advisory Committee. For other eligible villages with Area Councils, I would suggest the same allotment. Area Councils, as city entities established to represent individual villages and comprised of members elected every two years, are well placed to collect feedback from village residents and to reflect community opinion on issues related to infrastructure improvements.
- For the same reasons expressed in the previous bullet, I would urge the Planning Commission to formally recognize Area Councils in both the Consolidated Plan and the Citizen Participation Plan.

Please let me know if you have any questions or wish more information.

Best regards,

Anil Adyanthaya
President
Newton Upper Falls Area Council

Setti D. Warren
Mayor

City of Newton, Massachusetts

Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

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(617) 796-1120
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www.newtonma.gov

James Freas
Acting Director

April 22, 2015

Anil Adyanthaya
11 Tamarac Road
Newton Upper falls, MA 02464

RE: Response to Comments on Draft FY16-20 Consolidated Plan

Dear Mr. Adyanthaya:

Thank you very much for your comments on the City of Newton's Draft FY16-20 Consolidated Plan regarding the re-structuring of the Neighborhood Advisory Committees. We received quite a few public comments on this issue and carefully considered them all. As a result, the proposal to consolidate the neighborhoods will not be included in the final Plan. In addition, the funding pools for neighborhood improvements accessibility projects will also remain separate. However, an additional target neighborhood and advisory committee for Upper Falls will be created, and the funding cycle will be revised accordingly. Upper Falls will be the Target Neighborhood to receive funding in FY16. Staff is the in the process of determining the composition of the advisory committees, and will take into account the membership of the existing Area Councils.

The final draft of the Consolidated Plan will be available in the coming weeks and will be submitted to HUD on or before the May 15th deadline. Please refer to sections ES-05: Executive Summary, NA-50: Non-Housing Community Development Needs, and SP-10: Geographic Priorities of the Plan, as well as the FY16 Annual Action Plan and the revised Citizen Participation Plan for more detailed information.

Thank you again for your comments on the Draft FY16-20 Consolidated Plan.

Sincerely,

Eve Tapper
Acting Associate Director
Planning and Development Department
City of Newton

cc: James Freas, Acting Director, Planning and Development Department, City of Newton

Preserving the Past ☆ Planning for the Future

Lydia Scott

From: Janet J Sterman <jjsterman@gmail.com>
Sent: Tuesday, March 24, 2015 9:22 PM
To: Lydia Scott; Eve M. Tapper
Cc: Richard Belkin; Nancy Vela; Carlo Obligato; Scott Wolf; Setti D. Warren; Terry Crowley; James Freas; Peter Metz; Alison M. Leary; Scott F. Lennon
Subject: Re: Comments on proposed CDBG advisory committee

As vice-chair of the Newton Corner Advisory Committee since 2008, I wholehearted support and agree with Mr. Metz' opinion on these proposed changes. Peter's statement reflects the sentiments expressed by all neighbors present at the February 24, 2015 of the Newton Corner Advisory Committee meeting , (prior to the vote taken by the Newton Planning and Development Board on March 2, 2015.)
Thanks,
Janet Sterman

janet sterman
120 church street
newton, ma 02458
@janetsterman

phone or text at (617) 329-1360

On Tue, Mar 24, 2015 at 11:32 AM, Peter Metz <pmetz@alum.mit.edu> wrote:
Lydia,
Can you please enter my comments below as a resident of Newton Corner?

To: Newton Planning and Development Department
Re: Proposed changes to the neighborhood advisory committee structure.
From: Peter Metz, 133 Park St, Newton Corner, 02458
Date: March 24, 2015

I believe the proposal to consolidate the CDBG review process into one city-wide committee would be a step backward for citizen involvement. The current structure with local community advisory committees ensures the most citizen interest and participation. The proposal will result in a loss of interest by local neighborhood residents with a resultant reduction of participation and contribution. This is directly the opposite of the Mayor's stated goal to involve local citizens more in their government.

If there is to be one committee with two representatives from each neighborhood then those representatives should be chosen by a local advisory committee and should have to consult with and report back to the local

Setti D. Warren
Mayor

City of Newton, Massachusetts

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1000 Commonwealth Avenue Newton, Massachusetts 02459

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www.newtonma.gov

James Freas
Acting Director

April 22, 2015

Janet Sterman
120 Church Street, #3
Newton, MA 02458

RE: Response to Comments on Draft FY16-20 Consolidated Plan

Dear Ms. Sterman:

Thank you very much for your comments on the City of Newton's Draft FY16-20 Consolidated Plan regarding the re-structuring of the Neighborhood Advisory Committees. We received quite a few public comments on this issue and carefully considered them all. As a result, the proposal to consolidate the neighborhoods will not be included in the final Plan. In addition, the funding pools for neighborhood improvements and accessibility projects will also remain separate. An additional target neighborhood and advisory committee for Upper Falls will be created, and the funding cycle will be revised accordingly.

That said, it is important to note that going forward there may be a difference between projects that the Department of Housing and Urban Development (HUD) consider eligible for CDBG funding and those which appropriately meet the City's overall goals with respect to this spending. Over the next five years, we will place emphasis on making sure that CDBG-funded projects primarily benefit low- and moderate-income residents throughout Newton, and that the projects and programs that contribute to helping households attain social and economic mobility benchmarks are prioritized.

The final draft of the Consolidated Plan will be available in the coming weeks and will be submitted to HUD on or before the May 15th deadline. Please refer to sections ES-05: Executive Summary, NA-50: Non-Housing Community Development Needs, and SP-10: Geographic Priorities of the Plan, as well as the FY16 Annual Action Plan and the revised Citizen Participation Plan for more detailed information.

Thank you again for your comments on the Draft FY16-20 Consolidated Plan.

Sincerely,

Eve Tapper
Acting Associate Director
Planning and Development Department
City of Newton

cc: James Freas, Acting Director, Planning and Development Department, City of Newton

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Lydia Scott

From: Peter Metz <pmetz@alum.mit.edu>
Sent: Tuesday, March 24, 2015 11:32 AM
To: Lydia Scott
Cc: Richard Belkin; Janet Sterman; Scott F.Lennon; Allison Leary; Nancy Vela; Carlo Obligato
Subject: Comments on proposed CDBG advisory committee

Lydia,
Can you please enter my comments below as a resident of Newton Corner?

To: Newton Planning and Development Department
Re: Proposed changes to the neighborhood advisory committee structure.
From: Peter Metz, 133 Park St, Newton Corner, 02458
Date: March 24, 2015

I believe the proposal to consolidate the CDBG review process into one city-wide committee would be a step backward for citizen involvement. The current structure with local community advisory committees ensures the most citizen interest and participation. The proposal will result in a loss of interest by local neighborhood residents with a resultant reduction of participation and contribution. This is directly the opposite of the Mayor's stated goal to involve local citizens more in their government.

If there is to be one committee with two representatives from each neighborhood then those representatives should be chosen by a local advisory committee and should have to consult with and report back to the local advisory committee on a regular basis.

At 09:14 AM 3/20/2015, you wrote:

Good morning Neighborhood Advisory Committee members and interested citizens,

I am writing to remind you of the meeting this coming **Monday, March 23rd, at 7 p.m**, in **room 204 of Newton City Hall**, to discuss the proposed changes to the neighborhood advisory committee structure in coordination with the FY16-20 Consolidated Plan. Staff would like to gather any feedback or comments from committee members and interested citizens before the 30 day public comment period for the Consolidated Plan ends on April 1st so they can be incorporated into the Plan before its final submission.

Please let me know if you have any questions, and hope to see you all on Monday.

Thank you,
Lydia

Lydia Scott
Community Development Planner
Planning and Development Department
City of Newton
1000 Commonwealth Avenue
Newton, Massachusetts 02459
t: 617.796.1132

Setti D. Warren
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

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James Freas
Acting Director

April 22, 2015

Peter Metz
133 Park Street
Newton, MA 02458

RE: Response to Comments on Draft FY16-20 Consolidated Plan

Dear Mr. Metz:

Thank you very much for your comments on the City of Newton's Draft FY16-20 Consolidated Plan regarding the re-structuring of the Neighborhood Advisory Committees. We received quite a few public comments on this issue and carefully considered them all. As a result, the proposal to consolidate the neighborhoods will not be included in the final Plan. In addition, the funding pools for neighborhood improvements and accessibility projects will also remain separate. An additional target neighborhood and advisory committee for Upper Falls will be created, and the funding cycle will be revised accordingly.

That said, it is important to note that going forward there may be a difference between projects that the Department of Housing and Urban Development (HUD) consider eligible for CDBG funding and those which appropriately meet the City's overall goals with respect to this spending. Over the next five years, we will place emphasis on making sure that CDBG-funded projects primarily benefit low- and moderate-income residents throughout Newton, and that the projects and programs that contribute to helping households attain social and economic mobility benchmarks are prioritized.

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Thank you again for your comments on the Draft FY16-20 Consolidated Plan.

Sincerely,

Eve Tapper
Acting Associate Director
Planning and Development Department
City of Newton

cc: James Freas, Acting Director, Planning and Development Department, City of Newton

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Lydia Scott

From: Eve M. Tapper
Sent: Tuesday, March 24, 2015 11:51 AM
To: Lydia Scott
Subject: Fw: Re:

FYI again.

From: Richard Belkin <boylstonassociates@gmail.com>
Sent: Tuesday, March 24, 2015 11:09 AM
To: Eve M. Tapper; James Freas
Subject: Re:

and could the Mayor remove this one part of the CP if he so chose-

On Tue, Mar 24, 2015 at 11:02 AM, Richard Belkin <boylstonassociates@gmail.com> wrote:
folks-I will keep this very brief
can the new CDBG committee reorganization plan that you have proposed be eliminated from your larger Consolidated ;plan as it moves forward to the Aldermanic Commitee and the Mayor and the old system kept in place if you, the Planning Dept. chose to do that.
Richard Belkin

Setti D. Warren
Mayor

City of Newton, Massachusetts

Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

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James Freas
Acting Director

April 22, 2015

Richard Belkin
149 Park Street
Newton, MA 02458

RE: Response to Comments on Draft FY16-20 Consolidated Plan

Dear Mr. Belkin:

Thank you very much for your comments on the City of Newton's Draft FY16-20 Consolidated Plan regarding the re-structuring of the Neighborhood Advisory Committees. We received quite a few public comments on this issue and carefully considered them all. As a result, the proposal to consolidate the neighborhoods will not be included in the final Plan. In addition, the funding pools for neighborhood improvements and accessibility projects will also remain separate. An additional target neighborhood and advisory committee for Upper Falls will be created, and the funding cycle will be revised accordingly.

That said, it is important to note that going forward there may be a difference between projects that the Department of Housing and Urban Development (HUD) consider eligible for CDBG funding and those which appropriately meet the City's overall goals with respect to this spending. Over the next five years, we will place emphasis on making sure that CDBG-funded projects primarily benefit low- and moderate-income residents throughout Newton, and that the projects and programs that contribute to helping households attain social and economic mobility benchmarks are prioritized.

The final draft of the Consolidated Plan will be available in the coming weeks and will be submitted to HUD on or before the May 15th deadline. Please refer to sections ES-05: Executive Summary, NA-50: Non-Housing Community Development Needs, and SP-10: Geographic Priorities of the Plan, as well as the FY16 Annual Action Plan and the revised Citizen Participation Plan for more detailed information.

Thank you again for your comments on the Draft FY16-20 Consolidated Plan.

Sincerely,

Eve Tapper
Acting Associate Director
Planning and Development Department
City of Newton

cc: James Freas, Acting Director, Planning and Development Department, City of Newton

Preserving the Past ☆ Planning for the Future

U-CHAN

UNITING CITIZENS FOR HOUSING AFFORDABILITY IN NEWTON

UCHAN.NEWTON@GMAIL.COM

March 24, 2015

Newton Planning & Development Board
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

Re: March 2, 2015 Draft *Consolidated Plan*

Board members,

Both the process and the product of the draft *FY 16 – 20 Consolidated Plan* set new standards for this City's efforts in the preparation of such plans. The process involved a high level of community involvement and has resulted in a draft *Plan* that is both clear and creative in its content, and is generally very reflective of the input that has been heard from the community. Thanks should go to all of those who have made that happen.

Having said that, there remains room for improvement. In our letter of February 9, 2015, we made three suggestions for change in the Plan as it then stood. Our first suggestion is clearly not met, the second might or might not be met, and the third one, although now met, could be carried further. These are our follow-up suggestions.

1. In previous communications, we asked that at the very least the *Plan* should commit substantially more than 50% of CDBG funds to affordable housing. From 2011-15 the housing share of CDBG funds has been 54%. The *Draft Plan* raises that, but only to 55%. Since we know that construction costs are increasing at approximately 10% a year currently, we know that this 1% increase is not adequate. Therefore, we still recommend that a share larger than 55% be allocated for affordable housing.

2. We asked for an increase in funding for economic development, and use of those funds for workforce development and job-training for low-income women. The Draft proposes no new funding for economic development, but rather proposes reliance on repayments from past revolving loan funds, and support through a public/private partnership to both provide job training and create jobs. That will be fine as long as alternative means of addressing the needs for training are found and supported.

   Jobs training was identified during the needs assessment discussions as a need for low income individuals in Newton. It was pointed out that job training is an activity that would fall within the 15% allocation for public services unless such activities were carried out by a community based development organization (CBDO). After discussion with the Boston region's HUD representative, it is our understanding that if a community has a CHDO, that CHDO is by definition a CBDO and can undertake economic development services for employment opportunities. Since job training was not listed among the priorities included in the RFP for human services, we recommend that funding be set aside in the 2016 Annual Action Plan for

Newton's CHDO/CBDO to develop and run an employment opportunity program to include job training and employment consistent with HUD regulations to begin in July 2015.

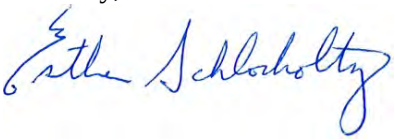
3. We asked that all funds committed for neighborhood development be used chiefly, not incidentally, to benefit low- and moderate-income residents. We are pleased that the Draft *Plan* calls for moving away from a neighborhood-based system for addressing infrastructure needs to a City-wide approach for addressing those needs. That change will make it far easier for funding to be targeted to where and when needs for low- and moderate-income residents can most effectively be addressed. It also is likely to greatly improve the City's ability to assure that these funds really do chiefly and well serve both low- and moderate-income residents and accessibility needs.

Regardless of where the funds are used in Newton, the service must be directly targeted to low- and moderate-income persons, and this service must be clearly documented to ensure those persons are in fact the direct beneficiaries. In light of that, if we are moving to a City-wide advisory committee, we recommend that committee members and other relevant City parties receive training from an expert and independent source with expertise in the appropriate usage of CDBG funds, such as the National Community Development Association.

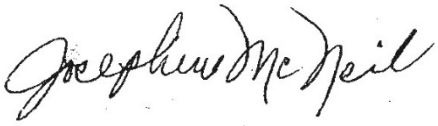
Additionally, we note that the Draft Plan fails to make clear what "800 affordable units" really means. The real question is "affordable to whom?" since nearly all of the housing units in Newton are affordable to those who live in them. In some of its presentations (e.g. slide 14 in the January 22, 2015 "Proposed Strategies: All Needs"), City staff made clear that the intention is in fact for 800 Subsidized Housing Inventory (SHI) units to be added. The Draft Plan makes no mention of SHI (other than in the Natick portion of the Draft) or definition of "affordable." Many SHI – listed units are affordable only to the wealthy. A clarification of what the City means by "800 affordable units" is essential to avoid criticism that the City is not being clear about what that critical intention actually means.

We look forward to your response to our comments.

Sincerely,



Esther Schlorholtz, Co-Chair



Josephine McNeil, Co-Chair

Cc: Eve Tapper, Judy Menon.

April 27, 2015

Esther Schlorholtz, Co-Chair
Josephine McNeil, Co-Chair
Members of U-CHAN

RE: Response to Comments on Draft FY16-20 Consolidated Plan

Dear Ms. Schlorholtz and Ms. McNeil et al.:

Thank you very much for your comments on the City of Newton's Draft FY16-20 Consolidated Plan.

Throughout the public participation process, there was much discussion on the specific percentages for allocations to each of the five categories: Admin/Planning, Housing, Human Services, Neighborhood Improvements, and Access. The final draft of the Plan will include the proposed 55% allocation to Housing as a result of the feedback received during multiple public meetings.

During FY16, staff will work on developing a program for job-training and job placement assistance for low- and moderate-income residents. Once the program is developed, we will likely issue a Request for Proposals to find an appropriate provider for these services. While we currently plan to use the existing revolving loan fund to finance this program, there is the opportunity to add more funding through the Substantial Amendment process if the pilot year is successful. We will work with HUD to ensure that this program will not count towards our 15% cap on Human Services spending.

The proposal to consolidate the neighborhoods will not be included in the final Plan. In addition, the funding pools for neighborhood improvements and accessibility projects will also remain separate. An additional target neighborhood and advisory committee for Upper Falls will be created, and the funding cycle will be revised accordingly. It is important to note, however, that going forward there may be a difference between projects that the Department of Housing and Urban Development (HUD) consider eligible for CDBG funding and those which appropriately meet the City's overall goals with respect to this spending. Over the next five years, we will place emphasis on making sure that CDBG-funded projects primarily benefit low- and moderate-income residents throughout Newton, and that the projects and programs that contribute to helping households attain social and economic mobility benchmarks are prioritized.

The final draft of the Consolidated Plan will be available in the coming weeks and will be submitted to HUD on or before the May 15th deadline.

Thank you again for your comments on the Draft FY16-20 Consolidated Plan.

Sincerely,

Eve Tapper
Acting Associate Director
Planning and Development Department
City of Newton

By regular mail and email

January 30, 2015

Scott Wolf, Chair
Newton Planning and Development Board
City of Newton
1000 Commonwealth Ave.
Newton, MA 02459

Re: Consolidated Plan –Use of Federal Funds

Dear Mr. Wolf:

It is inappropriate for one of the wealthiest communities in the state not to be using all of its federal resources (CDBG and HOME funds) to promote economic diversity (through housing), and instead diverting those funds to pay expenses that should fairly be born by the City of Newton on its own.

The federal money that Newton uses to pay for accessibility costs is paying for a responsibility that the City owes to all of its residents.

The federal money that Newton uses to pay infrastructure costs in certain areas is paying for infrastructure costs is paying for a responsibility that the city owes equally to all of its residents.

The federal money that Newton uses to pay administrative costs is paying for professional administrative staff that Newton could and should pay for on its own.

Using these federal monies to pay for costs that Newton should actually be bearing on its own means that the benefit of the federal funds really flows through to the 95%+ of Newton residents that are not low income; whose overall costs are lessened by the availability of CDBG funds to pay for items that they would otherwise be paying for.

The CDBG program allows administrative, infrastructure and accessibility costs as acceptable CDBG uses so that poorer cities: like Lowell, Fall River and Lawrence – which already have economic diversity and struggle because of that – can use it to pay for things they cannot otherwise afford.

I doubt anyone thinks we should not be spending money on infrastructure, accessibility, and a professional administrative staff. We should budget and spend the City's own funds on it because it is the City's responsibility.

For one of the wealthiest communities in the commonwealth to use federal funds intended to benefit low and moderate income resident to ultimately lessen the burdens on its wealthy citizens is a travesty.

Sincerely,

W. Bart Lloyd
65 Taft Ave., Newton

cc Eve Trapper
Rob Muollo

April 27, 2015

W. Bart Lloyd
65 Taft Avenue
Newton, MA 02465

RE: Response to Comments on Draft FY16-20 Consolidated Plan

Dear Mr. Lloyd,

Thank you very much for your comments on the City of Newton's Draft FY16-20 Consolidated Plan regarding the proposed expenditure of CDBG funds. Like you, we understand how important it is to ensure that our limited federal funding goes towards the development of housing, projects, and services that benefit the City's low- and moderate-income residents. The combination of city and federal money allows us to leverage funding in order to accomplish more with limited resources, for housing and infrastructure projects throughout our community.

The final draft of the Consolidated Plan will be available in the coming weeks and will be submitted to HUD on or before the May 15th deadline.

Thank you again for your comments on the Draft FY16-20 Consolidated Plan.

Sincerely,

Eve Tapper
Acting Associate Director
Planning and Development Department
City of Newton

cc: James Freas, Acting Director, Planning and Development Department, City of Newton

Setti D. Warren
Mayor

James Freas, Acting
Director, Planning & Development

Lydia Scott
Senior Planner
Community Development

Members
Rob Caruso, Co-Chair
Girard Plante, Co-Chair
Jane Brown
Lucie Chansky
Jini Fairley
Rosemary Larking
Barbara Lischinsky
John Lojek

Jason Rosenberg
Chairman Emeritus

Advisor
Sergeant Jay Babcock
Newton Police Department

Staff
ADA/Sec 504 Coordinator

1000 Commonwealth Ave.
Newton, MA 02459
T 617/796-1120
F 617/796-1142

www.newtonma.gov

The Commission On Disability has discussed the proposal of the recent creation of the Infrastructure Improvements Advisory Committee, presented by Lydia Scott at its March 9th meeting.

Members of the Commission voted unanimously to oppose its inclusion with the Infrastructure Improvements Advisory Committee because the accessibility projects we currently and have historically supported and funded are not necessarily contained within the four existing "target" neighborhoods listed by the Planning and Development Board.

Rather, the Commission On Disability has always reached out to every neighborhood throughout the entirety of the city of Newton.

Thus, working exclusively with the four existing Target Neighborhood Advisory Committees is not complimentary to the mission of the Commission.

For example, the following projects the Commission has been solely responsible for in improving accessibility as well as enhancing neighborhoods across Newton are a mere sampling of the myriad other projects that we advise on and funded wholly or partly.

1). Advised Avalon Bay with its construction and post-construction accessibility components at the company's apartment complex at Newton Highlands at Needham Street.

2). Advised National Development of its pre-construction, construction, and post-construction accessibility components at the company's Arborpoint at Woodland Station apartment/condominium complex on Washington Street.

3). Advised on accessible parking before both the architects and developers of The Street at Chestnut Hill; along with the Square One Mall adjacent to Route 9.

4). Advised at the intersection of Parker Street and Route 9 to both City and State engineers to ensure safe and proper access to all people, particularly on behalf of people with disabilities.

5). Advised on the reconfiguration of Handicapped Parking spaces and several feet of sidewalk leading to the outdoor ramp, as well as placing two new automatic door openers at Newton South High School.

6). Fully funded and advised on the new sidewalks, curb cuts with tactile strips, as well as the accessible drinking fountain at the Magni-Coletti Park in Nonantum. Also, advised on new sidewalks, curb cuts, and traffic signals of the reconstruction of Watertown Street in Nonantum.

7). Fully funded and advised the accessible pathway in the Charlesbank Playground in Newton Corner. Advised on the reconstruction of the four-corner intersection of Centre Street and Vernon Street, as well as the replacement of the intersection's Audible Pedestrian Signals.

8). Advised on placing Handicapped Parking spaces and bump-outs on Walnut Street in Newtonville. Also, the Commission played a role in the design of the Austin Street parking lot for persons with disabilities.

9). Initially, the Commission had advocated for and expended funds for the construction of the new all-weather Vestibule at the Newton Senior Center in Newtonville.

However, not long after the funding was pulled from Planning and that particular project was deemed "dead." But the Commission persisted in the importance of such a new Vestibule, and ultimately, persevered in the restoring of funds and its complete construction.

As a result, seniors and others waiting for transportation do not need to wait in the cold or rain for transportation. And staff doing their office duties just inside the entry no longer endure the bitter blasts of cold air each time the door opens.

The Commission On Disability has myriad other projects dating to 1975 that have benefited all of Newton, but the list is too long to include here.

Furthermore, the Commission harbors a well-documented track record of prudently and responsibly utilizing its allotment of CDBG funds. The projects we are currently doing and shall continue to do will benefit people of all walks of life far into the future within every Village reaching across every neighborhood.

It is also instructive for City officials to understand that the Commission On Disability functions under Massachusetts General Laws (MGL) Chapter 40 Section 8J as recommended by Mayor Setti Warren, and passed unanimously by the Board of Aldermen.

As such, the Commission On Disability is in a unique position, unlike any other public body in Newton, to "Cause the full integration and participation of people with disabilities...."

Your anticipated cooperation regarding the above matter will be greatly appreciated.

Best,

Rob Caruso, Co-Chair, Commission On Disability

Girard A. Plante, Co-Chair, Commission On Disability

April 22, 2015

Rob Caruso, Co-Chair
Girard A. Plante, Co-Chair
Members of the Commission on Disability

RE: Response to Comments on Draft FY16-20 Consolidated Plan

Dear Mr. Caruso and Mr. Plante et al.:

Thank you very much for your comments on the City of Newton's Draft FY16-20 Consolidated Plan regarding the proposed combination of advisory committees for the CDBG-funded neighborhood improvement and accessibility projects. We received quite a few public comments on this issue and carefully considered them all. As a result, the proposal to consolidate the advisory committees will not be included in the final Plan. In addition, the funding pools for neighborhood improvements and accessibility projects will also remain separate. The Commission on Disability will continue to serve as the advisory body for accessibility projects.

That said, it is important to note that going forward there may be a difference between projects that the Department of Housing and Urban Development (HUD) consider eligible for CDBG funding and those which appropriately meet the City's overall goals with respect to this spending. Over the next five years, we will place emphasis on making sure that CDBG-funded projects primarily benefit low- and moderate-income residents throughout Newton, and that the projects and programs that contribute to helping households attain social and economic mobility benchmarks are prioritized.

The final draft of the Consolidated Plan will be available in the coming weeks and will be submitted to HUD on or before the May 15th deadline. Please refer to sections ES-05: Executive Summary, NA-50: Non-Housing Community Development Needs, and SP-10: Geographic Priorities of the Plan, as well as the FY16 Annual Action Plan and the revised Citizen Participation Plan for more detailed information.

Thank you again for your comments on the Draft FY16-20 Consolidated Plan.

Sincerely,

Eve Tapper
Acting Associate Director
Planning and Development Department
City of Newton

cc: James Freas, Acting Director, Planning and Development Department, City of Newton

NON-STATE CERTIFICATIONS

FORM SF-424

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 antidisplacement 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.

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

1. 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;

2. 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

3. 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.

Signature/Authorized Official 5/7/15
Date

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)

Followiug 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:

1. 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);

2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) _____ , _____(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;

3. 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:

1. 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

2. 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 24 CFR Part 35, subparts A, B, J, K and R;

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

Signature/Authorized Official

5/7/15
Date

Mayor
Title

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.

Signature/Authorized Official

5/7/15
Date

Mayor
Title

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;

Signature/Authorized Official — Date: 5/7/15

Mayor
Title

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 5/7/15

Title Mayor

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. 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.

OMB Number: 4040-0004
Expiration Date: 8/31/2016

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
☐ Preapplication	☒ New	
☒ Application	☐ Continuation	* Other (Specify):
☐ Changed/Corrected Application	☐ Revision	

* 3. Date Received:	4. Applicant Identifier:
	B-15-MC-25-0019

5a. Federal Entity Identifier:	5b. Federal Award Identifier:
UOG Code: MA251650 NEWTON	B-15-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):	* c. Organizational DUNS:
46-001404	0765768260000

d. Address:

* Street1:	1000 Commonwealth Avenue
Street2:	
* City:	Newton
County/Parish:	Middlesex
* State:	MA: Massachusetts
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	02459-1149

e. Organizational Unit:

Department Name:	Division Name:
Planning and Development	Housing/Community Development

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:	Ms.	* First Name:	Judith
Middle Name:	B		
* Last Name:	Menon		
Suffix:			

Title: Community Development Programs Manager

Organizational Affiliation:
City of Newton

* Telephone Number:	617-796-1125	Fax Number:	617-796-1142

* Email: jmenon@newtonma.gov

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

X: Other (specify)

Type of Applicant 3: Select Applicant Type:

* Other (specify):

WestMetro HOME Cons.; BNWW CoC

*** 10. Name of Federal Agency:**

U.S Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

See below

CFDA Title:

CDBG/Entitlement Grant Program (14.218), HOME Investment Partnerships Program (14.239), ESG Program (14.231)

*** 12. Funding Opportunity Number:**

See below

* Title:

B-15-MC-25-0019 (City of Newton CDBG Program); M-15-DC-0213 (WestMetro HOME Consortium); E-15-MC-25-0010 (City of Newton ESG Program)

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Form SF 424 Attachment - Question 14.pdf

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

CDBG Program; WestMetro HOME Consortium (HOME Investment Partnerships Program); Brookline-Newton-Waltham-Watertown Continuum of Care (Emergency Solutions Grant)

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: MA-004
* b. Program/Project: MA-004

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

Form SF 424 Attachment - Question 16.pdf | Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2015
* b. End Date: 06/30/2016

18. Estimated Funding ($):

* a. Federal	3,053,808.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	255,000.00
* g. TOTAL	3,308,808.00

*** 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 in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

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:	617-796-1100
Fax Number:	
* Email:	swarren@newtonma.gov
* Signature of Authorized Representative:	
* Date Signed:	5/7/15

Form SF 424
City of Newton

14. Areas Affected by Project – Attachment
CDBG Program: City of Newton
WestMetro HOME Consortium: Bedford, Belmont, Brookline, Concord, Framingham, Lexington, Natick, Needham, Newton, Sudbury, Waltham, Watertown, and Wayland
Continuum of Care and/or ESG: Brookline, Newton, Waltham, Watertown

Form SF 424
City of Newton

16. Congressional Districts of Program/Project – Attachment
MA-003; MA-004; MA-005; MA-006

OMB Number: 4040-0004
Expiration Date: 8/31/2016

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
☐ Preapplication	☒ New	
☒ Application	☐ Continuation	* Other (Specify):
☐ Changed/Corrected Application	☐ Revision	

* 3. Date Received:	4. Applicant Identifier:
	B-15-MC-25-0004

5a. Federal Entity Identifier:	5b. Federal Award Identifier:
N/A	N/A

State Use Only:

6. Date Received by State:	7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Town of Brookline

* b. Employer/Taxpayer Identification Number (EIN/TIN):	* c. Organizational DUNS:
04-6001102	105322-817

d. Address:

* Street1:	333 Washington Street
Street2:	
* City:	Brookline
County/Parish:	Norfolk
* State:	MA: Massachusetts
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	02445-6899

e. Organizational Unit:

Department Name:	Division Name:
Board of Selectmen	Dept.of Planning/Comm.Dev.

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:	Ms.	* First Name:	Gail
Middle Name:	M.		
* Last Name:	Lewis		
Suffix:			

Title: C.D. Administrator

Organizational Affiliation:
dept. of Plng./Comm Dev. oversees CDBG grant for B of S

* Telephone Number:	617-730-2133	Fax Number:	617-730-2442

* Email: glewis@brooklinema.gov

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-218

CFDA Title:

Community Development Block Grant

*** 12. Funding Opportunity Number:**

14-218

* Title:

13. Competition Identification Number:

N/A

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

FFY2015 (FY2016) Annual Action Plan
and Five Year Consolidated Plan and Strategy (2016-2020)

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: 4th
* b. Program/Project: 4th

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

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2015
* b. End Date: 06/30/2016

18. Estimated Funding ($):

* a. Federal	1,350,638.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	19,860.00
* g. TOTAL	1,370,498.00

*** 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 in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

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: Mr. * First Name: Neil

Middle Name: A.

* Last Name: Wishinsky

Suffix:

* Title: Chairman, Board of Selectmen

* Telephone Number: 617-730-2200 Fax Number: 617-730-2054

* Email: wishinsky.neil@gmail.com

* Signature of Authorized Representative: * Date Signed: 05/12/2015

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 antidisplacement 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.

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

1. 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;

2. 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

3. 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.

Signature/Authorized Official Date 12 May 2015
Chairman, Board of Selectmen

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:

1. 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);

2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2015 , 1 (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;

3. 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:

1. 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

2. 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 24. CFR Part 35, subparts A, B, J, K and R;

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

Carl Wasch 12 May 2015

Signature/Authorized Official Date

Chairman, Board of Selectmen

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. 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.

OMB Number: 4040-0004
Expiration Date: 8/31/2016

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
☐ Preapplication	☐ New	
☒ Application	☒ Continuation	* Other (Specify):
☐ Changed/Corrected Application	☐ Revision	

* 3. Date Received:	4. Applicant Identifier:
05/15/2015	

5a. Federal Entity Identifier:	5b. Federal Award Identifier:
	B-15-MC-25-0009

State Use Only:

6. Date Received by State:	7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Town of Framingham

* b. Employer/Taxpayer Identification Number (EIN/TIN):	* c. Organizational DUNS:
04-6001151	1498210970000

d. Address:

* Street1:	150 Concord Street B3
Street2:	
* City:	Framingham
County/Parish:	
* State:	MA: Massachusetts
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	01702

e. Organizational Unit:

Department Name:	Division Name:
Community Development	Community and Economic Develop

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:	Ms.	* First Name:	Daphne
Middle Name:	Marie		
* Last Name:	Collins		
Suffix:			

Title: Community Development Coordinator

Organizational Affiliation:
Town of Framingham

* Telephone Number:	508-532-5457	Fax Number:	(508)532-5785

* Email: dcollins@framinghamma.gov

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Housing and Community Development

11. Catalog of Federal Domestic Assistance Number:

CFDA Title:

*** 12. Funding Opportunity Number:**

14.218

* Title:

Community Development Block Grant (Entitlement Grant)

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

To underake a variety of community based activities that will improve housing, public facilities, public services and economic development benefiting the Town's low and moderate income residents.

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant MA-007 * b. Program/Project MA-007

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

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2015 * b. End Date: 06/30/2016

18. Estimated Funding ($):

* a. Federal	486,335.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	25,000.00
* g. TOTAL	511,335.00

*** 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 in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

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: Mr. * First Name: Charles

Middle Name: J.

* Last Name: Sisitsky

Suffix:

* Title: Chair, Board of Selectmen

* Telephone Number: (508)532-5400 Fax Number:

* Email: selectmen@framinghamma.gov

* Signature of Authorized Representative: * Date Signed: 5/7/15

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 antidisplacement 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.

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

1. 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;

2. 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

3. 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.

Signature/Authorized Official Date 5/7/15

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:

1.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);

2.Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) FY16,_____(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;

3.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:

1. 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

2. 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 24 CFR Part 35, subparts A, B, J, K and R;

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

5/7/15

Signature/Authorized Official Date

Chair, Framingham Board of Selectmen
Title

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;

Signature/Authorized Official 5/7/15
Date

Chair, Framingham Board of Selectmen
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. 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.

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 antidisplacement 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.

Jeannette A. McCarthy

Signature/Authorized Official

4/16/15

Date

Mayor Jeannette A. McCarthy

Name

Mayor City of Waltham

Title

610 Main Street

Address

Waltham, MA 02451

City/State/Zip

781-314-3100

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) 2016, 2017, 2018, (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, of title 24;

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

Signature/Authorized Official

4/16/15

Date

Mayor Jeannette A. McCarthy

Name

Mayor City of Waltham

Title

610 Main Street

Address

Waltham MA 02541

City/State/Zip

781-314-3100

Telephone Number

☐ **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) 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.

Place Name	Street	City	County	State	Zip

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:

a. All "direct charge" employees;
b. all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
c. 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 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

4/16/15

Date

Mayor Jeannette A. McCarthy

Name

Mayor City of Waltham

Title

610 Main Street

Address

Waltham MA 02451

City/State/Zip

781-314-3100

Telephone Number

OMB Number: 4040-0004
Expiration Date: 8/31/2016

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
☐ Preapplication	☐ New	
☒ Application	☒ Continuation	* Other (Specify):
☐ Changed/Corrected Application	☐ Revision	

* 3. Date Received:	4. Applicant Identifier:
05/15/2015	City of Waltham, Massachusetts

5a. Federal Entity Identifier:	5b. Federal Award Identifier:
	B-13-MC25-0024

State Use Only:

6. Date Received by State:	7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Waltham

* b. Employer/Taxpayer Identification Number (EIN/TIN):	* c. Organizational DUNS:
04 6001416	0766190140000

d. Address:

* Street1:	610 Main Street
Street2:	
* City:	Waltham
County/Parish:	
* State:	MA: Massachusetts
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	02452

e. Organizational Unit:

Department Name:	Division Name:
Planning Department	Community Development Program

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:	Ms.	* First Name:	Amanda
Middle Name:			
* Last Name:	Mason		
Suffix:			

Title: Assistant Planning Director

Organizational Affiliation:
City of Waltham

* Telephone Number:	781-314-3372	Fax Number:	781-314-3375

* Email: amason@city.waltham.ma.us

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Department of Housing and Community Development (HUD)

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

CDBG Entitlement Grant

*** 12. Funding Opportunity Number:**

14.218

* Title:

CDBG Entitlement Grant

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

The City of Waltham Community Develpment Block Grant Program

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: 7th MA
* b. Program/Project: CDBG

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

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2014
* b. End Date: 06/30/2015

18. Estimated Funding ($):

* a. Federal	963,522.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	50,000.00
* g. TOTAL	1,013,522.00

*** 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 in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

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: Honorable
* First Name: Jeannette
Middle Name: A.
* Last Name: McCarthy
Suffix:

* Title: Mayor

* Telephone Number: 781-314-3100
Fax Number: 781-314-3105

* Email: jmccarthy@city.waltham.ma.us

* Signature of Authorized Representative: Jeannette A. McCarthy
* Date Signed: 4/16/15