



# Zoning & Planning Committee Budget Agenda

## City of Newton In City Council

Tuesday, April 29, 2025

7:00 PM

Room 204

The Zoning & Planning Committee will hold this meeting as a hybrid meeting on Tuesday, April 29, 2025 at 7 PM that the public may access in-person or virtually via Zoom. To attend this meeting via Zoom use this link: <https://newtonma.gov.zoom.us/j/89895442229> or call 1-646-558-8656 and use the Meeting ID: 898 9544 2229.

You may also:

1. Watch a live broadcast of the meeting on NewTV's government channel (Comcast 9, RCN 13, 614 (HD), Verizon 33).
2. View a live stream on NewTV's YouTube channel at:  
<https://www.youtube.com/channel/UCQvNeCjKA3PftuLLvfAh3cQ>

### Items scheduled for discussion:

- #66-25 Appointment of Michael Alperin to the Newton Affordable Housing Trust**  
HER HONOR THE MAYOR appointing Michael Alperin, 271 Greenwood, Newton, as a member of the Newton Affordable Housing Trust for a term of office set to expire on May 2, 2026. (60 Days: 05/16/2025)
- #73-25 Appointment of JJ Kazakoff-Eigen to the BERDO Advisory Commission**  
PRESIDENT LAREDO appointing JJ Kazakoff-Eigen, 136 Jewett Street, Newton, as a member of the BERDO Advisory Commission for a term of office to expire one year following the effective date of the BERDO Regulations. (60 Days: 06/06/2025)
- #129-25 Request for authorization to submit FY26-30 Consolidated Plan, 2025 Revised Citizen Participation Plan, and FY2026 Annual Action Plan**  
HER HONOR THE MAYOR requesting authorization, pursuant to the 2023 Revised Citizen Participation Plan, to submit the FY26-30 Consolidated Plan, 2025 Revised Citizens Participation Plan, and FY26 Annual Action Plan to the US Department of Housing and

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The location of this meeting is accessible and reasonable accommodations will be provided to persons with disabilities who require assistance. If you need a reasonable accommodation, please contact the city of Newton's ADA Coordinator, Jini Fairley, at least two business days in advance of the meeting: [jfairley@newtonma.gov](mailto:jfairley@newtonma.gov) or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

Urban Development for the City of Newton Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) funds and the WestMetro HOME Consortium.

*Please Note: Budget materials can be found on the City's website at the following link:*

<https://www.newtonma.gov/government/comptroller/budget>

**DEPARTMENT BUDGET & CIP DISCUSSIONS:**

Inspectional Services

Planning

CPA Administration

**Referred to Finance and Appropriate Committees**

- #351-24 Submittal of the FY2026 to FY2030 Capital Improvement Plan**  
HER HONOR THE MAYOR submitting the Fiscal Years 2026 to 2030 Capital Improvement Plan pursuant to section 5-3 of the Newton City Charter.
- #81-25 Submittal of the FY26 Municipal/School Operating Budget**  
HER HONOR THE MAYOR submitting in accordance with Section 5-1 of the City of Newton Charter the FY26 Municipal/School Operating Budget, passage of which shall be concurrent with the FY26-FY30 Capital Improvement Program (#351-24). EFFECTIVE DATE OF SUBMISSION 04/22/25; LAST DATE TO PASS THE BUDGET 06/06/25
- #82-25 Submittal of the FY2026-FY2030 Supplemental Capital Improvement**  
HER HONOR THE MAYOR submitting the FY26 – FY30 Supplemental Capital Improvement Plan.

Respectfully submitted,  
R. Lisle Baker, Chair



Ruthanne Fuller  
Mayor

City of Newton, Massachusetts  
Office of the Mayor

**66-25**

Telephone  
(617) 796-1100  
TDD/TTY  
(617) 796-1089  
Email  
rfuller@newtonma.gov

March 10, 2025

Honorable City Council  
Newton City Hall  
1000 Commonwealth Avenue  
Newton, MA 02459

To the Honorable City Councilors:

I am pleased to appoint Michael Alperin of 271 Greenwood Street, Newton as a member of the Newton Affordable Housing Trust. Michael Alperin's term of office shall expire on May 2, 2026, and the appointment is subject to your confirmation. Michael Alperin will be completing Jason Korb's previous term ending May 2026.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller  
Mayor

# Application Form

## Profile

Michael \_\_\_\_\_ Alperin \_\_\_\_\_  
 First Name Middle Last Name  
 Initial

\_\_\_\_\_  
 Email Address

271 Greenwood Street \_\_\_\_\_  
 Home Address Suite or Apt

Newton \_\_\_\_\_ MA \_\_\_\_\_ 02459  
 City State Postal Code

### What Ward do you live in?

Ward 8

Home: \_\_\_\_\_  
 Primary Phone Alternate Phone

Terra Living Partners \_\_\_\_\_ President \_\_\_\_\_  
 Employer Job Title

### Which Boards would you like to apply for?

Newton Affordable Housing Trust: Submitted

### Ethnicity

Caucasian/Non-Hispanic

### Gender

Male

### Interests & Experiences

Please tell us about yourself and why you want to serve.

#### Why are you interested in serving on a board or commission?

We have lived in Newton for close to five years and love the community. I always try to give back to where I work and live. Recently I learned of the opportunity to serve on the AHT Board and fill a vacant seat. I believe that my background in finance and work at private companies focused on acquiring/developing/financing affordable housing, coupled with my 4.5 year experience as Executive Director of the Brookline Housing Authority give me the subject matter expertise and public/private background to help the city evaluate projects and serve the public interest.

[Alperin.Michael -  
Resume\\_March\\_2025.pdf](#)

Upload a Resume

## **EXPERIENCE**

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**TERRA LIVING PARTNERS** Boston, MA  
*President and Founder* 2024 - Present

- Founded company dedicated to creating affordable and workforce housing through innovative public/private finance
- Acquired/Asset Manage 1000+ units of deed restricted affordable and workforce housing
- Focus on Naturally Occurring Affordable Housing (NOAH) that can be created out of existing housing stock

**BROOKLINE HOUSING AUTHORITY** Brookline, MA  
*Executive Director* 2020 - 2024

- Led Organization Providing Housing to 2600+ households across multiple affordable housing programs.
- Grew recurring revenues from \$28M to \$51M, Oversaw \$310M of affordable housing LIHTC transactions.
- Manage across eight departments/functions; key accomplishments include transitioning 1.1 million Kwh to solar electricity and sustainable passive house projects, expansion of resident services to include onsite Wellness/Nursing.

**BEACON COMMUNITIES** Boston, MA  
*Acquisitions and Strategic Initiatives Director* 2015 - 2020

- Led Department sourcing multifamily and affordable housing real estate transactions - \$600M total value across structures.
- Oversaw NDC investment, 5300 apartment units primarily consisting of 100% Section 8 properties, affordable assisted living. Total real estate portfolio acquisition \$350 million plus operating business with \$4.7M annual revenues.
- Created + executed recapitalization and disposition strategy for \$350M+ of assets acquired, developed, repositioned.

*Acquisitions Director*

- Acquired, redeveloped, financed, or sold 3200 units of affordable housing with aggregate value totaling \$425M+ using various FHA, GSE, and tax credit equity and private equity financing sources
- Underwrite and finance mixed-use, and mixed-income assets using complex financial programs including: conventional debt and equity, opportunity zones, tax credit programs, Section 8, and inclusionary development programs

**GOLDMAN SACHS - URBAN INVESTMENT GROUP** New York, NY  
*Intern* 2015

- Valuation and due diligence of venture capital investments with revenues from government contracts and tax credits

**PARENTEACHER** Cambridge, MA  
*CEO and Co-Founder* 2013 - 2015

- Founded EdTech company improving parent-teacher communication through scanning and cloud technologies
- Scaled company to eight employees and 70 school systems; freemium business model with operating costs \$300,000+

**TEACH FOR AMERICA AND UNCOMMON SCHOOLS** New York, NY  
*Teacher, Corps Member, and Curriculum Designer* 2011 - 2013

- Led team of 6 second grade teachers and designed curriculum as grade team leader
- Managed classroom of 30 second grade students from disadvantaged backgrounds, increasing student achievement 84%+

## **EDUCATION**

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**MIT SLOAN SCHOOL OF MANAGEMENT** Cambridge, MA  
*MBA, June 2016 – GPA 5.0/5.0* 2013 - 2016

- Social Impact Fellowship Recipient; VP of EdTech – Education Club, Real Estate Club, Entrepreneurship and Innovation

**HARVARD JOHN F. KENNEDY SCHOOL OF GOVERNMENT** Cambridge, MA  
*MPP, June 2016* 2013 - 2016

- First prize 2015 Affordable Housing Development Competition through Federal Home Loan Bank for JCHE Zakim House

**RELAY GRADUATE SCHOOL OF EDUCATION** New York, NY  
*MA, Teaching – with distinction* 2011 - 2013

- Faculty List member – top 10% of class in graduating year, Teacher Leadership Council – student government

**NORTHWESTERN UNIVERSITY** Evanston, IL  
*BS, Social Policy, Psychology, Political Science, summa cum laude* 2007 - 2011  
*Valedictorian - GPA 3.97/4.00*

- Departmental honors and undergraduate research symposium award winning thesis on early childhood education

**ACTIVITIES AND INTERESTS**

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- 2Life Communities, Trustee and Real Estate Committee Member 2023 - Present
- Steps To Success Inc., Board Member 2020 - 2024
- CHAPA Preservation and Public Housing Committees, Member 2020 – 2024
- Hebrew Senior Life, Trustee and Real Estate Committee Member 2018 – 2023
- Camp Catanese Foundation, Board of Trustees 2016 – Present
- Trust for Public Land, Board of Trustees 2019 – 2021
- Town Meeting Brookline, Elected Town Meeting Member Precinct 10 2015 – 2019
- Northwestern Alumni Association Boston, President 2014 - 2019

**JJ Kazakoff-Eigen****Professional Experience****KeyBank (contract via Judge group)****October 2024 – February 2025****IT Security Analyst – Access Reviews**

- Successfully conducted over 20 non-human identity reviews in compliance with Sarbanes-Oxley law
- Resolved over a hundred discrepancies of recorded access in different sources of information

**Santander bank (contract via Judge group)****August 2022 – December 2023****Lead IT Security Analyst**

- Reduced uncorrelated accounts in SailPoint by 60% using data analysis, SailPoint research & reports and conversations with application owners
- Amalgamated relevant information from 2 SailPoint reports into MS Access Database using SQL and GUI
- Documented remediation process so it can be repeatable and sustainable

**TJX****July 2019 – June 2022****IT Security Analyst II, Audit**

- Served as clearinghouse, arbiter, and conduit to auditors of data access to company financial data for 500+ users
- Conducted identity and access certifications for applications whose access was provisioned locally and/or with Active Directory, using Sailpoint, and MS Excel
- Applied standards for user access to ensure safe, secure, and role-appropriate usage of company data
- Confirmed user deletions using raw data reports and Active Directory via GUI and Powershell scripts
- Granted access to highly privileged accounts using CyberArk

**Leapfrog Systems****June 2018 – June 2019****Business Analyst**

- Translated detailed business needs into system requirements, generating data models for reporting accounting information

**John Hancock Financial (contract via TEKSystems)****August 2017 – June 2018****Identity & Access Management Analyst, Application Integration**

- Integrated access control into SailPoint IIQ for Active Directory, database, and feed file connections
- Led requirement calls to understand entitlements and business rules
- Supported testing and feed files development for reconciliation with applications' entitlement stores
- Analyzed records of revoked but un-remediated entitlements, ensuring IAM solution was effectively de-provisioning users
- Promoted application configuration through environments based on testing against requirements; ensured SDLC requirements were met

**Knowledgent****Feb. 2017 – July 2017****Information Management Consultant/Business Analyst**

- Wrote functional specifications document, in alignment with requirements document, for Master Data Management project
- Developed SQL queries to determine inconsistencies and areas for further investigation

**Collaborative Consulting (acquired by CGI)****Oct. 2013 – Feb. 2017****Identity & Access Management Consultant/Business Analyst**

- Performed integrated access control for external vendor applications onto proprietary IAM platform
- Documented current state of requesting, approving, provisioning, de-provisioning, recertifying, and terminating user access
- Reconciled data access between bespoke IAM system and external vendor applications; documented future states
- Ensured correct configuration of IAM tool based on future state requirements
- Present integration solutions to senior IT management following engagement and analysis with business users and application development teams.

**SmarterMedia****March 2013 – Sept. 2013****Data Analyst**

- Analyzed demographic and behavioral data of site visitors to determine trends among qualified and engaged users
- Created visualizations to communicate user statistics, recommended content strategy based on site analytics
- Discovered critical metrics that correlated to effectiveness

**Medical Information Technology****Feb. 2012 – Sept. 2012**

Quality Assurance Specialist

- Developed and executed test plans to evaluate software performance against software design specifications

**Atrium Staffing****Jan. 2007 – Oct. 2011***New Balance Athletics (contract)*Data Analyst - International Sales Operations

- Provided key analysis and insight to recommend ways to increase efficiency after calculating cost per item in each market of the sales sampling program; identified \$100,000 in recoverable costs

International Account Services Coordinator (contract)

- Expedited shipment and payment process by performing QA on logistics data and open order reports to distributors

*Harvard Business School (contract)*Participant Coordinator - Computer Lab for Experimental Research

- Managed program calendar; increased session attendance through multimedia/social network ad campaign

Research Associate

- Researched and analyzed financial news to create databases of stock trades by executives and executive turnover

*Tata Communications (contract)*Telepresence Public Room Manager

- Researched and synthesized analysts' findings on telepresence, developed communication strategy, and liaised with analysts for reporting

**Mass Insight****Nov. 2004 – Jan. 2007**Executive Assistant

- Created flexibility for President of firm by designing and implementing office hours plan; coordinated events and managed executive calendar and access

**Education****Bentley University****2011**

MBA, Accounting      GPA: 3.29

**Consulting Project: National Grid USA**, Waltham, MA (Oct. 2009 – May 2010)**American University****2004**

B.A., International Studies

# FY26 (FFY25) ANNUAL ACTION PLAN

# DRAFT

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

JULY 1, 2025– JUNE 30, 2026

*For submission to the Department of Housing and Urban Development*

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## Executive Summary

### AP-05 Executive Summary 91.200(c), 91.220 (b)

#### 1. Introduce and summarize the objectives and outcomes in the Plan

The City of Newton and WestMetro HOME Consortium are required by the U.S. Department of Housing and Urban Development (HUD) to submit an Annual Action Plan which describes the anticipated uses of Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funds received by the City for the fiscal year ahead. The overall goal of these three programs is to develop viable urban communities through the provision of decent housing, a suitable living environment, and the expansion of economic opportunities for low- and moderate-income persons. The recommendations in this Plan are based on a five-year strategy captured in the FY26-FY30 Consolidated Plan, which is the result of data analysis and citizen-driven planning processes.

The City of Newton and the WestMetro HOME Consortium present the FY26 (FFY25) Annual Action Plan, detailing the allocation of CDBG, HOME, and ESG funds for the period of July 1, 2025 through June 30, 2026.

#### **FY26 (FFY25) FEDERAL FUNDING AMOUNTS**

Community Development Block Grant (CDBG)	\$1,857,615.00
HOME Investment Partnerships Program (HOME)	\$164,000.00
Emergency Solutions Grant (ESG)	\$1,526,678.78

<b><i>Total</i></b>	<b><i>\$3,548,293.78</i></b>
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#### **COMMUNITY DEVELOPMENT BLOCK GRANT**

Based on the priorities, needs and goals identified in the FY26-30 Consolidated Plan, the City of Newton has allocated FY26 (FFY25) CDBG funds into four general categories:

- **Affordable Housing** (\$1,121,650 or 60% of CDBG funding), for housing program delivery, downpayment assistance, housing rehabilitation, and site acquisition and improvements related to the construction of new affordable units for low- and moderate-income households.
- **Human Service** (\$287,000 or 15% of CDBG funding), to provide grants for a total of 15 human service projects through 15 sub-grantee agencies during FY26.
- **Architectural Access** (\$89,890 or 5% of CDBG funding), for the installation of Rectangular Rapid Flashing Beacons, pedestrian access improvements at the intersection of Lincoln and Harrison Streets, and the installation of an accessible lift at Pathway to Possible.
- **Program Administration** (\$371,521 or 20% of CDBG funding) for the administration and implementation of the CDBG program, including citizen participation and program delivery.

These percentage allocations are a result of a local, community-driven process and not mandated through regulations. However, HUD places a cap on the amount of funds that can be allocated towards Human Services (15%) and Program Administration (20%).

In addition to the CDBG-funded categories listed above, the city also prioritizes affordable fair housing. These activities are undertaken by the City and WestMetro HOME Consortium with support from the Fair Housing Committee.

### **Affordable Housing**

Approximately 60 percent of FY26 CDBG funding (\$1,121,650) plus \$55,000 in estimated FY26 (FFY25) program income, for a total of \$1,176,650, will be allocated towards affordable housing projects. This funding will facilitate:

- The production of new affordable units through site acquisition and improvements,
- The rehabilitation of existing housing units for low- and moderate-income households,
- The preservation of existing affordable units,
- The support of affordable homeownership for low- and moderate-income households, and
- Housing program delivery

A total of \$476,000 of these funds were specifically earmarked for the Coleman House project.

### ***Goal: Production of New Affordable Housing Units***

Newton will continue to advance the redevelopment of the West Newton Armory site on Washington Street into 100% affordable housing. As an awardee of a \$200,000 Housing Choice Grant from the Department of Housing & Community Development (DHCD), the city hired an affordable housing consultant in FY21 to conduct a predevelopment feasibility study on the site. Concurrently, as part of the city's Real Property Reuse process, the West Newton Armory Joint Advisory Planning Group (JAPG), consisting of nine community members, analyzed the property and its redevelopment potential over the course of eleven months. Following the completion of the consultant's study and the JAPG's report, the City Council unanimously recommended to the Mayor that the City purchase the Armory for \$1 from the State to redevelop it into 100% affordable housing. Newton took ownership of the Armory in the fall of 2021 and selected Metro West Collaborative Development/Civico Development, through an RFP process, to partner with the city in the redevelopment of the site. The Metro West/Civico proposal includes 43 units of intergenerational housing that are affordable to households earning 30-60% of the Area Median Income. At a public hearing in April of FY23, the Planning and Development Board voted to approve a pre-commitment of FY24 and FY25 CDBG funds (total of \$930,000) and FY24 HOME funds (\$132,023.50), and the City's Inclusionary Zoning funds, to develop the Armory into affordable housing with supportive services. The Armory project received its Chapter 40B Comprehensive Permit from the Newton Zoning Board of Appeals and submitted a One Stop Application to the Massachusetts Executive Office of Housing and Livable Communities (EOHLC). In May of 2023, the West Newton Armory was one of 27 projects awarded state and federal tax

credits, subsidy funds, and ARPA funds by the Healey-Driscoll Administration. Project construction is expected to begin in spring of 2025 and be completed in FY27, according to Civico's timeline.

The city will continue exploring the feasibility of redeveloping a parcel of land acquired in 2021 into affordable housing. The site contains three existing homes and was purchased by the City through its one-time allocation of ARPA Funds. In FY23, Newton was awarded a \$235,000 Housing Choice Grant from DHCD to hire a consultant to assess the feasibility of redeveloping the site. Weston & Sampson was selected by the city, through an RFP process, to complete the feasibility study. In conjunction with the study, the Planning and Development Department, with the help of the consulting team, began the City's Real Property Reuse process in FY25 and worked with the Walker Center JAPG to review options for the site. At their January 2025 meeting, the JAPG requested and received a 90-day extension to continue exploring options for the site. By May 2025, the JAPG will deliver their recommendations to the Real Property Reuse Committee. Newton City Council will consider the next steps for this site in FY26.

***Goal: Preservation of Affordable Units***

The City is actively preserving 146 units of deeply affordable senior housing at 2Life Communities' Coleman House with FY25 and FY26 CDBG funds. These funds are being used to support capital needs improvements and energy efficiency upgrades through a roof replacement. The improvements will make the project more efficient and environmentally sustainable for the next several decades and will improve the quality of life for senior residents.

***Goal: Support Affordable Homeownership***

Newton's CDBG-funded Downpayment/Closing Cost Assistance program supports and expands sustainable homeownership among low- and moderate-income households in Newton. The program will target first-time homebuyers of new and existing deed restricted homeownership units. Three income-eligible homebuyers are expected to be assisted through the CDBG Downpayment/ Closing Cost Assistance program in FY26.

***Goal: Rehabilitation of Housing***

Staff will continue to market and administer the Housing Rehabilitation program on a rolling basis, which provides homeowners and qualifying nonprofit organizations with deferred payment loans for repairs and improvements aimed at addressing issues related to health, safety, and building code violations. The Rehabilitation program encompasses existing accessory apartments and lodging houses that require repairs to ensure resident health, safety, and building code compliance. Recently, Newton staff revised the guidelines for the Housing Rehabilitation program to clarify the role of the housing rehabilitation/construction manager and update temporary relocation policies, lead abatement procedures, and application timelines. Through FY26 and prior year funding, it is anticipated that approximately three units of homeowner housing and 18 rental units will be rehabilitated through CDBG assistance.

In addition to its state and federal developments, the Newton Housing Authority maintains 57 units of low-income rental housing, across 13 developments, known as its Management

Program (93 units in total, including the 36 recently acquired CAN-DO units). Unlike the NHA's public housing, this portfolio does not receive any subsidy or capital funds from HUD or DHCD. The NHA has used its own operating funds and occasional grants to maintain these properties throughout Newton. In 2019, the NHA commissioned a capital needs assessment of the Management Program portfolio. The assessment revealed significant needs at several properties, totaling \$2,924,044 in recommended Year 1 expenditures alone. The NHA undertook some of the recommended improvements but does not have adequate resources to address all the recommendations in the capital needs assessment. In FY26, the City will continue to work with the NHA to identify CDBG- and HOME-eligible rehabilitation projects to support the preservation of these essential affordable units.

### **Fair Housing**

#### ***Goal: Increase awareness of fair housing policies and practices***

Fair Housing will be a focus for the City of Newton and WestMetro HOME Consortium in recognition that continued education around fair housing laws, regulations and enforcement are critical to ensure every person has equal opportunity and access to affordable housing. The city and the WestMetro HOME Consortium, with the support of the Fair Housing Committee, intend to lead one fair housing education event in FY26.

Throughout FY24 and FY25, the Consortium completed fair housing testing, as recommended in the recently updated [Analysis of Impediments to Fair Housing Choice report \(AI\)](#). The Consortium contracted with the Housing Discrimination Testing Program (HDTP) at Suffolk University Law School to conduct 134 tests in two-years throughout the 13 HOME communities. The [study](#), which was designed to assess the level of race (black) and voucher-based discrimination in the rental housing market, uncovered multiple incidences of discrimination. The Consortium is currently involved in a legal case against one of the real estate agents. Any financial settlement from the case will be utilized for future testing.

### **Human Services / Public Services**

HUD caps the Human Service allocation at 15 percent of the City's total annual CDBG grant. The FY26 (FFY25) Human Service Request for Proposals (RFP) was released on January 3, 2025. The proposals were evaluated by a review committee comprised of representatives from the Department of Planning and Development and the Department of Health and Human Services, as well as a representative from the Mayor's Office. Proposals were ranked on February 12, 2025, based on their alignment and consistency with the City's three priority areas:

- Enrichment and Care for Vulnerable Youth, Ages 0-18
- Stability and Self-Sufficiency for Vulnerable Adults, Ages 19-61
- Promoting Economic Security and Vitality for Older Adults, Ages 62+

In addition to the priority areas, the review committee took into consideration the programs past performance, target population, and the most pressing needs in the community, which were identified in the FY26-FY30 Consolidated Plan.

The City received 17 proposals, 15 of which will be awarded Human Service grants during the FY26 (FFY25) program year, following the recommendation of the Human Service RFP Review Committee. The selected programs will directly benefit low- to moderate-income Newton residents and will provide a critical network of support to assist in stabilizing vulnerable individuals and families across their lifespan.

<b>Agency</b>	<b>Program</b>	<b>FY26 Award</b>
Horace Cousens Industrial Fund	Emergency Grants for Vulnerable Individuals and Families	\$35,000.00
John M. Barry Boys & Girls Club of Newton	Financial Aid for Children and Families	\$25,000.00
West Suburban YMCA	Childcare Financial Aid Program	\$25,000.00
NCDF	NCDF Resident Services	\$25,000.00
The Second Step, Inc.	Community Programs for Adult Survivors of Domestic Violence	\$24,000.00
Newton Housing Authority	Supportive Service to NHA Residents	\$23,000.00
Family ACCESS of Newton	Sustaining access to childcare for low-income families	\$20,000.00
Riverside Community Care	Mental Health Services Promoting Health, Well-Being, and Self-Sufficiency	\$20,000.00
Dept. of Parks, Recreation, and Culture	Financial Aid for Youth Summer Camp & senior programs	\$20,000.00
Newton Food Pantry	Funding for Pantry Manager & Volunteer Coordinator	\$15,000.00
Jewish Family & Children's Service	Stabilization & Recovery Services	\$14,000.00
Plowshares Education Development Center, Inc.	Tuition Assistance for Childcare	\$11,000.00
2Life	Caringchoices and Wellness Nursing	\$10,000.00
Pathway to Possible	Part Time Funding for P2P Clinical Social Worker	\$10,000.00

Agency	Program	FY26 Award
Jewish Big Brothers Big Sisters of Greater Boston	Children's Mentorship Program serves at-risk youth ages 6-18 & our Friend 2 Friend Program serves adults with disabilities ages 18+.	\$10,000.00
<b>TOTAL</b>		\$287,000.00

**Architectural Access**

Approximately 5 percent of CDBG funding (\$89,890) will be allocated toward the removal of material and architectural barriers restricting mobility and accessibility of elderly or severely disabled persons, through public thoroughfares, public buildings, parks and recreational facilities, and nonprofit agencies. In FY26, the pedestrian access improvements at the five-way intersection of Langley Road, Sumner Street and Beacon Street will be complete. The scope of work includes curb cut extension and reconstruction as well as crosswalk realignment. FY26 CDBG access funds will be used for the installation of Rectangular Rapid Flashing Beacons, pedestrian access improvements at the intersection of Lincoln and Harrison Streets, and the installation of an accessible lift at Pathway to Possible, a nonprofit serving individuals with cognitive and developmental disabilities.

**EMERGENCY SOLUTIONS GRANT AND MCKINNEY-VENTO FUNDS**

The former Brookline-Newton-Waltham-Watertown (BNWW) CoC is now part of the Massachusetts Balance of State (BoS) Continuum of Care (CoC), under the supervision of the Massachusetts Executive Office of Housing and Livable Communities. In March 2024, HUD awarded the BoS CoC a total of \$33,131,265 in FFY24 funds, an increase of approximately \$1.4 million dollars from the prior year. From that total, the BNWW region received \$981,781 for two projects implemented by Advocates and Brookline Rental Assistance for the Chronically Homeless.

The City of Newton’s Emergency Solutions Grant (ESG) funds are awarded to local providers through a competitive Request for Proposals (RFP) process, providing shelter operations/services, homelessness prevention, and rapid re-housing services throughout the BNWW region. In December 2024, Division staff consulted with former BNWW CoC social service providers and representatives from the four municipalities and BoS CoC to determine FY26 (FFY25) ESG funding priorities across its eligible components, outlined below:

- **Emergency Shelter Services** (\$76,370.00 or 46.6%): funds support essential services for individuals and families residing in an emergency shelter; shelter operations and costs such as building maintenance, rent, security, fuel, equipment, and furnishings; and renovations for emergency shelters.

- **Homelessness Prevention** (\$38,110.00 or 23.3%): funds support the stabilization and potential relocation, including short-term and medium-term rental assistance, security deposit, rent arrears, and moving costs, for individuals and families at immediate risk of homelessness.
- **Rapid Re-housing** (\$37,110.00 or 22.6%): funds support homeless individuals and families in moving them out of emergency shelters or places not meant for human habitation into permanent housing.

On January 3, 2025, the FY26 ESG RFP was released alongside the Human Service RFP and proposals were evaluated by a review committee comprised of representatives from the Newton Department of Planning and Development, Department of Health and Human Services, the BoS CoC, and the former BNWW CoC (non-ESG subrecipients). Proposals were ranked on February 12, 2025, based on each project’s past performance, staff capacity, target population, availability of other funding sources, and the most pressing needs in the region, which were identified in the FY26-30 Consolidated Plan.

The city received three proposals from two nonprofit agencies, all of which will receive an ESG grant during the FY26 (FFY25) program year, following the recommendations of the ESG RFP Review Committee.

**FY26 ESG Allocation Recommendations**

<b>Agency</b>	<b>Program</b>	<b>FY25 ESG Recommendations</b>
<b>Emergency Shelter Services</b>		
Community Day Center of Waltham	CDCW Case Management: Wrap Around Services	\$65,000.00
<b>Homelessness Prevention</b>		
Brookline Community Mental Health Center	Homelessness Prevention Program	\$55,000.00
<b>Rapid Re-housing</b>		
Brookline Community Mental Health Center	Rapid Re-Housing Program	\$31,700.00
<b>Program Administration</b>		
City of Newton	Administration	\$12,300.00
<b>TOTAL</b>		<b>\$164,000.00</b>

## HOME INVESTMENT PARTNERSHIP PROGRAM

As the lead entity for the WestMetro HOME Consortium, the City receives and administers HOME funds for the City and twelve other member communities of the WestMetro HOME Consortium – the Towns of Bedford, Belmont, Brookline, Concord, Lexington, Natick, Needham, Sudbury, and Wayland and the Cities of Framingham, Waltham, and Watertown. The purpose of the HOME Program is to provide funds for a wide range of housing activities, including developing, acquiring, and rehabilitating affordable housing or providing direct rental assistance to create affordable housing opportunities for low- and moderate-income people.

In FY26, the Consortium will receive a total of \$1,526,678. As part of HUD’s official notice of allocation, the HUD Field Office determines the distribution of funds among each member community of the Consortium. Approximately 70 percent of HOME funds will be available for HOME programs and projects, 10 percent will be allocated toward HOME administrative costs, 5 percent will be allocated for operating expenses of certified Community Housing Development Organizations (CHDOs), and another 15 percent will be set-aside for housing activities to be undertaken specifically by certified CHDOs. CHDOs are nonprofit, community-based organizations that are certified by HUD and have the capacity to develop affordable housing within the Consortium.

All 13 WestMetro HOME Consortium communities, including Newton, are subject to a 12-month exclusive use period for their annual entitlement of HOME funds. Any HOME entitlement funds that are not committed by the member community to an eligible HOME project 12 months after the start of the fiscal year shall be transferred to the Consortium’s Competitive Funding Pool. The Consolidated Pool funds are available for use by any member community through an annual Request for Proposals (RFP) process.

The Consortium will focus on three goals in FY26:

- **Tenant Based Rental Assistance for Rental Housing (TBRA)**  
 Financial support in the form of security deposits and first/last month’s rent will be provided to an estimated 44 income-eligible households through Tenant Based Rental Assistance programs in Bedford, Framingham, Natick, Waltham, and Wayland. Waltham and Framingham also offer full Tenant Based Rental Assistance programs that provide subsidies as vouchers to landlords to supplement the affordable rent paid by income-eligible households.
- **Rehabilitation of Existing Units**  
 The Towns of Belmont, Brookline, and Lexington and the Cities of Framingham and Waltham will advance several projects to rehabilitate housing authority units in FY26. Belmont will continue to advance the Sherman Gardens and Belmont Village projects, housing authority properties. In FY26 the Lexington Housing Authority will complete its extensive, \$5 million modernization project at Vynebrook Village, a development of 48 units. The rehabilitation project includes accessibility improvements and will yield three ADA units. Accessibility improvements at Waltham Housing Authority’s Beaverbrook

Senior Apartments are expected to be complete in FY26. Twenty-seven of the 60 units are anticipated to be HOME assisted units. The project scope includes complete kitchen and bath renovations and the conversion of three units into fully accessible ADA units. Framingham is partnering with its local housing authority to rehabilitate and redevelop Carlson Crossing, a phased project that will rehabilitate 125 units and produce 7 units, including a total of ten HOME units. Construction on Phase I, which includes the three newly constructed ADA units, began in the fall of 2022 and was complete in April of 2023. Construction on the 68 units (5 HOME assisted) in Phase II began in January 2024 and completion is anticipated in early FY26.

- **Production of Affordable Units**

Natick's Eliot Street project will convert the former Eliot School site into 32 rental units of affordable housing. Half of the apartments will be designated for households earning  $\leq 60\%$  AMI and the other 16 units will be set aside for households  $\leq 30\%$  AMI. In addition to rental units, the existing three-story school building will house a community room, and office space for the property manager. The project design will also maximize the 2.84 acres of open space around the former school building. FY25 HOME CHDO Set-aside funds in the amount of \$229,001.82 will be used for Eliot Street. Wayland's Saint Ann's Senior Village, a senior rental development at 124 Cochituate Road, is in its pre-development stage. The proposed project calls for the new construction of a three-story building consisting of 60 affordable one-bedroom units to be rented to individuals over the age of 62 with incomes between 30% and 60% of the Area Median Income. This development received \$171,080.25 in Consolidated Pool funding and will utilize Wayland's FY19, FY22 and FY25 HOME project funds. Throughout the year, progress will continue in Newton's redevelopment of the West Newton Armory to create 43 units of intergenerational, affordable housing. Watertown expects to commit its HOME funding in FY26 to one or more of the following projects: 1060 Belmont Street as part of recapitalization of an existing 18-unit project with HOME-assisted units; Willow Park redevelopment, creating 178 affordable units; and/or 103 Nichols Avenue, for the creation of a group home for five individuals with disabilities.

### **HOME-ARP Allocation**

In September of 2021, the WestMetro HOME Consortium was awarded \$5,406,962 through the American Rescue Plan (ARP) Act of 2021. HOME-ARP funds provide individuals or households who are homeless or at risk of homelessness with housing, rental assistance, supportive services, and non-congregate shelter to reduce homelessness and increase housing stability. The Barrett Planning Group, on behalf of the WestMetro HOME Consortium, prepared the required [HOME-ARP Allocation Plan](#), which outlines the strategy and planned expenditures of federal HOME-ARP funds from the U.S. Department of Housing and Urban Development (HUD). The following HOME Consortium's funding priorities were included in the HOME-ARP Allocation Plan approved by HUD in June 2023.

**WestMetro HOME-ARP Allocation**

Eligible Activities	Funding Amount	Percent of Grant
Acquisition and Development or Rehabilitation of Affordable Rental Housing	\$2,545,918	47%
Acquisition and Development or Rehabilitation of Non-Congregate Shelters	\$1,000,000	18%
Supportive Services	\$750,000	14%
Tenant Based Rental Assistance	\$300,000	6%
Administration of Planning	\$811,044	15%
<b>TOTAL Allocation</b>	<b>\$5,406,962</b>	<b>100%</b>

On November 9, 2023, The WestMetro HOME Consortium released a Request for Proposals (RFP) to allocate the HOME-ARP program funds. Prior to the February 9, 2024, proposal deadline, Newton staff held eight technical assistance sessions across the four categories of funding. In total, the Consortium received five (5) proposals for rental housing, zero (0) proposals for non-congregate shelter, nine (9) proposals for supportive services, and six (6) proposals for tenant-based rental assistance (TBRA). On March 14, 2024, the WestMetro HOME Consortium met to decide on funding allocations. The Consortium voted to reallocate \$200,000 to rental housing and \$400,000 to both supportive services and TBRA.

HOME-ARP Allocation Recommendations		
Agency	Project	Award
<b>Rental Housing</b>		
Framingham Housing Authority	Carlson Cross East (Framingham)	\$1,050,000
MetroWest Collaborative Development	West Newton Armory (Newton)	\$630,000
Needham Housing Authority	138-188 Linden Street (Needham)	\$565,918
Planning Office of Urban Affairs	Saint Ann’s Senior Village (Wayland)	\$500,000
<b>Subtotal</b>		<b>\$2,745,918</b>

<b>HOME-ARP Allocation Recommendations (con't)</b>		
<b>Agency</b>	<b>Project</b>	<b>Award</b>
<b>Supportive Services</b>		
Family Promise MetroWest	Homelessness Services	\$236,667
RIA, Inc.	Sisters Leading Sisters	\$200,000
MetroWest Mediation Services	Eviction Prevention through Mediation Services in the Courts and Community	\$166,666
WATCH CDC	WATCH Wrap-Around Program	\$146,667
Watertown Housing Authority	Stabilization Assistance Program	\$136,666
Housing Families	Homelessness Prevention & Legal Services	\$136,667
Brookline Center for Community Mental Health	HOME-ARP Supportive Services	\$126,667
<b>Subtotal</b>		<b>\$1,150,000</b>
<b>Tenant-Based Rental Assistance</b>		
RIA, Inc.	Survivor Directed Housing	\$170,000
Family Promise MetroWest	Homelessness Assistance	\$170,000
MetroWest Collaborative Development	Emergency Rental Assistance	\$120,000
Brookline Center for Community Mental Health	HOME-ARP TBRA Program	\$80,000
Brookline Community Development Corporation	Housing Unhoused Students	\$80,000
WATCH CDC	WATCH Tenant Assistance	\$80,000
<b>Subtotal</b>		<b>\$700,000</b>
<b>TOTAL</b>		<b>\$4,595,918</b>

HOME-ARP funds must be expended by September 30, 2030.

**1. Evaluation of past performance**

Following the close of the fiscal year, the City of Newton submits the Consolidated Annual Performance Evaluation Report (CAPER) to HUD on behalf of the city's CDBG and ESG programs, and the WestMetro HOME Consortium's HOME programs. This report describes the expenditures and accomplishments of the prior year and evaluates the progress the communities made in advancing the priorities identified in that year's Annual Action Plan.

The most recent draft Consolidated Annual Performance and Evaluation Report (CAPER) was posted to the City's website on August 30, 2024. In accordance with the Citizen Participation Plan, the CAPER was presented by Newton staff to the Planning and Development Board at a public hearing. For the FY24 (FFY23) CAPER, this hearing took place before the Planning and Development Board on September 10, 2024. The presentation of the CAPER initiated a 15-day comment period, after which the report was reviewed and certified by the Executive Office and submitted to HUD. The FY24 (FFY23) CAPER was submitted on September 27, 2024. A public notice of the hearing and subsequent comment period was published in MetroWest Daily and the Boston Herald and announced in the City's digital Friday Report. The public notice and report were made available on the city's webpage and in the Housing and Community Development Division office ten days in advance of the meeting.

**2. Summary of Citizen Participation Process and consultation process**

The draft FY26 Annual Action Plan was available for public review on Wednesday March 26, 2025, in advance of the hybrid public hearing held by the Planning and Development Board on Monday, April 7, 2025. The meeting location in City Hall as well as instructions for Zoom participation were included in the city's public hearing notice. The public comment period began April 7, 2025, and ended Thursday, May 8, 2025.

Please see the appendix to review the Citizen Participation Plan. Please also see the consultation and participation sections of this plan.

**3. Summary of public comments**

## The Process

### PR-05 Lead & Responsible Agencies 91.200 (b)

#### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

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	City of Newton, MA	Housing and Community Development Division
CDBG Administrator	City of Newton, MA	Housing and Community Development Division
HOME Administrator	City of Newton, MA	Housing and Community Development Division
ESG Administrator	City of Newton, MA	Housing and Community Development Division

Table 1 – Responsible Agency

#### 2. Narrative

The Housing and Community Development Division (the Division) of the City of Newton's Department of Planning and Development serves as the lead agency responsible for the preparation and implementation of the Five-Year Consolidated Plan and respective Annual Action Plans. In addition to operating as the lead agency for the city's CDBG and ESG consolidated planning process, the Division also serves as the lead entity for the HOME Investment Partnerships Program (HOME) on behalf of the WestMetro HOME Consortium. The Consortium is comprised of the Towns of Bedford, Belmont, Brookline, Concord, Lexington, Natick, Needham, Sudbury, Watertown, and Wayland, and the Cities of Framingham, Newton and Waltham.

#### 3. Consolidated Plan Public Contact Information

Lara Kritzer  
 Director of Housing & Community Development  
 Department of Planning and Development  
 1000 Commonwealth Avenue  
 Newton, MA 02459  
[lkritzer@newtonma.gov](mailto:lkritzer@newtonma.gov)  
 (617) 796-1144

**AP-10 Consultation- 91.200(b), 91.205(I)**

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

The City of Newton Housing and Community Development Division (the Division) of the Department of Planning and Development works collaboratively with municipalities, city departments, housing providers and advocates, planning, human service and homelessness agencies throughout the community and region. These joint efforts seek to address community needs, inform investment decisions, and ensure the provision of critical services like mental health care, crisis prevention, youth and elderly programming, childcare, family support, affordable housing and employment opportunities for developmentally disabled persons. The Consolidated Planning process, citizen participation, and ongoing coordination with the above-mentioned service providers improves communication, leverages resources, reduces duplication, and produces more meaningful projects.

In the WestMetro HOME Consortium, coordination between housing providers and service agencies is enhanced through inter-departmental collaboration, partnerships, and taskforces. At an entry level, government departments work together to connect individuals and families with municipal programs that offer counseling and/or nutritional, fuel, rental and other financial assistance, such as small repair grants or housing rehabilitation programs. Town and city employees also make referrals to a network of nonprofits. One example is the partnership between Middlesex Human Service Agency and Family Promise with Framingham and Waltham to provide case management to households receiving HOME funded tenant based rental assistance.

Each community in the Consortium is well connected to its Housing Authority. This collaboration ranges from financial support for construction, rehabilitation, and small repair projects to targeting public housing residents with local programs, such as tenant based rental assistance. Diverse taskforces enhance coordination around cross-cutting challenges. For example, Framingham's Downtown Task Force and Waltham's Homeless Task Force bring together public safety departments, social service nonprofits, and homeless shelters to maintain a proactive approach to homeless challenges. Needham participates alongside the Towns of Wellesley, Weston, and Wayland in the West Suburban Veterans District, linking veterans and their families with social services.

**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 former Brookline-Newton-Waltham-Watertown (BNWW) CoC is now part of the Balance of State (BoS) Continuum of Care (CoC), under the supervision of the Massachusetts Executive Office of Housing and Livable Communities (EOHLC). The EOHLC implements the continuum's homelessness strategy across 115 member communities. This encompasses the administration of federal and state resources, submission of the Consolidated Application for McKinney-Vento funds, completion of regional needs assessments, and supervision of projects addressing homelessness assistance and prevention. Although the BNWW is under the direction of EOHLC, this group continues to meet regularly to strengthen the regional network of providers and the effectiveness of homeless assistance programs.

In March 2024, HUD awarded the BoS CoC a total of \$33,131,265 in FFY24 funds, an increase of approximately \$1.4 million dollars from the prior year. From that total, the BNWW region received \$981,781 for two projects implemented by Advocates and Brookline Rental Assistance for the Chronically Homeless.

The BoS CoC, in coordination with several agencies from former BNWW CoC, completed the 2024 Point-in-Time Count (PITC) in February 2024. PITC data published in FY25 reported that 11,033 individuals were housed through a combination of emergency shelter and transitional housing programs throughout the BoS CoC, of which Newton is a part. In addition, 519 homeless individuals were found unsheltered. Within the BNWW region, the 2024 PITC reported 379 individuals housed through a combination of emergency shelter and transitional housing programs. In addition, 17 homeless individuals were found unsheltered within the BNWW region.

In recent months, the BoS CoC has met with ESG subrecipients to prioritize rapid rehousing. In the coming years, the BoS CoC requests that subrecipients shift their focus within Rapid Rehousing from solely providing upfront and case management costs to the inclusion of long-term rental assistance. While this approach may result in fewer people being served, due to the increased cost, it will enable clients to remain stably housed in the long term.

- 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 for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS.**

The city coordinates with the BoS CoC concerning projects and activities, performance standards, funding priorities, Coordinated Entry, and policies and procedures for the operation and administration of Homeless Management Information System (HMIS) and ESG. In January 2025, Division staff consulted with the former BNWW CoC local providers and representatives from the BoS CoC and four municipalities to finalize FY26 (FFY25) ESG funding priorities across ESG's eligible components, of which, funding was prioritized for emergency shelter, homelessness prevention, and rapid re-housing. ESG funds were not prioritized for street outreach or HMIS. The Division released the ESG RFP alongside the Human Service RFP on January 3, 2025. Applications were due on January 31, 2025.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
American Community Survey	U.S. Census	The Strategic Plan of the FY26 Annual Action Plan adopts many of the priorities and strategies included in these plans.
Newton and the WestMetro HOME Consortium HOME-ARP Allocation Plan June 2023	WestMetro HOME Consortium	
Analysis of Impediments to Fair Housing Choice 2021 - 2025	WestMetro HOME Consortium	
FY21-25 Consolidated Plan	WestMetro HOME Consortium	
Subsidized Housing Inventory	Executive Office of Housing and Livable Communities (EOHLC)	
Balance of State Continuum of Care Application, PITC, Housing Inventory	Executive Office of Housing and Livable Communities (EOHLC)	
MAPC Metro Boston 2030 Population and Housing Demand Projections	Metropolitan Area Planning Council	
Massachusetts State Plan to End Youth Homelessness	Massachusetts Executive Office of Health and Human Services	
MBTA Communities Act	Massachusetts	
Housing Bond Bill	Massachusetts	
Belmont Housing Production Plan	Belmont Housing Trust	
Belmont MBTA Fiscal Impact Analysis	RKG/Town of Belmont	
FEMA Maps	Federal Emergency Management Agency	
Housing Production Plan 2024	Town of Brookline	
The National Community Survey 2024	National Research Center	
Community Health Assessment and Improvement Plan (ongoing)	Brookline Department of Public Health and Human Services	
Brookline Comprehensive Plan 2005-2015	Town of Brookline	
Brookline Comprehensive Plan 2025	Town of Brookline	
Open Space and Recreation Plan for the Town of Brookline 2018	Town of Brookline	
FY2024-FY2029 Community Preservation Act Plan	Town of Brookline	
2023 Understanding Brookline: Economic inequality in Brookline	Brookline Community Foundation	
2023 Understanding Brookline: Community Indicators Database	Brookline Community Foundation	
2024 Brookline Affordable Housing Inventory	Brookline Planning and Community Development Department	
Affordable Housing Overlay District Study	Brookline Planning and Community Development Department	
Brookline for Racial Justice and Equity Survey Study	The MassINC Polling Group	
Brookline Language Access & ADA Effective Communications Needs Assessment	Town of Brookline	
2023 Brookline Green Routes Bicycle Network Plan	Brookline Bicycle Advisory Committee	
2022 Brookline Older Adult Community Health Needs Assessment	Boston University School of Public Health / Council on Aging	
2017 Climate Vulnerability Assessment and Action Plan	Metropolitan Area Planning Council	
2024 Brookline Housing Authority Impact Report	Brookline Housing Authority	
FY21-25 Brookline CDBG Consolidated Plan	Brookline Planning and Community Development Department	
2018 Perspectives and Opportunities for Brookline's Commercial Areas	Metropolitan Area Planning Council	
2022-2032 Brookline Department of Public Works Strategic Plan	Brookline Department of Public Works	
2023 Brookline Hazard Mitigation Plan	Town of Brookline	
2022 Brookline Age-Friendly Reports	Brookline Age Friendly Committee	
Envision Concord; Bridge to 2030	Town of Concord	
Concord Housing Production Plan, 2022	Town of Concord	
Framingham Master Plan	City of Framingham	
Framingham Housing Authority 5-year plan	Framingham Housing Authority	
Framingham (draft) Housing Plan 2024	City of Framingham	
Report on Affordable Housing Access in Framingham	MW Housing Coalition	
Southeast Framingham Brownfield Plan	City of Framingham	
Framingham Community Preservation Plan 2023	City of Framingham	
Capital Improvement Plan FY23-27	City of Framingham	
Historic Preservation Plan 2016	City of Framingham	
Multiple Housing Mitigation Plan	City of Framingham	
Master Land Use Plan	City of Framingham	
Downtown Economic Development Plan	City of Framingham	
Downtown Framingham Inc. Annual Report	Downtown Framingham Inc.	
Consolidated Plan 2020-2025	City of Framingham	
Conservation Master Plan	City of Framingham	
Bicycle and Pedestrian Plan	City of Framingham	
Community Assessment Report FY24-FY26	South Middlesex Opportunity Council	
Strategic Plan FY24-FY26	South Middlesex Opportunity Council	
Lexington Housing Production Plan, 2014	Town of Lexington	
Lexington Comprehensive Plan, 2020	Town of Lexington	
Natick Housing Production Plan 2019	Natick Affordable Housing Trust	
Natick 2030+ Master Plan	Natick Planning Board	
Natick Subsidized Housing Inventory Projections, 2018	Town of Natick	
Natick Open Space Plan, 2020	Natick Open Space Advisory Committee	
Natick Subsidized Housing Inventory Projections, 2018	Town of Natick	
Needham Housing Plan 2021	Needham Planning Department	
Needham Affordable Housing Trust Fund Recommendations	League of Women Voters (LWV)	
Needham Housing Authority Feasibility Study 2019	Needham Housing Authority (NHA)	
An Assessment of NHA Residents, Assets & Opportunities 2020	Needham Housing Authority (NHA)	
Needham LWV Affordable Housing Basics 2021	League of Women Voters (LWV)	
Needham Inclusionary Zoning Analysis 2021	League of Women Voters (LWV)	
Needham Rezoning Warrant Articles and background material--MBTA	Needham Planning Department	
Newton Comprehensive Plan, 2007	City of Newton	
2016 Newton Leads 2040 Housing Strategy	City of Newton	
FY2025 Quarter Reports, Emergency Solutions Grant Subrecipients	City of Newton	

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
City of Newton, Health and Human Services Department, Division of Social Services, FY24 (FFY23) Annual Report	City of Newton	The FY26 Annual Action Plan adopts many of the priorities and strategies included in these plans.
Newton Department of Public Works, Accelerated Pavement Management Program, 2019 Update	City of Newton	
Planning for a Livable All Age-Friendly Newton (PLAAN)	City of Newton	
Living and Aging in Newton: Now and In the Future	City of Newton	
2018 Fair Housing Audit	City of Newton	
Climate Change Vulnerability Assessment and Action Plan, December 2018	City of Newton	
2017 Transition Plan	City of Newton	
Hazard Mitigation Plan, 2019 Update	City of Newton	
Open Space and Recreation Plan, 2020-2027	City of Newton	
Sudbury Master Plan 2020	Town of Sudbury	
Housing Production Plan, 2016	Town of Sudbury	
Hazard Mitigation Plan, 2010	Town of Sudbury	
Waltham Analysis of Impediments	City of Waltham Housing Division	
Waltham Housing Authority Annual Plan	Waltham Housing Authority	
Moody Street Pedestrian Mall Study	City of Waltham Planning Department	
Open Space & Recreation Plan	City of Waltham Planning Department	
Community Development Plan	City of Waltham Planning Department, MAPC	
Transportation Master Plan	Waltham Planning Department/Traffic Engineering Department	
Waltham Hazard Mitigation Plan and Municipal Vulnerability Preparedness Plan	City of Waltham Engineering Department	
Watertown Housing Plan 2021-2025	Watertown Housing Partnership	
Watertown Comprehensive Plan 2023	City of Watertown	
Watertown Square Area Plan 2024	City of Watertown	
Housing Linkage Study 2022	Watertown Housing Partnership	

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

Agencies/Groups/Organizations	Type of Organization	Type of Organization (if serving multiple purposes)	What Section of the Plan was addressed by consultation?	How was the Agency/Group/Organization Consulted?	What are the anticipated outcomes of the consultation or areas for improved coordination?
<b>Bedford</b>					
Bedford Housing Authority	Public Housing Authority		Public Housing Needs; Housing Needs Assessment	The BHA attended a Consolidated Plan public meeting comprised of Town Departments and committees to offer input relative to community-wide housing needs and strategic plan goals. The BHA also provided direct responses to Public Housing Needs.	Collaboratively develop community-wide housing goals based on community needs for inclusion in the Consolidated Plan and Annual Action Plan.
Bedford Housing Partnership	Other government - local		Housing Needs Assessment; Strategic Plan	The BHP attended a Consolidated Plan public meeting comprised of Town Departments and committees to offer input relative to community-wide housing needs and strategic plan goals.	
Bedford Housing Trust	Other government - local		Housing Needs Assessment; Strategic Plan	The BHT attended a Consolidated Plan public meeting comprised of Town Departments and committees to offer input relative to community-wide housing needs and strategic plan goals.	
<b>Belmont</b>					
Town of Belmont Health Department	Other government - Local		Non-Homeless Special Needs	Questionnaire/ internal interview	Collaboratively develop community-wide housing goals based on community needs for inclusion in the Consolidated Plan and Annual Action Plan.
Town of Belmont Council on Aging	Other government - Local	Services - Elderly Persons	Housing Needs Assessment; Non-Homeless Special Needs	Questionnaire/internal interview	
Belmont Housing Trust	Housing		Housing Needs Assessment	Questionnaire/interview	
Belmont Housing Authority	Public Housing Authority		Public Housing Needs; Non-Homeless Special Needs	Questionnaire/interview	
Belmont Veteran Services Officer	Other government - Local		Non-Homeless Special Needs	Questionnaire/interview	
Belmont Emergency Management Agency	Other government - Local		Housing Needs Assessment	Staff will be consulted on natural hazards	
<b>Brookline</b>					
Brookline Council on Aging	Other government - local	Services-Elderly Persons, Services-Employment	Housing Need Assessment	Community Planning Staff held a meeting with staff from the Brookline Council on Aging on housing needs for seniors.	Community Planning anticipates a deeper understanding of the needs of Brookline's homeless population.
Brookline Center for Community Mental Health	Housing	Services (Housing, Children, Elderly Persons, Persons with Disabilities, Persons with HIV/AIDS, Victims of Domestic Violence, Homeless, Health, Employment, Fair Housing; Victims, Health Agency, Child Welfare Agency	Housing Needs Assessment, Homelessness Strategy, Homeless Needs - Chronically homeless, Homeless Needs (veterans, unaccompanied youth), Non-Homeless Special Needs, Anti-poverty Strategy	Community Planning staff attended two meetings with staff members from the BCCMH to discuss homelessness, affordable housing, and public service needs in Brookline.	Community Planning anticipates a deeper understanding of the needs of Brookline's senior population.
Hebrew Senior Life - Center Communities of Brookline	Housing	Services (Housing, Elderly Persons, Health, Fair Housing), Health Agency	Housing Needs Assessment, Non-Homeless Special Needs	Community Planning Staff met with staff from Center Communities, a local senior affordable housing developer and major housing provider in the Boston metro region to discuss housing needs in Brookline and the surrounding region. Discussions addressed increased demand of social services for seniors, and the infrastructure needs that the Brookline senior community faces.	Community Planning anticipates a deeper understanding of the needs of Brookline's senior population.
Pine Street Inn	Housing	Services (Children, Housing, Elderly Persons, Persons with Disabilities, Persons with HIV/AIDS, Victims of Domestic Violence, Homeless, Employment, Fair Housing)	Housing Needs Assessment; Homelessness Strategy; Homeless Needs - Chronically homeless; homeless Needs (Families with children, veterans, unaccompanied youth); Non-Homeless Special Needs;	Community Planning staff held a meeting to discuss the development of affordable housing needs for low-income individuals and homeless individuals and families. The discussion involved public service needs for homeless individuals and families.	The outcome of the consultation will include information on how new development or rehabilitation of existing housing can support the formerly homeless, and the types of public services the Town could focus on to assist the needs of the homeless population.
Brookline Community Foundation	Services (Housing, Children, Elderly Persons, Persons with Disabilities, Victims of Domestic Violence, Homeless, Health, Education, Fair Housing)	Health Agency, Foundation	Housing Needs Assessment, Homelessness Strategy, Homeless Needs - Chronically Homelessness, Homelessness Needs (Families with children, veterans, unaccompanied youth), Non-Homeless Special Needs, Economic Development, Anti-poverty Strategy	The Town held a one-on-one meeting with staff from the Brookline Community Foundation to learn more about BCF's core values, programs, reports, and priorities for funding. The BCF provides grants and technical assistance to other nonprofits in the Town, and staff explored how funding is allocated, and how community members are engaged in collaborative solution-building.	A thorough understanding of Brookline's housing and community development needs from the Community Foundation's report on community development, and the community needs database. This dialogue will provide tools to inform the Consolidated Plan, enabling the town can advance opportunities for populations impacted by inequities.
Brookline Community Development Corporation (formerly Brookline Improvement Coalition)	Housing	Services (Housing, Homeless, Fair Housing)	Housing Need Assessment, Market Analysis, Anti-poverty Strategy	The Community Planning Division held two separate meetings with staff from the Brookline Community Development Corporation to follow up on the current trends and needs of BDCF affordable housing properties, and to discuss market conditions and general housing needs.	This discussion aids the assessment of affordable housing needs for very low-income formerly homeless individuals. The consultation will inform the goals, priorities, and strategies of the Consolidated Plan.
Town of Brookline Commission on Disability	Services-Persons with Disabilities	Other government - local	Housing Needs Assessment, Anti-poverty Strategy	Staff from the Community Planning Division met with the Commission on Disability in two sessions.	The anticipated outcome is a better understanding of the evolving needs of persons with disabilities and how federal funds, local nonprofits, and municipal services can help to meet these needs.

Agencies/Groups/Organizations	Type of Organization	Type of Organization (if serving multiple purposes)	What Section of the Plan was addressed by consultation?	How was the Agency/Group/Organization Consulted?	What are the anticipated outcomes of the consultation or areas for improved coordination?
Brookline Age Friendly Committee (CAN)	Services-Elderly Persons, Services-Persons with Disabilities	Other government - local	Housing Needs Assessment, Non-Homeless Special Needs, Anti-poverty Strategy, Market Analysis	Community Planning staff met with CAN to discuss affordable housing, homelessness, and public services needs for seniors in Brookline.	Community Planning anticipates a better understanding of the needs of Brookline's senior population.
Steps to Success	Services (Children, Education, Employment)		Non-Homeless Special Needs, Anti-poverty Strategy	Community Planning staff met with Step to Success staff to discuss the needs of low-to moderate income youth issues in Brookline.	Community Planning anticipates a better understanding of the challenges faced by low-income youth, especially youth residing in the Brookline Housing Authority.
Urban Edge - Boston	Housing, Services (Children, Elderly, Persons with Disabilities, Homeless, Education, Fair Housing)	Foundation, Civic Leaders	Lead-based Paint Strategy	Community Planning met with Urban Edge as the Lead Hazard Program representative for Brookline to discuss the volume of in-take applications and the current demand for the Childhood Lead Poisoning Prevention Program in Brookline.	Community Planning anticipates a better understanding of the demand for residential lead hazard reduction in Brookline.
Brookline Department of Health	Health agency	Other Government - Local	Lead-based Paint Strategy	Community Planning staff met with the Health Department about residential lead-paint hazards, particularly in units with the presence of children under the age of six years old.	Community Planning anticipates additional information to identify and manage lead paint hazards across town residential properties. This will impact strategies to disseminate information state and local lead hazard reduction programs among tenants, landlords, and property managers.
Massachusetts Area Planning Council	Regional Organization, Planning Organization		Housing Needs Assessment, Market Analysis, Anti-poverty Strategy	Community Planning Staff consulted with MAPC to discuss community development needs, trends and challenges in transportation, climate resiliency and regional housing.	Community Planning anticipates a better understanding of regional policies. This data will help to form priorities and goals for the Consolidated Plan.
Massachusetts Housing Partnership MHP	Regional Organization, Planning Organization	Housing, Services-Fair Housing, Other government-state	Housing Needs Assessment, Public Housing Needs, Other Government - State	Community Planning Staff met twice to discuss regional housing needs at a state of crisis.	Community Planning anticipates an understanding of MHP's approach to solve the regional housing crisis and how the Town can help meet housing production needs. This information will support the formation of priorities and goals for the Consolidated Plan.
Blue Bikes	Other government - Local	Regional Organization, Business Leader	Non-homeless Special Needs, Anti-Poverty Strategy	Brookline is part of the Bluebikes regional bike share program. The Brookline Planning and Community Development Department regularly meets with regional communities and the system operator on alternative transportation needs with a focus on bringing more services to low- and moderate-income residents.	Community Planning anticipates a better understanding of the economics of micro mobility, and how it can provide a viable transportation mode to low-income individuals. Staff reviewed the program's performance of the last five years.
Brookline Housing Authority	Public Housing Authority		Housing Needs Assessment, Public Housing Needs	Community Planning staff held two group meeting with BHA staff (modernization and resident services) on the agency's premises.	The discussion will help Community Planning to address and prioritize the short and long-term needs of residents at BHA properties. These include public services and investments on BHA modernization projects.
Brookline Housing Advisory Board	Housing	Services - Housing, Service - Fair Housing, Other Government - Local, Civic Leaders	Housing Need Assessment, Market Analysis, Anti-poverty Strategy	The Housing Advisory Board is appointed by the Brookline Select Board and charged with issuing recommendations on town housing policy. Community Planning staff attended two meetings to consult with members and town residents on housing needs and opportunities.	Community Planning anticipates a better understanding of the execution and implementation of the Brookline Housing Production Plan (2024).
Xfinity / Boston Region	Services (Broadband Internet Service Providers)	Services (Narrowing the Digital Divide), Business Leaders, Major Employer	Housing Needs Assessment, Broadband Internet	Xfinity is one of the cable and internet providers in Brookline. Community Planning staff met with a member of the Xfinity Government Relations team to discuss broadband needs in Brookline, particularly access to low-income residents.	Community Planning will address broadband internet service needs, challenges and opportunities for the low-income population. Staff requested data from the Internet Essential Program, which targets low-income residents to gain a better understanding of how Xfinity is attempting to meet the need of low-income residents. The city looks to future opportunities of collaboration to serve low-income residents.
Brookline Interactive Group	Service - Education	Civic Leaders	Anti-poverty Strategy, Housing Needs Assessment	Brookline Interactive Group facilitates community dialogue, incubates and funds storytelling, arts, journalism, media literacy, and technology projects. Community Planning staff will meet with BIG to discuss community needs and the delivery of information through the use of multimedia, particularly for low-income populations. BIG integrates media and technology education as a community media hub for Brookline and the region.	Community Planning anticipates significant data and information on dissemination of public content through low-income communities in Brookline. BIG administers the community channel.

Agencies/Groups/Organizations	Type of Organization	Type of Organization (if serving multiple purposes)	What Section of the Plan was addressed by consultation?	How was the Agency/Group/Organization Consulted?	What are the anticipated outcomes of the consultation or areas for improved coordination?
Brookline Office of Emergency Management	Other Government - Local	Planning	Other - Emergency Management	Staff from the Community Planning Division met with the Brookline Department of Emergency Management to discuss the implementation of the 2023 Brookline Emergency Plan, and its effects on low-income households.	Community Planning aims to understand the town's ability to respond to a community wide emergency or disaster. Brookline will also explore how federal resources will be leveraged in such event, and how resources will be deployed in a disaster to serve the low-income population of Brookline.
Brookline Department of Health	Health agency	Other Government - Local	Lead-based Paint Strategy	Community Planning staff met with the Health Department about residential lead paint hazards particularly its impact on children under the age of six years old.	Community Planning anticipates continued collaboration in identifying and managing lead paint hazards across town residential properties. The strategy will include methods to disseminate state and local lead program information among tenants, landlords, and property managers.
Brookline Commission for Diversity, Equity, Inclusion and Community Relations	Housing	Services-Housing, Service-Fair Housing, Other government - Local	Housing Needs Assessment, Market Analysis, Anti-poverty Strategy	Staff from the Brookline Planning Division will meet with members of the Commission, particularly the Fair Housing Subcommittee at a public meeting on Fair Housing.	Community Planning anticipates information to guide the priorities for the FY26 - 30 Consolidated Plan and to strengthen the town's fair housing strategy.
<b>Concord</b>					
Concord Housing Development Corporation	Community Development Financial Institution		Housing Needs Assessment	The CHDC attended a Consolidated Plan public meeting comprised of Town Departments and committees to offer input relative to community-wide housing needs and strategic plan goals.	Collaboratively develop community-wide housing goals based on community needs for inclusion in the Consolidated Plan and Annual Action Plan.
Concord Department of Planning and Land Development	Other government - local		Housing Needs Assessment	The DPLM attended a Consolidated Plan public meeting comprised of Town Departments and committees to offer input relative to community-wide housing needs and strategic plan goals.	
Concord Housing Authority	Housing Authority		Public Housing Authority	The CHA attended a Consolidated Plan public meeting comprised of Town Departments and committees to offer input relative to community-wide housing needs and strategic plan goals. The CHA also provided direct responses to Public Housing Needs.	
Concord Housing Foundation	Other government - local		Housing Needs Assessment	The CHF attended a Consolidated Plan public meeting comprised of Town Departments and committees to offer input relative to community-wide housing needs and strategic plan goals.	
<b>Framingham</b>					
Framingham	Services - Health	Other - government local	Housing Needs Assessment; Condition of Housing; Non-homeless Special needs; Lead Based Paint Strategy	Interviews	The assessment of major needs to inform goal setting and strategies for the Consolidated Plan and Annual Action Plan.
Framingham Health Department	Services - Health	Other - government state	Housing Needs Assessment; Condition of Housing; Non-homeless Special needs; Lead Based Paint Strategy	Interviews	
Massachusetts State Health Dept/ CLPPP	Other - government local	Other - government local	Housing Needs Assessment; Market Analysis	Interviews	
Framingham Building Department	Services - Elderly Person	Other - government local	Housing Needs Assessment; Non-homeless Special needs	Interviews	
Callahan Senior Center	Services - homeless	Services - homeless	Homeless Needs - Chronically homeless, Families with Children; Veterans, Unaccompanied youth; Homeless Strategy	Interviews	
Homeless Task Forces	Services - homeless	Services - homeless	Homeless Needs - Chronically homeless, Families with Children; Veterans, Unaccompanied youth; Homeless Strategy	Interviews	
Family Promise MetroWest	Other - government state	Other - government state	Homeless Needs - Chronically homeless, Families with Children; Veterans, Unaccompanied youth; Homeless Strategy	Interviews	
Balance of State CoC	Services - Housing; Services - Children; Services - Homeless; Services - Victims of Domestic Abuse; Services - Persons with Disabilities	Regional Organization	Public Housing Needs, Homeless Needs - all, Homeless Strategy, Anti-Poverty Strategy	Interviews	
South Middlesex Opportunity Council	Public Housing Authority	Housing	Public Housing Needs; Housing Needs Assessment	Interviews	
Framingham Housing Authority	Services-Education	Regional Organization	Public Housing Needs; Homeless Needs; Homeless Strategy, Anti-Poverty Strategy	Interviews	
Brazilian American Community Center	Other - government local	Other - government local	Housing Needs Assessment, Homeless Needs	Interviews	
Framingham School Department	Services-Education	Services-Education	Housing Needs Assessment; Non-Homeless Special Needs	Interviews	
Mass Alliance of Portuguese Speakers	Services-Education	Services-Education	Housing Needs Assessment; Non-Homeless Special Needs	Interviews	
Literacy Unlimited	Services-Victims of Domestic Violence	Services-Victims of Domestic Violence	Homeless Needs; Non-Homeless Special Needs	Interviews	

Agencies/Groups/Organizations	Type of Organization	Type of Organization (if serving multiple purposes)	What Section of the Plan was addressed by consultation?	How was the Agency/Group/Organization Consulted?	What are the anticipated outcomes of the consultation or areas for improved coordination?
Ready Inspire Act (RIA Inc.)	Housing	Services - Children	Housing Needs Assessment; Non-homeless Special needs	Interviews	
Wayside Youth	Services-Persons with Disabilities	Services-Persons with Disabilities	Housing Needs Assessment; Non-Homeless Special Needs	Interviews	
Advocates	Services - Health	Regional Organization	Housing Needs Assessment; Non-homeless Special needs; Homeless Needs	Interviews	
MetroWest Health Foundation	Health Agency		Housing Needs Assessment, Non-Homeless Special Needs	Interviews	
<b>Lexington</b>					
Lexington Housing Partnership	Other government - local		Housing Needs Assessment	The LHP attended a Consolidated Plan public meeting comprised of Town Departments and committees to offer input relative to community-wide housing needs and strategic plan goals.	Collaboratively develop community-wide housing goals based on community needs for inclusion in the Consolidated Plan and Annual Action Plan.
Lexington Housing Assistance Board (LexHAB)	Other government - local		Housing Needs Assessment	LexHAB attended a Consolidated Plan public meeting comprised of Town Departments and committees to offer input relative to community-wide housing needs and strategic plan goals.	
Lexington Housing Authority	Public Housing Authority		Public Housing Needs	The LHA attended a Consolidated Plan public meeting comprised of Town Departments and committees to offer input relative to community-wide housing needs and strategic plan goals. The LHA also provided direct responses to Public Housing Needs.	
<b>Natick</b>					
Natick Community and Economic Development Department	Other government - local		Housing Needs Assessment; Strategic Plan	The Department attended a Consolidated Plan public meeting comprised of Town Departments and committees to offer input relative to community-wide housing needs and strategic plan goals.	Collaboratively develop community-wide housing goals based on community needs for inclusion in the Consolidated Plan and Annual Action Plan.
Natick Affordable Housing Trust	Other government - local		Housing Needs Assessment; Strategic Plan	The NHT attended a Consolidated Plan public meeting comprised of Town Departments and committees to offer input relative to community-wide housing needs and strategic plan goals.	
Natick Housing Authority	Public Housing Authority		Public Housing Needs; Strategic Plan	The NHA attended a Consolidated Plan public meeting comprised of Town Departments and committees to offer input relative to community-wide housing needs and strategic plan goals. The NHA also provided direct responses to Public Housing Needs.	
Natick Services Council	Services - health, employment, elderly persons		Housing Needs Assessment; Anti-poverty; Strategic Plan	Interview/questionnaire	
<b>Needham</b>					
Needham Health Department	Services--Elderly Persons		Housing Needs Assessment; Non-Homeless Special Needs	Consultation between housing specialist and executive director to discuss senior housing needs and system of referrals for the town's Small Repair Grant Program.	Improved response to citizens in need and inclusion of the Health Department's input into the Consolidated Plan and Annual Action Plan.
Needham Senior Center	Housing		Housing Needs Assessment	One-on-one meetings between Town staff and Needham Housing Coalition to discuss housing needs, priorities, and opportunities for collaboration.	Improved response to citizens in need and inclusion of the NAHT's input into the Consolidated Plan and Annual Action Plan.
Needham Affordable Housing Trust	Housing		Housing Needs Assessment	One-on-one meetings between Town staff and Needham Housing Coalition to discuss housing needs, priorities, and opportunities for collaboration.	Improved coordination between Needham Housing Coalition and the town and inclusion of the Coalition's input into the Consolidated Plan and Annual Action Plan.
Needham Housing Coalition	Housing		Housing Needs Assessment	Project specific interaction	Continued dialogue around the goal of expanding the supply of housing in Needham.
Needham Public Housing Authority	Public Housing Authority		Housing Need Assessment, Lead Based Paint Strategy, Public Housing Needs, Non Homeless Special Needs, Market Analysis	Consultations between the chair of the Needham Housing Authority and Town staff to discuss implementation of NHA Facilities Plan; ongoing monitoring; maximizing efforts to reach shared housing goals; and priority projects.	Improved coordination between NHA and the Town and inclusion of the NHA's input into the Consolidated Plan and Annual Action Plan.
<b>Newton</b>					
Newton Fair Housing Committee	Other government - local		Housing Needs Assessment	Staff presented an overview of the Consolidated Planning process and conducted a needs assessment discussion at a Fair Housing Committee meeting in the Fall 2024. Members of the Committee attended the Community Needs Assessment Meeting to provide their input specifically related to Newton's affordable housing and fair housing needs. Staff attends the monthly committee meetings, where needs of the community are a regular point of discussion.	The anticipated outcomes include improved coordination with the organization and the inclusion of its pertinent input in the Consolidated Plan and Annual Action Plan.

Agencies/Groups/Organizations	Type of Organization	Type of Organization (if serving multiple purposes)	What Section of the Plan was addressed by consultation?	How was the Agency/Group/Organization Consulted?	What are the anticipated outcomes of the consultation or areas for improved coordination?
Newton Housing Partnership	Other government - local		Housing Needs Assessment	Staff presented an overview of the Consolidated Planning process at a Newton Housing Partnership meeting in the Fall 2024. Members of the Partnership attended the Community Needs Assessment Meeting to provide their input specifically related to Newton's affordable housing needs. Staff attends the monthly Partnership meetings, where needs of the community are a regular point of discussion	The anticipated outcomes include improved coordination with the organization and the inclusion of its pertinent input in the Consolidated Plan and Annual Action Plan.
Newton Planning and Development Board	Other government - local		Housing Needs Assessment	Staff presented an overview of the Consolidated Planning process at a Planning & Development Board meeting in the Fall 2024. On February 3, 2025 the draft FY26-30 Consolidated Plan was presented to the Board. The updated Consolidated Plan and draft FY26 Annual Action Plan was presented to the Board on April 6, 2024. Staff regularly attends the monthly Planning and Development Board meetings, where needs of the community are a regular point of discussion.	The anticipated outcome includes continued collaboration in order to enhance community outputs.
Newton Department of Public Works	Other government - local		Non-homeless Special Needs	The Department of Public Works attended a special focus group with Planning Department's staff to offer input about architectural access barriers in the community and the impact on people with disabilities and elderly	The anticipated outcomes include improved coordination with the organization and the inclusion of its pertinent input in the Consolidated Plan and Annual Action Plan.
Brookline Community Mental Health Center	Services - homeless		Homeless Needs - Chronically homeless	Brookline Community Mental Health Center (BCMHC) responded to the ESG questionnaire, a questionnaire sent to housing and social service providers, to express the pressing needs of the homeless population in the Brookline, Newton, Waltham, and Watertown region.	The anticipated outcomes include improved coordination with the organization and the inclusion of its pertinent input in the Consolidated Plan and Annual Action Plan.
Community Day Center of Waltham	Services - homeless		Homeless Needs - Chronically homeless	Community Day Center of Waltham responded to the ESG questionnaire, a questionnaire sent to housing and social service providers, to express the pressing needs of the homeless population in the Brookline, Ne	The anticipated outcomes include improved coordination with the organization and the inclusion of its pertinent input in the Consolidated Plan and Annual Action Plan.
REACH Beyond Domestic Violence	Services - Victims of Domestic Violence		Homeless Needs - Families with children	Reah Beyond Domestic Violence Homeless responded to the ESG questionnaire, a questionnaire sent to housing and social service providers, to express the pressing needs of the homeless population in the Brookline	The anticipated outcomes include improved coordination with the organization and the inclusion of its pertinent input in the Consolidated Plan and Annual Action Plan.
The Second Step	Services - Victims of Domestic Violence		Homeless Needs - Families with children	The Second Step responded to the ESG questionnaire, a questionnaire sent to housing and social service providers, to express the pressing needs of the homeless population in the Brookline, Newton, Waltham, and Watertown region.	The anticipated outcomes include improved coordination with the organization and the inclusion of its pertinent input in the Consolidated Plan and Annual Action Plan.
<b>Sudbury</b>					
Sudbury Planning & Community Development	Other government - local		Housing Needs Assessment; Strategic Plan	The Department attended a Consolidated Plan public meeting comprised of Town Departments and committees to offer input relative to community-wide housing needs and strategic plan goals.	Collaboratively develop community-wide housing goals based on community needs for inclusion in the Consolidated Plan and Annual Action Plan.
Sudbury Housing Trust	Other government - local		Housing Needs Assessment; Strategic Plan	The SHT attended a Consolidated Plan public meeting comprised of Town Departments and committees to offer input relative to community-wide housing needs and strategic plan goals.	
Sudbury Housing Authority	Public Housing Authority		Public Housing Needs; Strategic Plan	The SHA attended a Consolidated Plan public meeting comprised of Town Departments and committees to offer input relative to community-wide housing needs and strategic plan goals. The SHA also provided direct responses to Public Housing Needs.	
<b>Waltham</b>					
Waltham Housing Authority	Public Housing Authority		Housing Need Assessment, Lead Based Paint Strategy, Public Housing Needs, Non Homeless Special Needs, Market Analysis	Discussions	Improved coordination between the City of Waltham and WHA. More insight into public housing needs, LMI resident concerns, and programs.
Newton Wellesley Hospital	Services Health		Housing Need Assessment, Lead Based Paint Strategy, Non Homeless Special Needs, Market Analysis	Discussions	Greater insight into public health issues facing the region

Agencies/Groups/Organizations	Type of Organization	Type of Organization (if serving multiple purposes)	What Section of the Plan was addressed by consultation?	How was the Agency/Group/Organization Consulted?	What are the anticipated outcomes of the consultation or areas for improved coordination?
Charles River Community Health Center	Service - Health		Housing Need Assessment, Lead Based Paint Strategy, Non Homeless Special Needs, Market Analysis	Discussions	Greater insight into public health issues facing the region
Waltham Health Department	Other Government - local		Housing Need Assessment, Lead Based Paint Strategy, Non Homeless Special Needs, Market Analysis	Discussions	Greater insight into lead paint issues
MA Executive Office of Housing and Livable Communities (EOHLC)	Other government - State	Other Government - State	Housing Needs Assessment, Public Housing Needs, Homeless Needs - Chronically Homeless, Homelessness Needs - Families with Children, Homelessness Needs - Veterans, Homelessness Needs Unaccompanied Youth, Homelessness Strategy, Non-Homeless Special Needs, Market Analysis, Economic Development, Anti-Poverty Strategy, Lead-Based Paint Strategy	The Subsidized Housing Inventory referenced for an accurate listing of local units. The EOHLC is consulted to determine priority of housing authority properties for rehabilitation.	Glean best practices and learn about relevant regional initiatives
MAPC	Planning organization		Housing Needs Assessment, Market Analysis	Review of MAPC documents on broadband access	Learn best practices of broadband access
City of Waltham Engineering Department	Other Government Local		Housing Needs Assessment	Consultation regarding Waltham Hazard Mitigation Plan and Municipal Vulnerability Preparedness Plan	Greater insight into environmental hazards to LMI residents
Waltham Affordable Housing Trust	Services Homeless		Housing Needs Assessment	Discussions	Greater insight into the best practices of affordable housing, lived experience, and housing needs in the community.
Healthy Waltham Inc.	Services - Homeless		Housing, Anti-Poverty Strategy	Discussions	Improved understanding of needs of LMI clients of Healthy Waltham and enhance coordination between the City and Healthy Waltham.
Middlesex Human Services Agency	Services - Homeless		Homeless Needs - All, Housing Needs Assessment, Homelessness Strategy	MHSA provides homeless services for people experiencing homelessness in Waltham. Programs include soup kitchens, shelters for men, women, and children seeking permanent housing, and confidential family shelters.	Improved understanding of housing needs for homeless people.
Community Day Center	Services - Homeless		Homeless- All, Housing Needs Assessment, Homelessness Strategy	The Community Day Center provides homeless services to people experiencing homelessness in Waltham. Staff provide data to the City on the amount of people seeking permanent housing. They also assist with the annual Homeless Point in Time Count.	Continuation of public private partnerships with the City including the Winter Warming Center. Referrals for clients and improved services for people experiencing homelessness
REACH Beyond Domestic Violence	Services - Victims of Domestic Violence		Housing, Non-homeless Special Needs; Homeless Needs - All, Market Analysis, Homeless Strategy	Discussions	Improved understanding of housing needs for Victims of Domestic Violence
Waltham Homeless Coalition	Services - Homeless		Homeless Needs - All, Anti-poverty Strategy, Homeless Strategy	Discussions	Improved understanding of issues facing LMI youth and families.
Waltham Partnership for Youth	Services - Children		Housing Needs Assessment	Discussions	Improved insight into issues faced by homeless populations, language isolated families, and LMI households. Enhanced coordination for potential partnerships.
WATCH	Other - Government Local		Homelessness Strategy	Discussions	Insight into issues faced by homeless in Waltham, including location of homeless in Waltham; enhanced PIT coordination.
Waltham Police Department Homeless Task Force	Services - Homeless		Homelessness Strategy	Discussions	Improved insight into issues faced by homeless populations and LMI households in Waltham.
Waltham Committee Inc.	Housing		Anti-Poverty Strategy	Discussions	Improved understanding and enhanced coordination on affordable housing needs and strategies
2 Life Communities	Services - Homeless		Anti-Poverty Strategy	Discussions	Improved insight into homeless and LMI families and enhanced coordination for potential partnerships
Salvation Army	Services - Homeless		Anti-Poverty Strategy	Discussions	Improved insight into homeless and LMI families and enhanced coordination for potential partnerships
Chaplains on the Way	Services - Children		Anti-Poverty Strategy	Discussions	Improved insight into the needs of LMI families
Jewish Family and Childrens Services	Services Children		Anti-Poverty Strategy	Discussions	Improved insight into the needs of LMI families.
<b>Watertown</b>					
Watertown Health Department	Services-Health		Housing Needs Assessment	One-on-one meeting and CRF Task Force meeting	Improved understanding of 2024 assessment that will likely result in Human Services Dept expansion of personnel/services  Input to inform the City's affordable housing strategy and identify community housing needs for inclusion in the Consolidated Plan and Annual Action Plan
Senior Services/Center	Services-Elderly Persons		Housing Needs Assessment	One-on-one meeting	
Commission on Disability	Services-Persons with Disabilities		Housing Needs Assessment	One-on-one meeting	
Affordable Housing Trust	Housing		Housing Needs Assessment & Market Analysis	Public meeting	
Housing for All Watertown (advocates)	Housing		Housing Needs Assessment	Public meeting	
Metro West Collaborative	Housing		Housing Needs Assessment & Market Analysis	CRF Task Force meeting	
Watertown Housing Authority	Housing		Public Housing Needs	One-on-one meeting and CRF Task Force meeting	
Veterans Coordinator	Services--veterans		Homelessness Needs - Veterans	One-on-one meeting	

Agencies/Groups/Organizations	Type of Organization	Type of Organization (if serving multiple purposes)	What Section of the Plan was addressed by consultation?	How was the Agency/Group/Organization Consulted?	What are the anticipated outcomes of the consultation or areas for improved coordination?
Wayside Youth and Family	Services-Children, Elderly, family		Housing Need Assessment and Anti-Poverty Strategy	One-on-one meeting and CRF Task Force meeting	
Watertown Community Foundation	Foundation		Housing Need Assessment and Anti-Poverty Strategy	One-on-one meeting	
MAPC	Planning Organization		Housing Needs Assessment	Metro Mayor's Coalition meetings and one-on-one discussions	Increased awareness of regional problems and best practices
MBTA	Other government - state		Housing Needs Assessment	Regular meetings on transportation issues affecting the Watertown	Improved coordination on infrastructure and service needs
<b>Wayland</b>					
Wayland Housing Trust	Other government - local		Housing Needs Assessment	The WHT attended a Consolidated Plan public meeting comprised of Town Departments and committees to offer input relative to community-wide housing needs and strategic plan goals.	Collaboratively develop community-wide housing goals based on community needs for inclusion in the Consolidated Plan and Annual Action Plan.
Wayland Housing Partnership	Other government - local		Housing Needs Assessment	The WHP attended a Consolidated Plan public meeting comprised of Town Departments and committees to offer input relative to community-wide housing needs and strategic plan goals.	
Wayland Housing Authority	Public Housing Authority		Housing Needs Assessment	The WHA attended a Consolidated Plan public meeting comprised of Town Departments and committees to offer input relative to community-wide housing needs and strategic plan goals. The WHA also provided direct responses to Public Housing Needs.	

## **AP-12 Participation – 91.401, 91.105, 91.200(c)**

### **1. Summary of citizen participation efforts/efforts made to broaden citizen participation. Summarize citizen participation process and how it impacted goal-setting.**

During the Consolidated Planning process, Division staff solicited citizen and agency input in a number of different ways, including three Community Needs Assessment Meetings open to the public; a series of inter-departmental needs assessment sessions including representatives from Health and Human Services, Economic Development, Conservation, Public Works, Senior Services, Engineering, Parks and Recreation, and Transportation; a number of presentations and discussions with city boards and commissions including the Commission on Disability, the Fair Housing Committee, and the Newton Housing Partnership; a series of discussions with Newton Human Service and ESG subrecipients; and meetings and calls with other relevant agencies and stakeholders including Newton’s Continuum of Care partners at the Balance of State (EOHLC).

To connect with a range of participants, particularly low- to moderate-income individuals, the three Community Needs Assessment Meetings were held in locations across the city, during different times of the day. The first two meetings were hosted by human service subrecipients, the Newton Community Development Foundation at its Weeks House, a mixed-income senior housing development, and the John M. Barry Boys and Girls Club of Newton, during afterschool program and early evening pick-up. Many of the participants at the Weeks House event were low-income elderly residents of the site, and the participants at the Boys and Girls Club included low- to moderate-income individuals and families who are engaged in an affordable housing search in Newton. The third Community Needs Assessment Meeting was a virtual community meeting held in the evening.

Staff also discussed the Annual Action Plan at boards and commissions meetings from December through March, including the Fair Housing Committee, Newton Housing Partnership, Newton Commission on Disability, and local providers of the former Brookline-Newton-Waltham-Watertown Homelessness Continuum of Care. In accordance with HUD guidance and the city’s Citizen Participation Plan, a hybrid public hearing will be held for a review of the Plan by the City’s Planning and Development Board on April 7, 2025. For those opting to participate in the hearing via Zoom, instructions were detailed in the city’s public notice advertising the hearing. An accessible draft of the document was made available on Newton’s website ten days in advance of the hearing and copies are available in other languages upon request.

In addition, notice of the draft Annual Action Plan’s availability and the date of the public hearing was included in the Planning and Development Department’s weekly report that is

distributed digitally to several hundred recipients, including local nonprofits and other organizations serving low- and moderate-income individuals and minorities. A notice for the public hearing was published in the MetroWest Daily as well as the Boston Herald during the week of March 26, 2025.

### *Consortium Communities*

The Towns of Bedford, Belmont, Concord, Lexington, Natick, Sudbury and Wayland use public hearings at the Board of Selectmen/Select Board meetings when broad public input is needed and/or public hearings are required. The local Boards (Bedford Municipal Affordable Housing Trust, Bedford Housing Partnership, Belmont Housing Trust, Concord Housing Development Corporation, Concord Municipal Affordable Housing Trust, Lexington Housing Partnership, Natick Affordable Housing Trust, Sudbury Housing Trust, and Wayland Housing Trust) hold monthly meetings to review and deliberate on all proposed or ongoing affordable housing projects.

In Brookline, the Housing and Community Planning Division staff the Brookline Housing Advisory Board (HAB), which holds monthly meetings to review and issue recommendations on affordable housing projects being undertaken or considered by the Town. The HAB is an appointed body that advises the Select Board, Planning Board, Town Meeting, and others on policy, investments, and regulatory matters affecting affordable housing. All final funding commitments for affordable housing projects are recommended by the HAB and approved by the Board of Selectmen as part of the public hearing process. All HAB meetings are open to the public and advertised on the Town's website and blog.

The Brookline Housing and Community Planning Division reached out to an extensive network of affordable housing advocates and supporters including Brookline's boards, commissions, departments, staff, nonprofits, social services agencies, affordable housing developers, residents, and human and health services providers, to participate in the formulation of the FY26 (FFY25) Annual Action Plan. In 2024, the Massachusetts Executive Office of Housing and Livable Communities approved the 2024 Housing Production Plan, an updated five-year Housing Production Plan that was built on housing, social, economic, and real estate data, a robust community engagement process, a housing needs assessment, housing production goals, and other local and regional planning studies.

The City of Framingham's Community Development Committee (CDC) holds a series of meetings and public hearings during the fall and winter of each year to determine allocation priorities for the following fiscal year. As part of the planning process, Community Development Program (CD) staff recommended a budget to the mayor that is ratified by the City Council.

The Needham Affordable Housing Trust conducts meetings to discuss housing initiatives and other housing-related issues, including those specific to the HOME Consortium. The Trust typically holds meetings at least twice a year with special meetings as needed. The public is notified and encouraged to attend. Needham is in the process of reviewing the role and membership of the Trust to maximize its capacity to support the development and preservation of affordable housing. It is expected that the Trust will be charged with the responsibility of updating and implementing Needham's HOME Public Participation Plan.

Consistent with its commitment to promote active citizen participation in housing-related initiatives, the Town endorsed the Needham Housing Coalition, an open and informal coalition of residents striving to help implement many of the recommendations in the 2022 Needham Housing Plan. With the town's support, the Needham Housing Coalition received CHAPA approval for participation in the Municipal Engagement Initiative.

The Waltham Housing Division and Planning Departments hold meetings and discussions with social service agencies, affordable housing advocates, and city boards and commissions to provide input on Annual Action Plans, CAPERs, 5 Year Consolidated Plans, master plans, and other community development initiatives. Notably, the city issued an online survey in January 2025 to solicit comments and priorities of residents' community development and housing needs. The city created a QR-code linking to the survey so it could be easily disseminated through social media outlets and print form. The survey was released in English and Spanish, with additional translations made in February 2025.

The Watertown Affordable Housing Trust uses email to announce its meetings and agendas. The Watertown components of the FY26 (FFY25) Annual Action Plan were reviewed and approved by the Trust on January 21, 2025.

AP-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	Summary of comments not accepted	Other from Mode
<b>BEDFORD</b>					
Public Meeting	Non-targeted/broad community	Bedford Housing Partnership held a public meeting on October 15, 2024 to review and provide input for the Consolidated Plan, including FY26 AAP activities.	None Received	N/A	N/A
<b>BELMONT</b>					
Public Meeting	Non-targeted/broad community	Housing Trust held a public meeting on Monday, February 3, 2025 and reviewed and provided input for the AAP.	The public was singularly supportive of the Plan and the proposal to use FY26 funds for Sherman Gardens project.	N/A	N/A
<b>BROOKLINE</b>					
Public Hearing	Non-targeted broad community	Anticipated approval of the FY26 Annual Action Plan April, 2025	Select Board to review and consider approval of the FY26 Annual Action Plan	N/A	N/A
<b>CONCORD</b>					
Public Meeting	Non-targeted/broad community	Concord Municipal Affordable Housing Trust held a public meeting on November 1, 2024, to review and provide input for the Consolidated Plan, including FY26 HOME activities.	None Received	N/A	N/A
<b>FRAMINGHAM</b>					
Public Hearing	Non-targeted/broad community	City Council meeting to review the FY26 AAP on March 25, 2025.	City Council will review and vote on the approval of the Annual Action Plan at the March meeting	N/A	N/A
<b>LEXINGTON</b>					
Public Meeting	Non-targeted/broad community	Lexington Housing Partnership held a public meeting on November 21, 2024, and reviewed and provided input for the Consolidated Plan which included the AAP activities	None Received	N/A	N/A
<b>NATICK</b>					
Public Meeting	Non-targeted/broad community	Natick Planning Board held a public meeting on October 9, 2024, to review and provide input for the Consolidated Plan, including FY26 HOME activities.	None Received	N/A	NA
<b>NEEDHAM</b>					
Public Meetings	Non-targeted/broad community	Needham Select Board reviewed and approved the FY26 Annual Action Plan on February 25, 2025.	None Received	N/A	N/A
<b>NEWTON</b>					
Public Meeting	General	15 attendees	On February 5, 2025, the Fair Housing Committee discussed FY26 AAP.	N/A	Fair Housing Committee
Public Meeting	General	7 attendees	The BNWW CoC discussed funding priorities for FY25 ESG and in a special meeting the non-recipients voted on funding priorities (December, 2024).	N/A	Homelessness; Brookline-Newton-Waltham-Watertown Continuum of Care
Committee Meeting	General	5 attendees	Representatives from the Housing and Community Development Division, Dept. of Health and Human Services, and Executive Office met relative to the FY26 Human Service program awards (February 12, 2025). Discussion focused on FY25 applications, past performances, funding priorities and allocation recommendations.	N/A	Human Services RFP Review Committee
Committee Meeting	General	6 attendees	Representatives from the Housing and Community Development Division, Dept. of Health and Human Services, Executive Office, Newton Planning and Development Board, MA BoS CoC, and the former BNWW CoC met relative to the FY26 ESG awards (February 18, 2025). Discussion focused on FY26 applications, past performances, funding priorities and allocation recommendations.	N/A	ESG RFP Review Committee
Committee Meeting	General	14 attendees	On February 25, 2025, the Newton Housing Partnership discussed the FY26 AAP.	N/A	Newton Housing Partnership
Public Meeting	General	15 attendees	The COD met (February 10, 2025) to discuss the FY26 AAP process and made a recommendation to use FY26 CDBG funds for the pedestrian access improvements at three locations.	N/A	Commission on Disability
Public Hearing	General	TBC	Presentation of draft FY26 Annual Action Plan and summary of activities to be undertaken during FY26/FFY25 on April 7, 2025.	N/A	P&D Review
Public Hearing	General	TBC	Presentation of draft FY26 Annual Action Plan and summary of activities to be undertaken during FY26/FFY25 on April 14, 2025.	N/A	Zoning and Planning Committee
<b>SUDBURY</b>					
Public Meeting	Non-targeted/broad community	Sudbury Housing Trust held a public meeting on October 10, 2024, to review and provide input for the Consolidated Plan, including FY26 AAP activities.	None Received	N/A	N/A
<b>WALTHAM</b>					
Public Meeting	Non Targeted Outreach	Meeting to discuss the Draft Annual Action Plan and invite comments from community members.	Presentation of draft FY26 Annual Action Plan and summary of activities during FY26/FFY25 in May 2025.	N/A	N/A
<b>WATERTOWN</b>					
Public Meeting	Non-targeted/broad community	Meeting of the Watertown Affordable Housing Trust on January 21, 2025	Housing Trust reviewed and approved the FY26 (FFY25) Annual Action Plan	N/A	N/A
<b>WAYLAND</b>					
Public Meeting	Non-targeted/broad community	The Wayland Select Board held a public meeting on October 29, 2024, to review and provide input for the Consolidated Plan, including FY26 HOME activities.	None Received	N/A	N/A

## Expected Resources

### AP-15 Expected Resources-91.204(b), 91.220(c) (1,2)

#### 1. Introduction

The City of Newton anticipates receiving \$3,548,293.78 in CDBG, HOME and ESG funds, plus an additional \$21,000 in program income, during the July 1, 2025 - June 30, 2026 program year. These funds are targeted at the local and regional needs and priorities identified in the FY26-30 Consolidated Plan and include the acquisition, development, rehabilitation, and preservation of affordable housing; homelessness assistance and prevention; human services; architectural access and program administration. To maximize the impact of these HUD entitlement funds, the city strategically leverages additional funds and partnerships whenever possible.

See AP-15: Anticipated Resources at the end of this section.

#### 2. 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 city will use federal funds to leverage additional resources in several ways. With respect to affordable housing projects, Community Preservation Act (CPA) funding, allocated to Newton's Affordable Housing Trust, will supplement federal HOME and CDBG funds, to produce and preserve affordable units wherever possible. CPA funding provides the flexibility to generate mixed-income developments because it can be used to support households earning up to 100% of the Area Median Income (AMI). Inclusionary Zoning (IZ) funds, which are paid to the city by developers of multi-family housing projects in lieu of providing affordable on-site units, further complement these resources. A combination of public investments using CDBG, HOME, CPA and IZ funding, in addition to other state investments (such as tax credits, etc.) and private financing, facilitates affordable housing development in Newton.

Relative to CDBG Human Services and ESG program, respondents to the city's Request for Proposals (RFP) must detail complete program costs and resources to be utilized in conjunction with the CDBG and ESG funds. ESG funds are required to be matched by 100 percent. Leveraged funds include fundraised dollars, McKinney-Vento funds, housing vouchers, community foundations and trusts, and state grant allocations. In FY25 (FFY24), the ESG program exceeded its requirement and leveraged approximately \$498,375.87 in matching funds with a combination of state and private funds. While the Human Services program does not have a

matching requirement, in FY25 (FFY24), the program leveraged approximately \$4,788,879.48 from private foundations, organizational fundraising, state agencies, the city, and program fees.

#### *Consortium Communities*

It's anticipated that HOME funds will be used in the planning phase of two proposed Belmont Housing Authority projects at Sherman Gardens and Belmont Village. These projects have already received \$980,000 in CPA funds.

Brookline's FY26 HOME allocation will be used to support new construction and rehabilitation of affordable housing projects as part of the town's production and preservation strategy defined in the 2024 Housing Production Plan and the FY26-30 Consolidated Plan. Local resources, such as the Brookline Housing Trust fund, the Community Preservation Fund, ARPA funds and the local Community Development Block Grant program will leverage private development funds, along with additional funding provided by the federal government in the form of tax credits and incentives, and State funds through various housing innovation programs available by the Executive Office of Housing and Livable Communities (EOHLC).

Beginning in FY25, the Framingham Planning and Community Development Division was awarded a one-time allocation of \$120,000 in Community Preservation funds to assist ten low income (50% AMI) households with \$1,000 per month for a year of rental assistance.

The Town of Needham has placed a high priority on supporting the Preservation and Redevelopment Initiative (PRI) of the Needham Housing Authority (NHA). The PRI is a comprehensive long-term project to systematically preserve, protect, modernize and redevelop the NHA's entire housing inventory. In 2024, NHA was awarded \$565,918 in HOME-ARPA funds for the Chambers-Linden Apartments redevelopment project and \$182,029.93 in Consolidated Pool HOME funds for the Seabeds Way/Capt. Cook project. To date, the town has appropriated more than \$7.25 million in Community Preservation Act funds to advance the PRI, including \$5.5 million in May of 2024 to leverage additional funding for the Linden Street Redevelopment construction project. The NHA will continue to explore other resources to finance the project including Low Income Housing Tax Credits. Federal funds are instrumental in leveraging additional resources to implement NHA's PRI.

A total of \$400,000 in municipal funds (\$80,000 per year) have been allocated to the Natick Affordable Housing Trust (AHT) to develop affordable housing. These funds will be augmented by fees paid to the Natick AHT by housing developers under Natick's new inclusionary requirements for affordable housing. Three years ago, the Natick Planning Board voted to allow

payment in-lieu of the construction of affordable units under inclusionary zoning.

The City of Waltham uses Affordable Housing Trust, Community Preservation Act (CPA), HOME, and CDBG funds to renovate and/or create affordable housing and provide social services to people at risk of becoming homeless. Waltham allocated \$400,000 in HOME funds in FY23 towards accessibility improvements at Beaverbrook Apartments, a 60-unit elderly apartment development owned by the Waltham Housing Authority (WHA). This project, with a total project cost of \$2.8 million, is also utilizing \$400,000 in CDBG and \$800,000 in EOHL High Leverage Asset Preservation Program for Local Housing Authorities funds. The WHA estimates project completion before the end of FY26 (June 2026). In preparation for the bid process, the scope of the project is being reduced to match the available budget. A total of 27 of the 60 units will be HOME-assisted.

**3. If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.**

Newton will continue to advance the redevelopment of the West Newton Armory site on Washington Street into 100% affordable housing. As an awardee of a \$200,000 Housing Choice Grant from the Department of Housing & Community Development (DHCD), the city hired an affordable housing consultant in FY21 to conduct a predevelopment feasibility study on the site. Concurrently, as part of the City's Real Property Reuse process, the West Newton Armory Joint Advisory Planning Group (JAPG), consisting of nine community members, analyzed the property and its redevelopment potential over the course of eleven months. Following the completion of the consultant's study and the JAPG's report, the City Council unanimously recommended to the mayor that the city purchase the Armory for \$1 from the State to redevelop it into 100% affordable housing. Newton took ownership of the Armory in the fall of 2021 and selected Metro West Collaborative Development/Civico Development, through an RFP process, to partner with the city in the redevelopment of the site. The Metro West/Civico proposal includes 43 units of intergenerational housing that are affordable to households earning 30-60% of the Area Median Income. At a public hearing in April of FY23, the Planning and Development Board voted to approve a pre-commitment of FY24 and FY25 CDBG funds (total of \$930,000) and FY24 HOME funds (\$132,023.50), and the city's Inclusionary Zoning funds, to develop the Armory into affordable housing with supportive services. The Armory project received its Chapter 40B Comprehensive Permit from the Newton Zoning Board of Appeals and submitted a One Stop Application to the Massachusetts Executive Office of Housing and Livable Communities (EOHLC). In May of 2023, the West Newton Armory was one of 27 projects awarded state and federal tax credits, subsidy funds, and ARPA funds by the Healey-Driscoll Administration. Project construction is expected to begin in spring of 2025 and be completed in FY27, according to

Civico's timeline.

The city will continue exploring the feasibility of redeveloping a parcel of land acquired in 2021 into affordable housing. The site contains three existing homes and was purchased by the City through its one-time allocation of ARPA Funds. In FY23, Newton was awarded a \$235,000 Housing Choice Grant from DHCD to hire a consultant to assess the feasibility of redeveloping the site. Weston & Sampson was selected by the city, through an RFP process, to complete the feasibility study. In conjunction with the study, the Planning and Development Department, with the help of the consulting team, began the City's Real Property Reuse process in FY25 and worked with the Walker Center JAPG to review options for the site. At their January 2025 meeting, the JAPG requested and received a 90-day extension to continue exploring options for the site. By May 2025, the JAPG will deliver their recommendations to the Real Property Reuse Committee. Newton City Council will consider the next steps for this site in FY26.

#### *Consortium Communities*

The 2024 Brookline Housing Production Plan implemented the development of "Location-Based Tests" which is a process of evaluating the development potential for mixed-income and affordable housing in specific sites. The study identified characteristics of development that would be preferred by the community within various neighborhood contexts, and regulatory changes that could facilitate the production of affordable housing. Utilizing this process, two municipal sites were identified by Brookline.

Lexington is proceeding with the development of a municipally owned parcel of land on Lowell Street into 100% affordable rental housing. The town is negotiating a Land Development Agreement with the developer, chosen through an RFP process, to develop 40 units of low-income rental housing.

Natick's Eliot Street project will convert a former school site into 32 rental units of affordable housing. Half of the apartments will be designated for households earning  $\leq 60\%$  AMI and the other 16 units will be set aside for households  $\leq 30\%$  AMI. In addition to rental units, the existing three-story school building will house a community room, and office space for the property manager. The project design will also maximize the 2.84 acres of open space around the former school building. FY25 HOME CHDO Set-aside funds in the amount of \$229,001.82 will be used for Eliot Street.

Guided by its 2019 Facilities Plan, the Needham Housing Authority (NHA) is undertaking a Preservation and Redevelopment Initiative (PRI) to preserve, protect, modernize and redevelop its properties. A major focus of the PRI is the Chambers-Linden apartment complex, the planning for which is proceeding with \$5.5 million in Community Preservation Act (CPA) funds and \$565,918 in HOME-ARPA funds. It is anticipated that 152 studio apartments will be replaced

with high-quality, accessible units in elevator structures and an additional 95 newly constructed units. Needham has placed a high priority on supporting the NHA's Initiative, and the town is also continuing to explore publicly owned sites for potential reuse as affordable housing.

The Watertown Square planning process identified two publicly owned sites for affordable or mixed-income housing. First, there are municipally owned parking lots behind the city's public library and fire station on Main Street. Second, there is a state-owned site, Watertown Yard, used for bus services, repairs, and commuter parking.

AP-15 Anticipated Resources for City of Newton & WestMetro HOME Consortium for FY26

Program	Source	Use of Funds	Expected Amount Available FY26 (FFY25)		Amount Expected to be Available the Remainder of the ConPlan	Narrative Description
CDBG	public - federal	Acquisition/Mortgage Refinance for Housing Development, Administration & Planning, Housing Rehabilitation, Public Facilities Improvements, Architectural Access Improvements, Public Services	Annual Allocation (\$)	\$1,857,615.00	\$7,430,460.00	Please see word document for narrative.
			Program Income (\$)	\$12,446.00	\$49,784.00	
			Prior Year Resource(s)	\$85,000.00	\$340,000.00	
			Total(\$)	\$1,942,061.00	\$7,820,244.00	
HOME	public - federal	Homebuyer Assistance, and Creation and Rehabilitation of Rental Units. CHDO Operating and Administrative Funds.	Annual Allocation (\$)	\$1,526,678.78	\$6,106,715.12	Unexpended HOME PI is \$11,894.72 and HP is \$30,835.30
			Program Income (\$)	\$214,063.69	\$856,255.76	
			Prior Year Resource(s)	\$4,264,467.91	\$4,264,467.91	
			Total(\$)	\$6,005,210.38	\$11,311,437.80	
ESG	public - federal	Financial Assistance, Overnight Shelter, Rapid Re-housing, Rental Assistance, Homelessness Prevention Services, Transitional Housing, Street Outreach	Annual Allocation (\$)	\$164,000.00	\$656,000.00	Please see word document for narrative.
			Program Income (\$)	\$0.00	\$0.00	
			Prior Year Resource(s)	\$0.00	\$0.00	
			Total(\$)	\$164,000.00	\$656,000.00	

## AP-20 Annual Goals and Objectives

### AP-20 Annual Goals and Objectives – 91.420, 91.220 (c)(3)&(e)

#### 1. Goals Summary Information

The City of Newton receives Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Solutions Grant (ESG) funds from the U.S. Department of Housing and Urban Development (HUD). These funds are utilized to address housing and community development needs in the City of Newton and housing needs in the WestMetro HOME Consortium communities. The FY26 (FFY25) Annual Action Plan identifies eight goals for the City of Newton and three for the WestMetro HOME Consortium.

#### City of Newton Goals

- Production of new affordable units
- Preservation of affordable units
- Rehabilitation of housing
- Support affordable homeownership
- Provision of supportive services to the homeless and at-risk of homeless
- Increase awareness of fair housing policies and practices
- Provision of human services
- Implementation of architectural accessibility improvements for persons with disabilities

#### WestMetro HOME Consortium Goals

- Tenant based assistance for rental housing
- Rehabilitation of existing units
- Production of new affordable housing units

**Production of new affordable units**

In FY26, Newton will continue to advance the redevelopment of the West Newton Armory site on Washington Street into 100% affordable housing. As an awardee of a \$200,000 Housing Choice Grant from the Department of Housing & Community Development (DHCD), the city hired an affordable housing consultant in FY21 to conduct a predevelopment feasibility study on the site. Concurrently, as part of the City's Real Property Reuse process, the West Newton Armory Joint Advisory Planning Group (JAPG), consisting of nine community members, analyzed the property and its redevelopment potential over the course of eleven months. Following the completion of the consultant's study and the JAPG's report, the City Council unanimously recommended to the Mayor that the city purchase the Armory for \$1 from the State to redevelop it into 100% affordable housing. Newton took ownership of the Armory in the fall of 2021 and selected Metro West Collaborative Development/Civico Development, through an RFP process, to partner with the city in the redevelopment of the site. The Metro West/Civico proposal includes 43 units of intergenerational housing that are affordable to households earning 30-60% of the Area Median Income. At a public hearing in April of FY23, the Planning and Development Board voted to approve a pre-commitment of FY24 and FY25 CDBG funds (total of \$930,000) and FY24 HOME funds (\$132,023.50), and the City's Inclusionary Zoning funds, to develop the Armory into affordable housing with supportive services. The Armory project received its Chapter 40B Comprehensive Permit from the Newton Zoning Board of Appeals and submitted a One Stop Application to the Massachusetts Executive Office of Housing and Livable Communities (EOHLC). In May of 2023, the West Newton Armory was one of 27 projects awarded state and federal tax credits, subsidy funds, and ARPA funds by the Healey-Driscoll Administration. Project construction is expected to begin in the spring of 2025 and be completed in FY27, according to Civico's timeline.

The city will continue exploring the feasibility of redeveloping a parcel of land, recently acquired by Newton, into affordable housing. The site contains three existing homes and was purchased by the City through its one-time allocation of ARPA Funds. In FY23, Newton was awarded a \$235,000 Housing Choice Grant from EOHLC to hire a consultant to assess the feasibility of redeveloping the site. Weston & Sampson was selected by the city, through an RFP process, to complete the feasibility study. In conjunction with the study, the Planning and Development Department, with the help of the consulting team, began the City's Real Property Reuse process in FY25 and worked with the Walker Center JAPG to review options for the site. At their January 2025 meeting, the JAPG requested and received a 90-day extension to continue exploring options for the site. By May 2025, the JAPG will deliver their recommendations to the Real Property Reuse Committee. Newton City Council will consider the next steps for this site in FY26.

***Goal: Preservation of Affordable Units***

The City is actively preserving 146 units of deeply affordable senior housing at 2Life Communities' Coleman House with FY25 and FY26 CDBG funds. These funds are being used to support capital needs improvements and energy efficiency upgrades through a roof replacement. The improvements will make the project more efficient and environmentally sustainable for the next several decades and will improve the quality of life for senior residents.

***Goal: Support Affordable Homeownership***

Newton's CDBG-funded Downpayment/Closing Cost Assistance program supports and expands sustainable homeownership among low- and moderate-income households in Newton. The program will target first-time homebuyers of new and existing deed restricted homeownership units. Three income-eligible homebuyers are expected to be assisted through the CDBG Downpayment/ Closing Cost Assistance program in FY26.

***Goal: Rehabilitation of Housing***

Staff will continue to market and administer the Housing Rehabilitation program on a rolling basis, which provides homeowners and qualifying nonprofit organizations with deferred payment loans for repairs and improvements aimed at addressing issues related to health, safety, and building code violations. The Rehabilitation program encompasses existing accessory apartments and lodging houses that require repairs to ensure resident health, safety, and building code compliance. Recently, Newton staff revised the guidelines for the Housing Rehabilitation program to clarify the role of the housing rehabilitation/construction manager and update temporary relocation policies, lead abatement procedures, and application timelines. Through FY26 and prior year funding, it is anticipated that approximately three units of homeowner housing and 18 rental units will be rehabilitated through CDBG assistance.

In addition to its state and federal developments, the Housing Authority maintains 57 units of low-income rental housing, across 13 developments, known as its Management Program (93 units in total, including the 36 recently acquired CAN-DO units). Unlike the NHA's public housing, this portfolio does not receive any subsidy or capital funds from HUD or DHCD. The NHA has used its own operating funds and occasional grants to maintain these properties throughout Newton. In 2019, the NHA commissioned a capital needs assessment of the Management Program portfolio. The assessment revealed significant needs at several properties, totaling \$2,924,044 in recommended Year 1 expenditures alone. The NHA undertook some of the recommended improvements but does not have adequate resources to address all the recommendations in the capital needs assessment. In FY26, the City will continue to work with the NHA to identify CDBG- and HOME-eligible rehabilitation projects to support the preservation of these essential affordable units.

***Goal: Provision of supportive services to the homeless and at-risk of homeless***

With respect to the ESG program, \$164,000 was allocated through a competitive RFP process for local providers to provide emergency shelter, homelessness prevention, and rapid rehousing assistance to homeless and at-risk individuals and families in the Brookline-Newton-Waltham-Watertown region. The City of Newton, BoS CoC, and the BNWW representatives balanced consideration of the population's greatest needs in the immediate region and HUD's increased emphasis on funding for homelessness prevention and rapid re-housing assistance. During FY26 (FFY25), ESG funding will support three projects among two sub-grantees.

***Goal: Increase awareness of fair housing policies and practices***

Fair Housing will be a focus for the City of Newton and WestMetro HOME Consortium in recognition that continued education around fair housing laws, regulations and enforcement are critical to ensure every person has equal opportunity and access to affordable housing. The city and the WestMetro HOME Consortium, with the support of the Fair Housing Committee, intend to lead one fair housing education events in FY26.

Throughout FY24 and FY25, the Consortium completed fair housing testing, as recommended in the recently updated [Analysis of Impediments to Fair Housing Choice report \(AI\)](#). The Consortium contracted with the Housing Discrimination Testing Program (HDTP) at Suffolk University Law School to conduct 134 tests in two-years throughout the 13 HOME communities. The [study](#), which was designed to assess the level of race (black) and voucher-based discrimination in the rental housing market, uncovered multiple incidences of discrimination. The Consortium is currently involved in a legal case against one of the real estate agents. Any financial settlement from the case will be utilized for future testing.

***Goal: Provision of human services***

Human service grants will support 15 public service agencies and organizations during FY26 (FFY25). An estimated total of \$287,700 was distributed through a competitive process held in conjunction with the ESG RFP. Selected projects will cover a wide range of services that will address the needs of vulnerable populations and the City's three priority areas: 1.) Enrichment and Care for Vulnerable Youth; 2.) Stability and Self-Sufficiency for Vulnerable Adults; and 3.) Promoting Economic Security and Vitality for Older Adults. These projects will directly benefit low- to-moderate- income youth, adults, seniors, as well as persons with disabilities and move these individuals and families toward economic mobility and/or stability.

***Goal: Implementation of architectural accessibility improvements for persons with disabilities***

Approximately 5 percent of CDBG funding (\$89,890) will be allocated toward the removal of material and architectural barriers restricting mobility and accessibility of elderly or severely disabled persons, through public thoroughfares, public buildings, parks and recreational

facilities, and nonprofit agencies. In FY26, the pedestrian access improvements at the five-way intersection of Langley Road, Sumner Street and Beacon Street will be complete. The scope of work includes curb cut extension and reconstruction as well as crosswalk realignment. FY26 CDBG access funds will be used for the installation of Rectangular Rapid Flashing Beacons, pedestrian access improvements at the intersection of Lincoln and Harrison Streets, and the installation of an accessible lift at Pathway to Possible, a nonprofit serving individuals with cognitive and developmental disabilities.

### **HOME Consortium Goals**

#### ***Goal: Tenant Based Assistance for Rental Housing***

In FY26, 44 households will be assisted through Tenant Based Rental Assistance (TBRA) programs in Bedford, Framingham, Natick, Waltham and Wayland. Participants of these TBRA programs receive a security deposit and first month rent payment paid directly to the landlord. In addition to a security deposit TBRA program, Waltham and Framingham also offer full Tenant Based Rental Assistance programs that provide subsidies as vouchers to landlords to supplement the affordable rent paid by income-eligible households.

Most households in the MetroWest Consortium are unable to affordably buy a single-family home or condominium in their area. As a result, these individuals and families must rent to live in the region, which increases demand in the local rental market and drives up rental prices. The upfront costs required to access affordable rental housing in the Consortium present a barrier for many lower income households. TBRA programs transition households to a point of stability by helping them gain initial footing in the rental market.

#### ***Goal: Rehabilitation of Existing Units***

In FY26 the Lexington Housing Authority will complete its extensive, \$5 million modernization project at Vynebrook Village, a development of 48 units. The rehabilitation project includes accessibility improvements and will yield three ADA units. Waltham's Beaverbrook Apartments will be completed in FY26. In FY23, the city allocated \$400,000 in HOME funds towards accessibility improvements at Beaverbrook Apartments, a 60-unit Waltham Housing Authority (WHA) elderly apartment development. The project scope includes complete kitchen and bath renovations and the conversion of three units into fully accessible ADA units. The design for Beaverbrook ADA Upgrades has been finished but the project is undergoing a scope reduction, since the available funds are \$400,000 less than the estimate. WHA and the project architect are adjusting the project in preparation for the bid process. A total of 27 of the 60 units to be renovated will be HOME assisted.

Framingham is partnering with its local Housing Authority to rehabilitate and redevelop Carlson

Crossing, a phased project that will rehabilitate 125 units and produce 7 units, including a total of ten HOME units. Construction on Phase I, which includes the three newly constructed ADA units, began in fall of 2022 and was completed in April of 2023. Phase II construction, which includes 86 units (4 HOME), began in January 2024 and is expected to be completed in early FY26.

*Ongoing progress*

The Towns of Belmont, Brookline and Needham will focus on rehabilitation of housing authority units in FY26. Belmont will continue to advance the redevelopment of Sherman Gardens and Belmont Village projects, both housing authority properties.

In FY26, Brookline will continue to work with the Brookline Housing Authority to rehabilitate additional federal properties, such as 154-156 Boylston Street and/or 1017 Beacon Street under the Rental Assistance Demonstration Program and the Capital Improvement Plan.

Needham continues to work with the Needham Housing Authority on potential modernization and/or redevelopment efforts through its Preservation and Redevelopment Initiative (PRI). With CPA funding support from the Town, NHA has brought on the Cambridge Housing Authority as consultants to determine the most appropriate funding sources to refinance and reposition its inventory of units. The overall goals include completing improvements, producing new units, and enhancing operations. The Needham Housing Authority was recently allocated \$182,029.93 in Consolidated Pool HOME funds to renovate the Seabeds/Captain Cook Drive, a major component of the PRI.

***Goal: Production of Affordable Units***

*Ongoing progress*

Natick's Eliot Street project will convert the former Eliot School site into 32 rental units of affordable housing. Half of the apartments will be designated for households earning  $\leq 60\%$  AMI and the other 16 units will be set aside for households  $\leq 30\%$  AMI. In addition to rental units, the existing three-story school building will house a community room, and office space for the property manager. The project design will also maximize the 2.84 acres of open space around the former school building. FY25 HOME CHDO Set-aside funds in the amount of \$229,001.82 will be used for Eliot Street. Wayland's Saint Ann's Senior Village, a senior rental development at 124 Cochituate Road, is in its pre-development stage. The proposed project calls for the new construction of a three-story building consisting of 60 affordable one-bedroom units to be rented to individuals over the age of 62 with incomes between 30% and 60% of the Area Median Income. This development received \$171,080.25 in Consolidated Pool funding and will utilize Wayland's FY25 HOME project funds. Throughout the year, progress will continue in Newton's redevelopment of the West Newton Armory to create 43 units of intergenerational, affordable housing. Watertown expects to commit its HOME funding in FY26 to one or more of

the following projects: 1060 Belmont Street as part of recapitalization of an existing 18-unit project with HOME-assisted units; Willow Park redevelopment, creating 178 affordable units; and/or 103 Nichols Avenue, for the creation of a group home for five individuals with disabilities.

AP-20 FY26 GOALS FOR NEWTON AND THE WESTMETRO HOME CONSORTIUM

Name of Goal	Funding	Description of Goal	Priority Needs Addressed	Category of Goal	Start Year	End Year	Outcome	Objective	Goal Outcome Indicator	Quantity	GOI Unit of Measurement
<b>NEWTON</b>											
Administration	CDBG: \$388,521.00	Administration of the CDBG program	Affordable housing, production of units; affordable housing, rehab.; affordable housing, acquisition of existing units; non-housing community development, public services; architectural access; fair housing	Affordable housing; Non-homeless special needs; Non-housing community development	2021	2025	Availability/Accessibility	Create suitable living environments	23- Other (Organization)	1	23- Other (Organization)
Production of New Affordable Units	CDBG: \$358,648.81 HOME: \$702,950.40	Create affordable rental and ownership housing near amenities, village centers, and public transportation options to promote housing equality and economic and demographic diversity. Support older adults to allow them to remain in Newton as they age.	Affordable housing, production of units	Affordable housing	2021	2025	Affordability	Provide decent affordable housing	7-Rental units constructed 9-Homeowner housing added	0 0	7-Household housing unit 9-Household housing unit
Support Affordable Homeownership	\$0	Financial support for low- and moderate-income first-time homebuyers purchasing deed-restricted affordable units.	Affordable housing, rehab of existing units	Affordable housing	2021	2025	Affordability	Provide decent affordable housing	11-Direct financial assistance to homebuyers	3	11-Households assisted
Rehabilitation of Existing Units	CDBG: \$342,001.19	Continued funding for the housing rehab program for income-eligible residents, including improvements for accessibility and safety, especially for seniors to encourage aging in place.	Affordable housing; acquisition of existing units	Affordable housing	2021	2025	Sustainability	Create suitable living environments	8-Rental units rehabilitated 10-Homeowner housing rehabilitated	18 4	8-Household housing unit 10-Household housing unit
Preservation of Affordable Units	CDBG: \$476,000.00	Preserve the affordability of deed-restricted units to support successful tenancy of low- to moderate-income residents of Newton.	Affordable housing; acquisition of existing units	Affordable housing	2021	2025	Sustainability	Provide decent affordable housing	23-Other - please specify	146	23-Other - please specify
Fair Housing	\$0	Meet the need for more fair housing education, enforcement, and obligations.	Fair Housing	Affordable housing	2021	2025	Availability/accessibility	Provide decent affordable housing	23-Other - please specify	1	23-Other - please specify
Supportive Services for Homeless and At-Risk of Homelessness	ESG: \$164,000.00	Provide supportive services for individuals and families that are homeless or at-risk of homelessness, including financial support for existing emergency and transitional housing.	Homeless, emergency shelter/transitional housing; homeless, prevention; homeless, rapid re-housing	Homeless	2021	2025	Availability/accessibility	Create suitable living environments	23-Other - please specify	185	23-Other - please specify
Human Services	CDBG: \$287,000.00	Financial support for programs that directly benefit low- and moderate-income youth, families, seniors, and persons with disabilities.	Non-housing community development, public services	Non-homeless special needs	2021	2025	Availability/accessibility	Create suitable living environments	3-Public service activities other than Low/Moderate Income Housing benefit	4,769	3-Persons assisted
Architectural Access	CDBG: \$89,890.00	Remove architectural barriers and increase access and mobility throughout the city to public thoroughfares, public buildings, parks and recreational facilities.	Architectural Access	Non-housing community development	2021	2025	Availability/accessibility	Create suitable living environments	1-Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	435	1-Persons Assisted
<b>HOME CONSORTIUM</b>											
HOME Administration	HOME: \$288,440.38	Administration of the HOME program	Tenant Based Assistance; Housing Rehab; Production of Rental Units	Affordable housing	2021	2025	Affordability	Provide decent affordable housing	23- Other (Organization)	9	23-Other (Organizations)
Tenant Based Assistance for Rental Housing	HOME: \$1,598,974.61	HOME funds will be used for local TBRA programs to assist eligible households with security deposit assistance to move-in to affordable rental housing.	Tenant Based Assistance for Rental Housing	Affordable housing	2021	2025	Affordability	Provide decent affordable housing	12-Tenant-based rental assistance / rapid rehousing	44	12-Households Assisted
Rehabilitation of Existing Units	HOME: \$1,908,291.67	HOME funds will be used to support the rehabilitation of affordable rental units, including public housing, and homeowner housing throughout the Consortium.	Housing Rehab	Affordable housing	2021	2025	Sustainability	Provide decent affordable housing	8-Rental units rehabilitated 10-Homeowner housing rehabilitated	27 0	8-Household housing unit 8-Household housing unit
Production of Affordable Units	HOME: \$1,096,560.50	HOME funds will be used to increase affordable rental housing in the Consortium.	Production of Rental Units	Affordable housing	2021	2025	Affordability	Provide decent affordable housing	7-Rental units constructed 9-Homeowner housing added	11 0	12-Households Assisted 12-Households Assisted
CHDO-Set Aside	HOME: \$948,645.09	HOME funds will be used to create affordable rental housing through acquisition, rehabilitation and development by CHDOs	Production of Rental Units; Housing Rehab	Affordable housing	2021	2025	Affordability	Provide decent affordable housing	8-Rental units rehabilitated 7-Rental units constructed	0 0	8-Household housing unit 8-Household housing unit
CHDO Operations	HOME: \$185,298.13	HOME funds for the operation of Community Housing Organizations in the WestMetro HOME Consortium.	Production of Rental Units; Housing Rehab	Affordable housing	2021	2025	Affordability	Provide decent affordable housing	23 - Other (Organization)	1	23 - Other (Organization)

## **AP-35 Projects – 91.420, 91.220(d)**

### **1. Introduction**

During the first year of the 2026-2030 Consolidated Plan, funding will address unmet community needs and continuing commitments to priority multi-year initiatives. Proposed projects and activities remain consistent with HUD priorities, seeking to primarily assist vulnerable low-to-moderate income residents through the creation and preservation of decent housing, suitable living environments and expanded economic opportunities.

### **2. Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

Division staff allocated CDBG funding to four general categories: Affordable Housing, Human Services/Public Services, Architectural Access, and Program Administration. These categories are funded based on the priorities and needs detailed in the FY26-30 Consolidated Plan.

#### **Affordable Housing**

Approximately 60 percent of CDBG funds, \$1,121,650 combined with \$55,000 in estimated FY25 (FFY24) program income, for a total of \$1,176,650, will be allocated to affordable housing projects to be identified during the FY26 (FFY25) program year. This funding will be used to facilitate housing rehabilitation and acquisition of units for low- and moderate-income households. A total of \$476,000 of these funds were specifically earmarked for the Coleman House project.

#### **Human Services/Public Services**

The Human Service Grants will fund 15 public service agencies and organizations during FY26 (FFY25). These programs directly benefit low-to-moderate income residents, offering a critical network of support to provide essential services for low-to-moderate income children, youth, families, adults, seniors and persons with disabilities and assist in stabilizing vulnerable families across the lifespan. The City intends to allocate 15 percent of CDBG funds to these programs, approximately \$274,554, the maximum allowed by regulation. These funds will be combined with \$12,446 in prior year program income for a total of \$287,000 to be made available for the FY26 Human Service program.

#### **Architectural Access**

Approximately 5 percent of CDBG funding (\$89,890) will be allocated toward the removal of material and architectural barriers restricting mobility and accessibility of elderly or severely disabled persons, through public thoroughfares, public buildings, parks and recreational facilities, and nonprofit agencies. FY26 CDBG access funds will be used for the installation of

Rectangular Rapid Flashing Beacons, pedestrian access improvements at the intersection of Lincoln and Harrison Streets, and the installation of an accessible lift at Pathway to Possible, a nonprofit serving individuals with cognitive and developmental disabilities.

**Program Administration**

Staff intend to allocate the maximum allowable amount of 20 percent for program administration, or \$371,521 combined with \$17,000 in anticipated FY26 (FFY25) program income, for a total of \$388,521.

Federal funds will be used to assist the greatest number of families and households possible, however, the primary obstacle to addressing underserved needs in the categories listed above continues to be limited funding. Neighborhood opposition to affordable housing projects and increasing land costs and market values present additional challenges to increasing housing opportunities for low-income households.

Project Name	Target Area (if applicable)	Priority Needs Addressed	Project Description	Estimated Funding Allocation	Target Date of Completion	Estimate the number and type of families that will benefit from the proposed activities:	Planned Activities:
Housing Rehabilitation and Development	City-wide	Affordable housing - rehab of existing units; Affordable housing - acquisition of existing units; Affordable housing - production of new units	CDBG funds will be used for: 1. rehabilitation of owner-occupied one- and two-family residential structures, owner-occupied condominium units and rental units owned by the Newton Housing Authority and nonprofit affordable housing development organizations and providers; 2. acquisition of housing units for permanently restricted affordable housing; 3. write down of mortgages for the purpose of creating permanently restricted affordable housing; and 4. preservation of existing affordable housing.	\$1,176,650.00	6/30/2026	21	Rehabilitation of capital improvements to rental housing (public housing and nonprofit) and rehabilitation of income-eligible homeowner units.
Public Services	City-wide	Human services	Funds for public services for low- and moderate-income Newton residents focusing on the following populations: children and youth, disabled adults, adults and families, and elderly. Funding is comprised of 15% of FY26 CDBG Entitlement funds (\$275,544) plus 15% of FY25 program income (\$12,446) and FY26 estimated program income (13,000).	\$287,000.00	6/30/2026	1,841	The Human Service Grant will fund 15 public agencies and organizations to provide services to children and youth, persons with disabilities, survivors of domestic violence, adults and families, and elderly.
Accessibility Improvements	City-wide	Architectural access	Funds will support the installation of Rectangular Rapid Flashing Beacons, pedestrian access improvements at the intersection of Lincoln and Harrison Streets, and the installation of an accessible lift at Pathway to Possible.	\$89,890.00	6/30/2026	168	Accessible crossings.
CDBG Program Management	City-wide	Affordable housing - rehab of existing units; Affordable housing - acquisition of existing units; Affordable housing - production of new units; Human services; Architectural access, Fair housing	Funds for the management and implementation of the CDBG program including citizen participation and program delivery in support of preservation, rehabilitation, and development of affordable housing.	\$388,521.00	6/30/2026	N/A	Administrative services and costs.
HOME Administration	City-wide	Tenant Based Rental Assistance; Housing Rehabilitation; Production of Rental Units	Funds for the administration of the WestMetro HOME Consortium, which is equal to 10% of the annual allocation. Seven percent of the allocation goes to local communities for administration of their projects.	\$288,440.38	6/30/2026	N/A	Administrative services and costs.
HOME Tenant-Based Rental Assistance	N/A	Tenant Based Rental Assistance	Funds to provide income-eligible renters with rent and/or security deposit assistance.	\$1,598,974.61	6/30/2026	44	TBRA programs in Bedford, Framingham, Natick, Waltham, and Wayland
HOME Rehabilitation	N/A	Housing Rehabilitation	Funds for the rehabilitation of affordable rental units and income-eligible homeowner units.	\$1,908,291.67	6/30/2026	27	Waltham's HA Beaverbrook Apts; additional TBD activities
HOME Production of Affordable Housing		Production of Rental Units	Funds to be used for the construction of affordable housing in the Consortium	\$393,610.10	6/30/2026	0	Newton West Armory Afford Housing Dev; additional TBD activities
HOME CHDO Operating Expenses	N/A	Production of Rental Units; Housing Rehabilitation	Funds for operational expenses for Community Housing Organizations operating in the WestMetro HOME Consortium.	\$185,298.13	6/30/2026	1	Administrative services and costs.
HOME CHDO Set-Aside	N/A	Production of Rental Units; Housing Rehabilitation	Funds for the creation and/or rehabilitation of affordable housing units by Community Housing Organizations operating in the WestMetro HOME Consortium.	\$948,645.09	6/30/2026	0	CHDO projects are determined by an annual HOME RFP generally released in the fall.
ESG26 Newton (FFY25)	N/A	Homelessness - emergency shelter/transitional housing; Homeless - prevention, Homelessness - rapid re-housing	Funds for the City of Newton are planned to operate shelters for the homeless, conduct street outreach activities, promote rapid rehousing and provide homelessness prevention as well as support program administration.	\$164,000.00	6/30/2026	71	Activities will include shelter services and homelessness prevention as well as support program administration.

**AP-50 Geographic Distribution – 91.240, 91.220(f)****1. Description of the geographic areas of entitlement (including areas of low income and minority concentration) where assistance will be directed**

Community Development Block Grant (CDBG) funds are allocated city-wide. The city anticipates continuing to focus its investment on housing rehabilitation and development over the next program year to better address the escalating need for safe, decent, and affordable housing. Approximately \$700,650 will be available to allocate on a rolling basis toward FY26 affordable housing projects.

**2. Rationale for priorities for allocating investments geographically**

Given the increasing need for affordable housing, the City will allocate the majority of its CDBG funds towards housing rehabilitation and affordable housing development during the July 1, 2025 - June 30, 2026, program year. These investments can be made city-wide to benefit low-to-moderate income households throughout Newton.

## AP-55 Affordable Housing – 91.420, 91.220 (g)

### 1. Introduction

Newton will continue to advance the redevelopment of the West Newton Armory site on Washington Street into 100% affordable housing. As an awardee of a \$200,000 Housing Choice Grant from the Department of Housing & Community Development (DHCD), the city hired an affordable housing consultant in FY21 to conduct a predevelopment feasibility study on the site. Concurrently, as part of the city's Real Property Reuse process, the West Newton Armory Joint Advisory Planning Group (JAPG), consisting of nine community members, analyzed the property and its redevelopment potential over the course of eleven months. Following the completion of the consultant's study and the JAPG's report, the City Council unanimously recommended to the Mayor that the city purchase the Armory for \$1 from the State to redevelop it into 100% affordable housing. Newton took ownership of the Armory in the fall of 2021 and selected Metro West Collaborative Development/Civico Development, through an RFP process, to partner with the city in the redevelopment of the site. The Metro West/Civico proposal includes 43 units of intergenerational housing that are affordable to households earning 30-60% of the Area Median Income. At a public hearing in April of FY23, the Planning and Development Board voted to approve a pre-commitment of FY24 and FY25 CDBG funds (total of \$930,000) and FY24 HOME funds (\$132,023.50), and the city's Inclusionary Zoning funds, to develop the Armory into affordable housing with supportive services. The Armory project received its Chapter 40B Comprehensive Permit from the Newton Zoning Board of Appeals and submitted a One Stop Application to the Massachusetts Executive Office of Housing and Livable Communities (EOHLC). In May of 2023, the West Newton Armory was one of 27 projects awarded state and federal tax credits, subsidy funds, and ARPA funds by the Healey-Driscoll Administration. Project construction is expected to begin in spring of 2025 and be completed in FY27, according to Civico's timeline.

The city is actively preserving 146 units of deeply affordable senior housing at 2Life Communities' Coleman House with FY26 CDBG funds. These funds are being used to support capital needs improvements and energy efficiency upgrades through a roof replacement. The improvements will make the project more efficient and environmentally sustainable for the next several decades and will improve the quality of life for senior residents.

The city will continue exploring the feasibility of redeveloping a parcel of land acquired in 2021 into affordable housing. The site contains three existing homes and was purchased by the city through its one-time allocation of ARPA Funds. In FY23, Newton was awarded a \$235,000 Housing Choice Grant from DHCD to hire a consultant to assess the feasibility of redeveloping

the site. Weston & Sampson was selected by the city, through an RFP process, to complete the feasibility study. In conjunction with the study, the Planning and Development Department, with the help of the consulting team, began the City's Real Property Reuse process in FY25 and worked with the Walker Center JAPG to review options for the site. At their January 2025 meeting, the JAPG requested and received a 90-day extension to continue exploring options for the site. By May 2025, the JAPG will deliver their recommendations with the Real Property Reuse Committee. Newton City Council will consider the next steps in FY26. The Newton Affordable Housing Trust and the Newton Housing Authority are currently engaged in a review of city-owned and NHA properties to identify properties with a priority for development/re-development.

### *Consortium*

The Town of Belmont Planning Board granted additional approvals for the Residences at Belmont, located in the McLean District Zone 3, a zoning overlay district which was approved by Town Meeting in 2020. Belmont includes six homeowner units and 23 rental units affordable to households earning 80% AMI and six rental units affordable to households earning 50% AMI. It is anticipated that construction will begin on this project in spring 2025. In addition, the Planning Board and Town Meeting voted to strengthen the Inclusionary Housing bylaw, to work in conjunction with the MBTA Communities zoning provisions approved in November 2024.

The Town of Brookline actively supports the production and preservation of affordable housing projects through the following initiatives:

- Brookline continues to process a significant number of 40B Comprehensive Permit projects, which will add to the town's affordable housing stock. In 2022, the town exceeded the 10 percent statutory minimum under Chapter 40B. Since the last Housing Production Plan (2016), Brookline has added 656 Chapter 40B-eligible units to the Subsidized Housing Inventory (SHI).
- Brookline's Public Housing Authority continues its multi-year strategic preservation initiative that will rehabilitate and preserve its six federal housing developments (containing 438 affordable units) through the HUD Rental Assistance Demonstration program, with state and local support.
- Brookline continues to support the development of affordable housing through nonprofit partnerships with Hebrew Senior Life, 2Life Communities, the Brookline Community Development Corporation, the Pine Street Inn, and the Brookline Housing Authority.
- The Community Preservation Act will continue providing a significant stream of funds for the production and preservation of new affordable housing projects, along with the strategic deployment of federal funds through the HOME Partnership and the Community Development Block Grant programs.

- Through the MBTA Communities Act, the town created a new overlay zoning district to permit as-of-right development of multi-family dwelling units within some multi-family (“M”) zoning districts, which will allow for significant new development of affordable units at a Brookline Housing Authority property on Walnut and High Streets, the Emerald Island Overlay District, and the Harvard Street commercial corridor.
- The Housing Advisory Board (HAB) will continue a study to understand the financial impacts of executing an Affordable Housing Overlay District (AHOD) that requires new rental and ownership residential developments to commit to providing 100% income-controlled units in the development in exchange for specific zoning allowances not available in the town’s base zoning policies.
- Finally, the Town of Brookline continues to administer its Inclusionary Zoning Bylaw which applies to any project with four or more newly constructed dwelling units.

In FY25, the City of Framingham’s Community Development Department will continue its partnerships and initiatives that support the development and preservation of affordable housing. The Department maintains this practice to remove barriers for residents unable to afford the rising costs of market rate units. For the next year, the city plans to prioritize HOME funds for projects that provide service-enriched housing as well as decrease homelessness for families and individuals. Through this approach, the City addresses the needs of low- and moderate-income residents coping with food insecurity, lack of transportation access, health care system entry challenges, and other issues. Framingham is continuing to work with the Framingham Housing Authority to redevelop 132 units in the Carlson Crossing project.

The Select Board and Planning Board approved the Needham Housing Plan in January of 2023. The Plan identifies 17 major actions and eight recommendations for further study to better promote housing affordability and diversity in the community. Among these strategies are the adoption of new zoning in compliance with Section 3A of the Massachusetts Zoning Act, the implementation of the Needham Housing Authority’s Preservation and Redevelopment Initiative (PRI) to improve and expand its housing developments, and the eventual redevelopment of the Stephen Palmer Building, which currently provides 28 affordable rental units. In the fall of 2025 Special Town Meeting approved a rezoning package that exceeded the requirements of the MBTA Communities Act and set the framework for development of new affordable housing. Further, although the Town has surpassed the state-mandated affordable housing requirement under Section 40B of MGL, Needham continues to work cooperatively with developers to create new subsidized housing and it is anticipated that at least one such project will be delivered during FY26.

In 2020 the Waltham City Council passed an inclusionary zoning ordinance requiring new residential projects with more than 18 units to set aside 20% of the units as affordable to

households earning  $\leq$  80% of the Area Median Income. These new units will remain affordable in perpetuity. The city also supports affordable housing through leveraging multiple funding sources and investments including city-owned property. Community Development Block grant, Affordable Housing Trust, and CPA funds supplement HOME funds to create and rehabilitate affordable units. Furthermore, the city renovates vacant surplus city-owned property to create new affordable housing units. The following proposed 40B projects are in the permitting processes: 1362 Main Street (369 units), 1486 Main Street (160 units), and 455 Totten Pond Road (315 units).

Since September 2022, when the Watertown Affordable Housing Trust officially replaced the Housing Partnership, its focus has been on creating the pipeline of affordable or mixed-income projects. The Trust has been in contact with the owners of several potential sites and is continuing to look for its first affordable housing site. Meanwhile, the Watertown Housing Authority (WHA), in partnership with the developer, Preservation of Affordable Housing, has made significant progress on redevelopment plans for Willow Park, a WHA property. The Affordable Housing Trust has granted \$400,000 for pre-development activities and the Watertown Community Preservation Committee has recommended a \$4 million grant for construction costs to the City Council.

<b>One Year Goals for the Number of Households to be Supported (By Population Type)</b>	
<b>Population Type</b>	<b>Number of Households</b>
Homeless (units reserved for homeless individuals and/or households):	0
Non-Homeless (for all units NOT reserved for homeless individuals and/or households):	68
Special-Needs (units reserved for households that are not homeless but require specialized housing or supportive services)	173
<b>Total (Consortium-wide) &gt;&gt;&gt;&gt;</b>	<b>241</b>

<b>One Year Goals for the Number of Households Supported Through (By Program Type)</b>	
<b>Program Type</b>	<b>Number of Households</b>
Rental Assistance (for programs such as TBRA and one-time payments to prevent homelessness):	44
The Production of New Units (construction of new units, including conversion of non-residential properties):	0
Rehab of Existing Units (including reconstruction):	194
Acquisition of Existing Units (for programs such as downpayment assistance):	3
<b>Total (Consortium-wide) &gt;&gt;&gt;&gt;</b>	<b>241</b>

**AP-60 Public Housing – 91.420, 91.220 (h)****1. Actions planned during the next year to address the needs to public housing:**

The Newton Housing Authority strives to provide tenants with resident services and social programming to meet their needs, using available grant funds and donations. In FY26, the NHA will continue to complete capital improvements to its properties according to its long-term capital plan, focusing first on health and safety improvements, building systems, and building envelopes. The Newton Affordable Housing Trust and the Housing Authority are engaged in a review of NHA properties to identify properties with a priority for redevelopment.

In FY21, the Newton Housing Authority (NHA) acquired 36 additional units of affordable housing. The NHA is focused on providing robust resident services to the existing residents of these properties. CDBG funds are also being utilized to complete capital improvements to the units in partnership with the City of Newton Department of Planning and Development.

In addition to its federal and state properties, the Housing Authority maintains 57 units of rental housing known as its Management Program (93 units in total, including the 36 recently acquired CAN-DO units), which are all managed as affordable housing for individuals and families with low incomes. Unlike the NHA's public housing, this portfolio does not receive any subsidy or capital funds from HUD or EOHLC. The NHA has used its own operating funds and occasional grants to maintain these properties throughout Newton. In 2019, the NHA commissioned a capital needs assessment of its 57 Management Program rental units at 13 properties. The assessment revealed significant needs at several properties, totaling \$2,924,044 in recommended first year expenditures alone. The NHA has undertaken some of the recommended improvements but does not have adequate resources to address all the recommendations in the capital needs assessment. In FY26, the city will work with the NHA to identify CDBG and HOME eligible rehabilitation projects to support the preservation of these important affordable units.

*Consortium Communities*

In FY26 (FFY25), the Bedford Housing Authority will continue its social service program to connect families to the resources necessary to stabilize their living situation and improve their quality of life. The program will provide financial literacy education, skill training, career coaching, and other support services to low-income households currently residing in Bedford Housing Authority units.

The Belmont Housing Authority, with support from the town, is pursuing the redevelopment of Sherman Gardens and Belmont Village. An architect will be hired in 2025 to design a comprehensive redevelopment plan for Sherman Gardens. This redesign effort is expected to

reach at least a design development level of completeness, so that site plan review approvals can be obtained. An architect will be commissioned to prepare a master plan study for Belmont Village. The Belmont Housing Authority will consider this plan through consultation with its residents. It is anticipated that HOME funds will be utilized for both projects.

In FY26, the Town of Brookline will work with the Brookline Housing Authority (BHA) on capital improvement and modernization projects at the High Streets Veteran property identified in the 2022 Capital Needs Assessment. The BHA is the largest provider of affordable subsidized housing through public housing and vouchers in Brookline. For many years BHA's aging state public housing has been underfunded when compared to federal public housing. As a result, the NHA submitted an FY26 CDBG application for improvements to High Street Veterans, one of four state public housing properties.

In FY20, the Framingham Housing Authority (FHA) announced plans for a major overhaul of its housing portfolio. Since then, the agency has been working to secure the necessary financing for the project. Some FHA sites are in Opportunity Zones, which allow the potential use of traditional and non-traditional investment streams for financing. HOME funds will be among the many sources used to support this major rehabilitation initiative. In June of 2022, the City of Framingham approved a substantial amendment to commit \$400,000 in HOME program income for the Carlson Crossing project. Carlson Crossing is a tri-phased rehabilitation of the FHA's 125-unit federal development in an Opportunity Zone. Construction on Phase I, which includes the three new ADA units, began in fall of 2022 and was complete in April of 2023. Phase II, which includes 68 units (5 HOME-assisted units) will begin in January of 2024 and is expected to be complete in August of 2025.

In FY26 the Lexington Housing Authority will complete its extensive, \$5 million modernization project at Vynebrook Village, a development of 48 units. The rehabilitation project includes accessibility improvements and will yield three ADA units.

Needham remains committed to supporting the work of the Needham Housing Authority (NHA) on its Preservation and Redevelopment Initiative (PRI). Currently in its advanced planning stages, Linden-Chambers will include a one-to-one replacement of 72 housing units followed by the creation of 64 new affordable housing units on the property. The annual Town Meeting held in 2024 adopted new zoning to allow for this redevelopment project.

NHA also includes the repositioning of federal public housing properties at Seabeds Way and Captain Robert Cook Drive. "Repositioning" involves moving the properties' subsidy stream from the original Section 9 public housing program to the Section 8 program. This effort can proceed

effectively as-of-right under HUD regulations, if the NHA can demonstrate that the Seabeds/Cook properties meet a minimum threshold of capital needs. This repositioning is scheduled to occur prior to the Linden-Chambers project to generate incremental financial resources that can cross-subsidize the Linden-Chambers project proforma.

Waltham collaborates with the WHA to ensure that its inventory of properties is maintained and renovated to provide safe and clean units for tenants. In FY23, Waltham allocated \$400,000 in HOME funds towards accessibility improvements at Beaverbrook Apartments, a 60-unit WHA elderly apartment development. The design for Beaverbrook ADA Upgrades is complete but the project is undergoing a scope reduction, since the available funds are \$400,000 less than the estimate. WHA and the project architect are adjusting the project in preparation for the bid process. A total of 27 of the 60 units to be renovated will be HOME assisted.

Further assisting WHA properties, \$31,250 in FY25 CDBG funds were allocated to an energy efficient window replacement project at a building in the Chesterbrook Gardens development that houses the nonprofit Chesterbrook Community Foundation. In addition to capital improvements, the WHA also receives CDBG funding for social service agencies operating within the WHA properties. Specifically, the Prospect Hill Community Foundation and Chesterbrook Community Foundation received \$16,480 in FY25 CDBG funds to support their after-school programs for children and families living in the Housing Authority properties. In October of 2025, \$2,742,079 in CPA funds were allocated for window replacements at Arther Clark and Winchester Crane Apartments, two WHA sites.

The Watertown Housing Authority (WHA) is expected to begin Phase II of its plan to make major building additions/site improvements to the McSherry Gardens 40-unit complex. Phase I included handicap-accessible living and community spaces and new kitchens and floors in one building (eight units), as well as site improvements. In December 2023, the WHA received an ARPA award from the city (\$1.6 million) for Phase II. This phase, which would replace the kitchens and floors in the remaining 32 units, is anticipated to start in late FY25 or early FY26.

In FY26, the WHA expects to apply for CPA and possibly state funding for a five-bedroom group home affordable at 60% Area Median Income for individuals with developmental disabilities. Zoning approval for this group home was obtained by the WHA in January 2025. The WHA also hopes to obtain zoning approval of a major redevelopment of its Willow Park development in the second half of FY25 and state funding approval in FY26. The existing complex consists of 60 units in six three-story buildings. The project will replace the 60 existing units at the same affordability levels (with tenants having a right to return and receiving assistance with temporary relocation) and add 78 affordable units.

In FY26, the Wayland Housing Authority, working with town, will continue to be an active partner in administering the HOME-funded TBRA program, providing security deposit assistance to income eligible households.

## **2. Actions to encourage public housing residents to become more involved in management and participate in homeownership:**

Across the Consortium, Public Housing Authority Resident Advisory Boards (RAB) are an established forum for community discussions. Watertown Housing Authority's (WHA) RAB is currently reviewing WHA's 5-year plan and Move to Work Designation supplements. Tenant service coordinators are available to connect residents with resources. For example, Needham Housing Authority employs three resident service coordinators, including two family self-sufficiency service coordinators. Channels of communication are established between staff and tenants. Belmont Housing Authority staff have an open-door policy and are available to assist residents during normal operating hours with additional time dedicated to walk-in hours and resident meetings. Weekly resident coffee hours, with the executive director or deputy director, are held twice a month at the Framingham Housing Authority (FHA). The Newton Housing Authority regularly surveys residents about its resident services programming. Many Consortium housing authorities provide residents with opportunities for classes, after school programs, or other activities run by nonprofits onsite.

In Brookline, as an affordable homeownership unit becomes available through turnover, the Housing Division administers the resale process through lotteries and engages underserved communities, minorities, and residents of the housing authority through extensive outreach. Public housing tenants interested in homeownership opportunities are notified through the Brookline Housing Authority or by signing up for the town's affordable housing listserv. There is a successful track record of public housing tenants taking advantage of these opportunities.

The Framingham Housing Authority (FHA) offers various opportunities for its residents to become homeowners or participate in management that the city's Community Development program fully supports. An example is FHA's Family Self-Sufficiency (FSS) program, which is a voluntary service that encourages FHA residents, both Section 8 and Public Housing, to work towards becoming financially independent by maintaining a savings account for five years. FSS diverts funds from rent increases into an account for the participant household. At the five-year mark, residents use the funds to accomplish a long-term goal, such as purchasing a home, paying for school, or becoming debt free. The Community Development program supports FSS participating residents and other FHA residents by notifying them of homeownership, rental,

employment, Section 3 and community development opportunities as well as committee meetings.

The Watertown Housing Authority has an active Local Tenant Association (LTO) and Resident Advisory Boards (RABs) in family and elderly developments. The Authority communicates all capital needs and operational issues to all the resident groups. In 2022, the Authority completed a state-of-the-art learning center located at Lexington Gardens for its family residents. During FY26, the WHA will continue to use the learning center to help families move out of public housing. Programming will include enrichment for children and training for adults to lower their debt, improve their credit score, and increase overall household income. The Willow Park redevelopment plans also include a new learning center.

**3. If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance:**

**N/A**

## **AP-65 Homeless and Other Special Needs Activities – 91.420 , 91.220(i)**

The former Brookline-Newton-Waltham-Watertown (BNWW) CoC is now part of the Balance of State (BoS) Continuum of Care (CoC), under the supervision of the Massachusetts Executive Office of Housing and Livable Communities (EOHLC). The EOHLC implements the continuum’s homelessness strategy across 115 member communities. This encompasses the administration of federal and state resources, submission of the Consolidated Application for McKinney-Vento funds, completion of regional needs assessments, and supervision of projects addressing homelessness assistance and prevention. Although the BNWW is under the direction of EOHLC, this group continues to meet regularly to strengthen the regional network of providers and the effectiveness of homeless assistance programs.

- 1. Describe the jurisdictions one-year goals and actions for reducing and ending homelessness:**
  - a. Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Annually, the City of Newton convenes the representatives of the former BNWW CoC, including local providers and municipal staff, and representatives from the BoS CoC to discuss the needs of the homeless population and how ESG funds can be best allocated to address those needs. In December 2024, the cohort finalized FY26 (FFY2025) ESG funding priorities across the five eligible components, including street outreach, emergency shelter, homelessness prevention, rapid re-housing, and HMIS.

Consistent with existing needs, HUD priorities, evaluation of ongoing programming, and recommendations from the CoC and local providers, Division staff allocated 33.5% and 19.3% of FY25 ESG funds towards homelessness prevention and rapid re-housing activities respectively. Homelessness prevention activities have proven to be a successful and effective method to avert homelessness. With a combination of financial assistance and case management, individuals and families stay housed and move towards stability in the long term. Furthermore, rapid re-housing activities, provide the much-needed assistance to close the gap and break down barriers that prevent homeless individuals and families from moving into permanent housing. The city’s ESG funds will be supplemented with other state and federal resources, including the Residential Assistance for Families in Transition (RAFT) and Emergency Rental and Mortgage Assistance (ERMA) programs. Brookline Community Mental Health Center will implement homelessness prevention and rapid re-housing activities for FY26.

While Division staff did not allocate FY26 ESG funds towards street outreach activities, the City of Newton and neighboring communities work within a strong network of resources to

collaborate and ensure unsheltered individuals and families are connected to the services that they need. As a result, the City of Newton will continue to partner with the Community Day Center of Waltham (CDCW) to engage these unsheltered individuals. Under the emergency shelter component, CDCW is awarded FY26 ESG funds to continue the operation of its day center and winter warming center, which provide a gathering space for individuals to receive a hot lunch, basic hygienic and medical needs, access to computers, case management, counseling, and referrals to detox facilities and other appropriate service providers.

**b. Addressing the emergency shelter and transitional housing needs of homeless persons**

The United States Interagency Council on Homelessness and the BoS CoC have established strategic goals to end and prevent homelessness, particularly among the veteran, family, youth, and chronically homeless populations. Division staff utilize ESG funds to support various shelter services, including those for survivors of domestic violence and men's and women's emergency shelters.

Although not current subrecipients of ESG funding, the Second Step, REACH Beyond Domestic Violence, and the Middlesex Human Service Agency provide critical emergency and transitional housing for the BNWW region. ESG funds are also awarded to the only day shelter in Waltham, Community Day Center of Waltham. As previously mentioned, the Community Day Center of Waltham provides a gathering space for individuals to receive a hot lunch, basic hygiene and medical supplies, access to computers, case management, counseling, and referrals to detox facilities and other appropriate service providers.

The ESG funding source serves as a valuable resource for these emergency shelter providers, especially since these types of projects are not eligible to receive McKinney-Vento Act funds. In addition, it is critical to support these emergency and transitional shelters as few exist in the BNWW region. Most other shelters are in Boston, which is a far travel for many homeless individuals and families. Without these emergency shelter providers in the BNWW region, many homeless individuals and families would be otherwise unsheltered. As a result, In FY21 (FFY20), as a direct response to the coronavirus pandemic, the Community Day Center of Waltham acquired the building adjacent to its Day Center and with the City of Newton's ESG-CV funds to renovate the building to serve as a winter warming center and an extension of the Center. Due to the coronavirus pandemic, the emergency shelters in the region reduced capacity to 50 percent to adhere to social distancing guidelines, leaving many more homeless individuals unsheltered. The Community Day Center of Waltham's winter warming center added much-needed beds in the region even after the distancing guidelines were lifted. Finally, the Pine Street Inn, though not funded by ESG, also operates several projects within the BoS CoC and

manages an experienced outreach team to help those unable or unwilling to enter a shelter. Pine Street Inn staff provides these individuals with referral information, food, clothing, hygiene products, and blankets.

The BoS CoC, in coordination with several agencies from former BNWW CoC, completed the 2024 Point-in-Time Count (PITC) in February. PITC data published in FY25 reported that 11,033 individuals were housed through a combination of emergency shelter and transitional housing programs throughout the BoS CoC, of which Newton is a part. In addition, 519 homeless individuals were found unsheltered. Within the BNWW region, the 2024 PITC reported 379 individuals housed through a combination of emergency shelter and transitional housing programs. In addition, 17 homeless individuals were found unsheltered within the BNWW region.

Although there is a clear need and benefit of providing shelter services, Division staff continue to strike a balance in allocating ESG funds between emergency shelter, homelessness prevention, and rapid re-housing activities, which can help reduce the number of individuals and families experiencing homelessness and the duration of the homelessness. The BoS CoC strives for permanent housing stability to effectively end homelessness.

The City of Framingham has a memorandum of understanding with Family Promise MetroWest in Natick to provide HOME funded TBRA rental vouchers to their clients who want to live in Framingham. Family Promise MetroWest is a homeless provider working with families who are not always eligible for shelter placement through EOHLIC. This successful partnership provides a year's worth of rental subsidies to families who are referred to the city by Family Promise MetroWest, in exchange for extensive case management services from Family Promise.

The Waltham HOME TBRA program bridges homeless individuals into public housing with a rental subsidy based on the Waltham Housing Authority (WHA) rent standard. The Community Day Center, the Waltham Police Homeless Task Force, and the Middlesex Human Service Agency collaborate to refer homeless individuals to the TBRA Program and maintain a proactive approach in providing continued support for clients. Homeless and near-homeless individuals are referred to Community Day Center for housing opportunities, food resources, and supportive services. The Waltham Senior Center assists at-risk seniors to apply for public housing and other services.

- c. 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.**

ESG funds continue to be allocated toward homelessness prevention and rapid re-housing activities to assist homeless individuals and families and those who are at risk of homelessness in the BNWW region. Homelessness prevention and rapid re-housing activities stabilize individuals and move them towards permanent housing and independent living. Activities include rental assistance (short- and medium-term rental assistance), financial assistance (rental application fees, security deposits, last month’s rent, utility deposits, utility payments, moving costs), and services (housing search and placement, housing stability case management, mediation, legal services, and credit repair).

In July 2019, the City of Newton’s City Council passed the updated Inclusionary Zoning Ordinance, which includes the Extremely Low-Income (ELI) Alternative Compliance Option. The ELI option allows a developer to seek a special permit to reduce its total percentage of required Inclusionary Units. Under the new Inclusionary Zoning Ordinance, any project that includes the construction of twenty-one or more new rental units must set aside 17.5% of its total units as affordable units (including 2.5% middle-income units). However, the developer may seek a special permit to alternatively set aside 12.5% of its total units as affordable units under the ELI option.

To undertake the ELI option, the developer must provide and cover all costs associated with offering ongoing, regular on-site support services for households residing in the ELI units, which are set at 30% AMI. The ELI option is a result of the City of Newton’s emphasis on creating permanent affordable housing with supportive services to ensure the City’s most vulnerable population is stably housed, has increased economic security, and improved health.

The following table details the breakdown of the 12.5% affordability requirement under this ELI option:

<b>Extremely Low-Income Alternative Compliance Option: Number of Inclusionary Units Required</b>	
<b>Tier Level</b>	21+ UNITS
<b>ELI Tier: 30% AMI</b>	2.5%
<b>Tier 1: 50%-80% AMI</b>	7.5%
<b>Tier 2: 110% AMI</b>	2.5%
<b>Total</b>	12.5%

Source: City of Newton’s Zoning Ordinance, Chapter 30

The City of Framingham continues to work with Family Promise MetroWest to provide services to Framingham residents who are at risk of becoming homeless. Family Promise MetroWest has a diversion program to assist residents who are at risk of becoming homeless with financial and/or other services.

- d. Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The City of Newton's ESG homeless prevention program funds are intended to prevent low-income individuals and families from moving into emergency shelters or living in a public or private place not meant for human habilitation. Funds can be utilized for rental assistance (short- or medium-term rental assistance), financial assistance (application fees, security deposits, last month's rent, utility deposits, or moving costs), or service costs (housing search and placement, legal services, or credit repair). The City of Newton continues to target its ESG funds towards homelessness prevention programs and collaborate with the McKinney Vento Liaison to ensure low-income individuals and families are receiving the support that they need to avoid homelessness. Furthermore, the city will continue to facilitate referrals between ESG and non-ESG providers to ensure resources are available to all in the jurisdiction.

In FY26 Bedford and Natick will continue administering TBRA and rent relief programs, to assist low-income households with temporary monthly rental assistance in the form of a grant. Sudbury will continue to assist income eligible owners with temporary mortgage assistance through the town's mortgage assistance program.

In FY26 the City of Framingham will provide eligible homeless families, who were referred to Family Promise MetroWest, a rental assistance voucher. In exchange, Family Promise provides intensive case management. The Community Development Program coordinates with the Southern Middlesex Opportunity Council to refer clients to Residential Assistance for Families in Transition (RAFT). The program includes collaborations with the MetroWest Health Foundation, Framingham Community Partners, MetroWest Legal Services, MetroWest Mediation Services and MetroWest Housing Coalition.

The Natick Service Council helps low-income families through eviction prevention services, emergency utility assistance, and financial assistance for school, camp, and other children's programs.

In 2023, the City of Watertown approved use of \$317,466 in ARPA funding, to hire a full-time social service resource specialist for three years. This specialist is tasked with assisting clients with mental health, housing, and homelessness issues.

In FY26 the city will support several affordable housing projects that target the special needs population. The preservation of 146 units of deeply affordable senior housing at 2Life Communities' Coleman House will continue in FY26. These funds are being used to support capital needs improvements and energy efficiency upgrades through a roof replacement. The improvements will make the project more efficient and environmentally sustainable for the next several decades and will improve the quality of life for senior residents. The city will also continue to work with the Newton Housing Authority to identify eligible rehabilitation projects to support the preservation of these units. Finally, deferred payment loans offered by the Housing Rehabilitation program in Newton enable homeowners to complete health and safety repairs and improvements, which provides an opportunity for many elderly residents to age in place.

Across the Consortium, Tenant-Based Rental assistance and housing rehabilitation programs will target non-homeless special needs households. It is anticipated that 44 households will be assisted through Tenant Based Rental Assistance programs in Bedford, Framingham, Natick, Waltham, and Wayland. In FY26, HOME funds will be used to advance several projects to rehabilitate housing authority units. Accessibility improvements at the Waltham Housing Authority's Beaverbrook Apartments, a 60-unit elderly development, are expected to be completed in FY26. This project will yield 27 HOME-assisted units. Framingham is partnering with its local Housing Authority to rehabilitate and redevelop Carlson Crossing, a phased project that will rehabilitate 125 units and produce 7 units, including a total of ten HOME units. The project will also add three new buildings with seven accessible units. Phase I, construction of the seven ADA accessible units was completed in April 2023 and Phase II (rehabilitation of 68 units) commenced in January 2024 and is expected to be complete in FY26. Belmont will continue to advance two proposed Belmont Housing Authority projects at Sherman Gardens and Belmont Village.

**AP-75 Barriers to Affordable Housing – 91.420, 91.220(j)**

**1. Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment:**

The MBTA Communities Act (also referred to as Section 3A) and the Affordable Housing Act are new statewide statutes that bear potential to increase the supply of affordable housing in the Consortium. Section 3A requires all MBTA communities to have at least one zoning district of reasonable size in which multi-family housing is permitted as of right and meets the following criteria: minimum gross density of 15 units per acre, located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, no age restrictions, and suitable for families with children. While the state had many specific guidelines under Section 3A, there is affordable housing mandate. Municipalities are required to complete an Economic Feasibility Analysis for an affordable housing requirement of over 10 percent. Each of the WestMetro HOME communities are designated MBTA communities and must create a compliant multi-family zoning district. Nearly all the communities in the Consortium have adopted zoning intended for Section 3A compliance. Concord, Lexington, Natick, Sudbury and Wayland passed 3A zoning with an affordable requirement, and Lexington has already permitted developments under the new zoning.

The Massachusetts Affordable Homes Act, signed into law in 2024, allows for the provision of accessory dwelling units (ADUs) by right on single-family zoned land. In addition, cities and towns cannot restrict ADU occupancy to family members or caretakers or require owner occupancy of either the primary dwelling unit or the ADU. The law also prevents municipalities from prohibiting an owner from renting out the ADU. Several communities in the Consortium, including Framingham, Lexington, Needham, Newton, and Sudbury previously made progress in this area by passing zoning to allow ADUs by special permit. The Affordable Homes Act legislation elevates the possibility of creating a type of housing that is naturally affordable due to its smaller footprint and lower cost of construction.

Local planning efforts set the foundation to break down barriers to affordable housing. Consortium communities are advancing the goals and strategies established in Housing Production Plans, the FY21-25 Consolidated Plan, and FY21-25 Analysis of Impediments to Fair Housing Choice. Housing trusts and partnerships continue to increase advocacy and awareness around affordable housing.

Belmont is working towards reaching the town's 10% affordable housing goal through the Inclusionary Housing Bylaw, the Housing Production Plan, and the Planning Board and Town Meeting approval of the Mclean-Northland project. The town has an active Housing Trust that was recently awarded Community Preservation Act (CPA) funding for the purpose of creating

more affordable housing in town. The Belmont Housing Trust established regular funding rounds for developers, to apply to create more affordable homes and/or more deeply affordable homes in their developments.

Brookline's regulatory and policy strategies identified in the 2024 Housing Production Plan include:

#### Regulatory efforts and strategies

- Develop affordable housing on municipal owned sites
- Move toward form-based zoning
- Allow additional housing density at key transit nodes, and in areas undergoing transition to higher density or where existing characters have been degraded by auto-oriented development.
- Allow additional housing density in areas that are close to transit stops, but not directly on corridors
- Allow additional housing density on corridors where FAR is currently limited to one or less.
- Develop a 100 percent affordable housing overlay that allows increased density
- Conduct additional location-based tests to evaluate the feasibility of using current public benefit incentives for FAR and height on actual site.
- Eliminate FAR requirements for residential and mixed-use buildings in Brookline's most dense areas.
- Reduce parking restrictions and increasing density where appropriate.
- Streamline the town's permitting procedures.
- Review the inclusionary zoning policies periodically.

#### Policy and Advocacy Strategies

- Educate town meeting members about affordable housing needs, policies, programs, initiatives, and financing, as well as the town's existing staff capacity and demands on staff time.
- Ensure that the Comprehensive Plan process includes input from diverse stakeholders, including residents of affordable housing.
- Continue to pursue a Linkage Fee program.
- Continue to nurture partnerships with mission-based development organizations to help foster affordable housing development.
- Increase the financial feasibility of creating or preserving affordable housing with local tax policies.
- Strengthen local government and the public's understanding of the community benefits provided by affordable housing and multifamily development.

Needham supports and encourages the expansion of affordable housing opportunities as evidenced by the fact that the town has met and exceeded the state's 10% requirement for affordable housing. The town also prepared a housing plan and adopted a series of zoning

bylaws that promote housing diversity and affordability including allowing specified Accessory Dwelling Units by-right, zoning about half the town for quarter acre lots, allowing multi-family housing in certain zones by-right, and adopting inclusionary zoning. On October 21, 2024, Needham Town Meeting adopted four zoning amendments exceeding the requirements established by the state to allow for increased as-of-right multi-family housing in areas around public transit stations. The Town is also reevaluating the membership and responsibilities of the Needham Affordable Housing Trust to strengthen the municipal efforts to maintain and increase the supply of affordable housing.

Newton is in the process of completing the final technical provisions required by the state for compliance with Section 3A. These changes are currently being considered by the City Council and Zoning and Planning Committee for approval. The city is also considering amendments to Newton's existing Accessory Dwelling Unit (ADU) Ordinance in line with the Affordable Homes Act, which took effect on February 2, 2025. Newton has permitted 59 ADUs in the last five years. Finally, as required by Section 5.11.13 of Newton's Inclusionary Zoning Ordinance, the Planning Department is looking back at the updates made to the ordinance in 2019 to ensure that it is still effective in creating affordable housing for low- to moderate-income people and families.

The RHSO Communities are making progress in reducing the barriers to affordable housing. Concord, Natick, Sudbury and Wayland have active Housing Production Plan efforts and/or approved plans, and there is a needs assessment underway in Lexington. Zoning for multi-family housing that requires an affordable component is strengthened through the MBTA/3A zoning. Expanding sewer and municipal wastewater treatment services is an area of public service opportunity, particularly in Concord, Sudbury, and Wayland. Although this project is not expected to be undertaken in the next few years.

Watertown is in the middle of a rezoning process for the Watertown Square area that would create a by-right district for multifamily housing, provide density bonuses for affordable developments, and lower parking requirements.

## AP-85 Other Actions

### 1. Actions planned to address obstacles to meeting underserved needs:

Please refer to section AP-35: Projects.

Brookline will continue to require the provision of affordable housing from all new developments of four or more units; support the Brookline Housing Authority; and expedite permitting of mixed-income housing through the comprehensive permitting process. The Housing and Community Planning will work to overcome the obstacles to meeting underserved by:

- Leveraging resources and partnering with housing and service organizations to create supportive housing units to help federal dollars to burst more projects;
- Securing partnerships with developers in order to apply for more tax credit funds and other grants;
- Assisting households to increase their income and assets including public service funding for job readiness and other assistance programs;
- Making housing and public services available to the underserved including populations with special needs;
- Ensuring materials, services, and meeting locations are available to underserved populations through translated materials and accessibility.

### 2. Actions planned to foster and maintain affordable housing

One of the priorities to maintain existing affordable housing in Belmont has been to stop significant rent increases at affordable rental units monitored by the town. The language used in the Regulatory Agreements governing these developments has rendered the Housing Trust's attempts to intervene unsuccessful. Town staff and the Housing Trust are participating in a MAPC led task force to find ways to address this problem, which is shared by other communities.

Brookline is a strategic partner in pursuing public-private partnerships that foster affordable housing development in key locations town-wide. The town assists the Brookline Housing Authority in numerous projects involving construction, repair and renovation efforts. The town usually matches fiscal resources and technical assistance to facilitate new affordable housing development for state funded projects. Brookline commits to continue:

- Monitoring the existing inventory of affordable housing through NSPIRE/HQS inspections, verification of primary residency and continued relationships with property managers.
- Reinvesting in resources in aging housing stock to ensure affordable units remain safe, healthy, clean and up to the state sanitary code.
- Exploring private and regional/state funding opportunities for affordable housing.

- Encouraging zoning policy that promotes the new construction of affordable housing.
- Collaborating with regional public and private agencies to promote affordable housing.
- Requiring long-term affordability restrictions, including in-perpetuity restrictions wherever possible.
- Preserving affordability for units with expiring restrictions.

In Framingham, funding through HOME, CDBG, and other sources is used to supplement high construction costs that drive the market towards less affordability.

The City of Waltham will continue to produce and preserve affordable housing through creative means, including renovating and converting surplus city-owned buildings into multi-unit buildings. HOME dollars will be leveraged with other federal and local sources to upgrade and sustain Waltham Housing Authority's (WHA) state units. In addition to financing WHA projects, Community Preservation Act (CPA) funds will continue to be allocated for both private and city-owned affordable housing projects. The provision of zoning relief to new construction of multi-family properties, through approval of special permit and comprehensive permit projects will continue to be a viable strategy. Waltham's HOME-funded TBRA program will be used to assist eligible renters with the upfront costs of leasing.

The top priority of the Watertown Affordable Housing Trust is to identify viable sites for affordable housing and develop new units through a local match for federal and state tax credits, grants, and loans.

### **3. Actions planned to reduce lead-based paint hazards**

Newton's Housing Rehabilitation program currently uses CDBG funding to provide grants to income-eligible homeowners to remove lead-based paint and asbestos. The program also offers these homeowners zero-interest deferred payment loans to fix building and safety code violations. This successful program will be continued in FY26 (FFY25).

The WestMetro HOME Consortium ensures that all HOME-assisted projects comply with applicable requirements of the Lead-Based Paint Poisoning Prevention Act, 42 U.S.C. 4821, et. seq.; Residential Lead-Based Paint Hazard Reduction Act of 1992 and all future revisions and amendments, as well as, comply with such Lead-Based Paint regulations as may be adopted pursuant to HOME Program regulations and with the requirements of the Massachusetts Lead Paint Statute, M.G.L. c.111, ss190-199A.

The Brookline Environmental Health Department enforces lead-based paint and other hazard regulations and federal statutes through the Brookline Division of Environmental Health. The

Health Department enforces state and federal regulations and requirements for lead removal, abatement, and containment as they are treated as public health hazards. Construction contractors are required to comply with the state's requirements of safe practices for renovation, rehabilitation, and lead abatement. The Town refers property owners and renters in need of lead abatement to state agencies in charge of administering lead abatement programs such as the Get the Lead Out Program. Those referrals are coordinated with Urban Edge, located in Boston and serving Brookline residents. Households with a child under 6 years of age can request an inspection by the Brookline Health Department to verify the presence of lead in homes. Housing development projects funded with CDBG and HOME funds are required by federal law to assess environmental impacts through an environmental review assessment. Developers are required to disclose and mitigate the presence of toxic substances such as lead and/or asbestos, and in most cases, HUD requires a mitigation plan if the proposed activity poses a risk for humans.

In Framingham, lead paint testing is conducted on each property built prior to 1978 that is assisted with federal funds. Lead risk assessments are completed for all housing units receiving assistance through CDBG and HOME. When conditions are found which indicate a potential lead-based paint hazard, appropriate remedial action is taken and all lead work is conducted in accordance with federal regulations and performed by a certified contractor.

Although Needham has a Public Health Division staff person within the Health and Human Services Department Health Department who has a Lead Determinator License from the state, the Town rarely receives complaints about the existence of lead-based paint in homes and typically refers complaints to the MA Lead Poisoning Prevention Program/Childhood Lead Poisoning Prevention Program. Information for residents on lead-based paint issues is shared on the town's website. Moreover, as part of the demolition permitting process, the Town requires that all builders hire a water truck to be present on site throughout the demolition process to spray down any dust plumes that may occur to prevent potential airborne hazards from migrating onto other neighboring properties.

The City of Waltham's CDBG funded Housing Rehabilitation Loan Fund offers zero interest deferred loans for low-moderate income owner occupied or rental properties. This program funds various eligible improvements that enhance the occupants' quality of life, including the mitigation of lead-based paint hazards and lead abatement. Furthermore, the Planning and Housing Departments coordinate with the Public Health department to maximize service delivery benefits to clients.

The Watertown Health Department enforces the Massachusetts regulation on childhood lead poisoning prevention and control and educates tenants about their right to information about the presence of lead in their homes and available remedies for any violations. Watertown's

housing programs have historically involved new development or rehabilitation/conversion of buildings where lead paint testing and remediation is required for funding.

The Towns of Bedford, Belmont, Concord, Lexington, Natick, Sudbury, and Wayland refer residents to MassHousing’s Get the Lead Out program, which offers deferred or low-interest loans for lead remediation.

**4. Actions planned to reduce the number of poverty level families**

One of the priorities of the Housing and Community Development Division is to fund programs and services for poverty-level individuals and families. According to the 2022 ACS, the City of Newton has 4.6% of its population living below the poverty level, representing 3,757 individuals. The following is a breakdown of individuals living below the poverty level by age group and the 2023 and 2024 poverty guidelines.

<b>Newton Population by Age Group</b>	<b>2022 ACS Estimate Below Poverty Level</b>
Under 18 years	490
18 to 64 years	2,318
65 years and over	949
<b>Total</b>	<b>3,757</b>

Source: American Census Survey, 2022, 5-Year Estimate

<b>Household Size</b>	<b>Poverty Guideline (for 48 Continuous States and the District of Columbia)</b>	
	<b>2023</b>	<b>2024</b>
<b>1</b>	\$14,580	\$15,060
<b>2</b>	\$19,720	\$20,440
<b>3</b>	\$24,860	\$25,820
<b>4</b>	\$30,000	\$31,200
<b>5</b>	\$35,140	\$36,580
<b>6</b>	\$40,280	\$41,960
<b>7</b>	\$45,420	\$47,340
<b>8</b>	\$50,560	\$52,720
<b>For each additional person, add</b>	\$5,140	\$5,380

Source: Office of the Assistant Secretary for Planning and Evaluation, U.S. Department of Health and Human Services

Through the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG), the City of Newton targets its federal funds to support programs that, to the maximum extent possible, service extremely low- and moderate-income persons.

The City of Newton's CDBG Public Services and ESG program provide grants to support programs that serve poverty-level and low-income households in Newton and surrounding communities, including Brookline, Waltham, and Watertown.

Across the Consortium, there are an estimated 31,418 individuals living below the poverty level (2022 five-year American Community Survey). HOME-funded Tenant Based Rental Assistance and HOME-assisted units hold the potential to transition these individuals out of poverty and prevent other households from slipping below the poverty level. The highest poverty rates in the Consortium are found in Brookline, Framingham, and Waltham. These entitlement communities also provide the maximum allowable CDBG funding for public service activities, which primarily serve low to moderate income persons and households. In many of the smaller Consortium communities, such as Bedford, Concord, Lexington, Needham, Sudbury and Wayland, the housing authorities are the primary resource for assisting poverty-level households.

The City of Newton's CDBG Public Services and ESG program will continue to provide grants to support programs that are intended to serve poverty-level and low-income households in Newton and the surrounding communities, including Brookline, Waltham, and Watertown. The city will continue to facilitate referrals between ESG providers and public service providers to ensure resources are available to all in the jurisdiction.

Although Brookline is listed among the top 20 cities and towns in Massachusetts with the highest per capita income, over 10% of Brookline residents live 100% below the Federal Poverty Level (FPL) and over 17% live below 200% of the FPL. The 2024-2028 Brookline Community Health Improvement Plan (CHIP) outlines objectives and strategies to work towards helping every individual to achieve financial well-being and the economic stability necessary to thrive. The Brookline CHIP aims to increase employment opportunities for marginalized populations in roles that offer career advancement prospects, boost the percentage of Brookline residents reporting surplus money at month-end, and increase the number of marginalized individuals who have savings capable of covering at least one month of living expenses. An additional objective outlines plans to expand the range of affordable or free childcare, early education programs, and after-school programs to alleviate financial burdens for families, particularly those from marginalized populations, and to promote greater access to educational and

developmental opportunities for children. The plan is a multi-agency, inter-departmental, community-based roadmap led by many social services agencies and community groups.

The City of Framingham offers rental assistance programs to help poverty-level families find and stay in their homes. The city plans to allocate 15% of CDBG funds to public services, which is the maximum amount allowed under HUD regulations. A high funding priority is placed on public service programs which improve educational success and job readiness for adults and youth.

The City of Waltham utilizes diverse funding sources to help reduce the number of poverty-level families and support low-income individuals and families. TBRA assistance targets near-homeless families and individuals to transition them into stable housing. The city also leverages Affordable Housing Trust, Community Preservation Act, HOME, and CDBG funds to renovate and/or create affordable housing and provide social services to people at risk of becoming homeless. The Housing Division works closely with social service organizations such as the Community Day Center to provide supportive services and funding for individuals who are currently homeless or at risk of becoming homeless. This creates a supportive structure for these clients to remain permanently housed.

Needham is committed to promoting additional and improved subsidized rental housing development. The town works closely with the Needham Housing Authority to serve households living below the poverty level. These efforts include an infusion of Community Preservation Act funding. The Needham housing specialist refers individuals and families in need of support to municipal departments and public and private agencies to help address issues associated with poverty.

Watertown's primary anti-poverty strategy is to increase affordable housing with Inclusionary Zoning, the Affordable Housing Trust, and Community Preservation Act funds. Watertown's Inclusionary Zoning Ordinance sets aside a portion of units for tenants at two income levels. For developments over 19 units, 10% of units must be set aside for households earning 80% AMI and 5% for households  $\leq 65\%$  AMI. The Watertown Affordable Housing Trust has committed \$400,000 in pre-development funds for the redevelopment of the Willow Park public housing project. The project is seeking funding from the Watertown Community Preservation Committee. The Watertown Affordable Housing Trust has been looking for an affordable housing site to produce deeply affordable units since early 2023.

The remainder of the communities in the Consortium (Belmont, Bedford, Concord, Lexington, Natick, Sudbury, and Wayland) will use HOME funds to reduce individuals and families living below the poverty level through the production and preservation of affordable housing, in

partnership with local housing authorities and developers. In Natick, the Affordable Housing Trust works in conjunction with the Natick Service Council, in addition to the Natick Housing Authority, to support housing and services for the Town's lowest income residents. Bedford, Lexington, Natick, and Wayland will also utilize HOME funds to operate Tenant Based Rental Assistance programs.

## **5. Actions planned to develop institutional structure**

Annually, the City of Newton issues a public service and an ESG RFP to solicit proposals from qualified organizations that have demonstrated an outstanding capacity to meet the needs of the low- and moderate-income population in Newton and the former BNWW CoC. Additionally, staff will continue to collaborate with the city's Health and Human Services Department, BoS CoC, and other partners to combine resources and investigate other creative strategies to address the priority needs related to public services and homelessness.

The partnership between the Newton Housing Authority (NHA) and the City of Newton capitalizes on the institutional structure of both entities. The city will continue to work with the NHA on the rehabilitation of its existing units as well as the development of new affordable housing projects. Currently, the Newton Affordable Housing Trust and the Housing Authority are engaged in a review of NHA properties to identify properties with a priority for redevelopment.

Newton advisory groups are comprised of knowledgeable citizens that help the city increase affordable housing, further fair housing, and remove architectural access barriers. Staff will continue to collaborate with the Newton House Partnership to identify implementable strategies for increasing Newton's affordable housing stock, particularly for extremely low and low-income households. The Fair Housing Committee aims to assure that policies and practices relating to fair housing are interwoven in the operations and activities of the city as well as the fabric of the community. As part of its mission, the Committee assists the city in meeting its duties to affirmatively further fair housing within Newton. The Commission on Disabilities works with staff to identify priority projects for the removal of architectural barriers to improve mobility and accessibility for people with disabilities.

### *Consortium*

One of the priorities for preventing homelessness in Belmont has been to stop significant rent increases at affordable rental units that the town monitors. The language used in the Regulatory Agreements governing these developments has rendered the Housing Trust's attempts to intervene unsuccessful. Town staff and the Housing Trust are participating in a MAPC led task force to find ways to address this problem, which is shared by other communities. In addition, this year Belmont created a list of resources on the Housing Trust webpage to refer the public to

sources of assistance for a variety of housing needs. This page will be updated as town staff become aware of more resources.

Brookline will facilitate the development of a more permanent and robust institutional structure and service delivery system, to address priority needs in the areas of financial security, access to social and health services, housing affordability, and mental and behavioral health. To that end, the Town will continue to seek opportunities for integration and collaboration among community-based organizations, governmental boards and commissions, town departments, and residents.

Needham's Health and Human Services Department, which is a consolidation of the former Youth Services Department, Council on Aging, and Board of Health, delivers health and human services to the town's vulnerable populations. Consideration is being given to involve the housing community specialist in this coordinated response. Needham also participates alongside the Towns of Wellesley, Weston and Wayland in the West Suburban Veterans District, which links veterans and their families with social services.

Waltham works closely with local social service organizations through referrals to its TBRA and CDBG programs. The city has established relationships with the Waltham Housing Authority, nonprofit organizations, housing developers, and lenders. The Waltham Police Department has a homeless outreach team that models its approach after the successful Chelsea's Hub program to address homelessness by collaborating between multiple stakeholders. The city provides funds annually for a winter warming triage center managed by the Community Day Center. The warming center serves the chronically homeless, individuals who may not be able to pass a drug test to get into a dry shelter, people suffering from mental illness, or some combination of those factors. Without the center, these men and women would be sleeping outside overnight during the winter.

In 2024, Watertown engaged a consulting firm to assess the city's community's health and human service needs, determine the scope of services available to meet those needs, identify remaining disparities in services, and recommend resources to fill those gaps. The report, issued in November 2024, makes recommendations to overcome identified gaps in institutional structure and service delivery. The recommendations include the creation of a Human Services Department and addition/transfer of staff to implement the program recommendations.

## **6. Actions planned to enhance coordination between public and private social service agencies**

Please refer to section AP-10: Consultation at the beginning of this plan.

## Program Specific Requirements

### AP-90 Program Specific Requirements

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220 (l) (1)

1. The total amount of income that will have been received before the start of the program year that has not yet been programmed	\$85,000
2. The amount of proceeds from 108 section loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior year statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>\$85,000</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit – A consecutive period of one, two, or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

**HOME Investment Partnership Program (HOME)  
Reference 24 CFR 91.220(l)(2)**

**1. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

For those communities that have utilized HOME funds for homebuyer and homeownership activities, program participants are required to occupy the property acquired with assistance through the program as their principal residence for the duration of the Affordability Period, in accordance with **24 CFR 92.254(a)(4)**. The Affordability Period is determined by the amount of HOME financial assistance provided to the program participant, as detailed in the table below.

<b>Downpayment/Homebuyer</b>	<b>Affordability Period</b>
Less than \$15,000	Five (5) Years
\$15,000 - \$40,000	Ten (10) Years
Over \$40,000	Fifteen (15) Years

Period of Affordability Chart

***Bedford, Belmont, Concord, Lexington, Needham, Sudbury and Wayland***

These communities are unable to utilize HOME funds for ownership units of new construction due to the conflicts between the State’s affordable housing deed riders and the HOME Program rule, with respect to the resale and recapture provisions. These communities understand that if a HOME-assisted homeownership project or program is put forward, the recapture/resale provision will have to be submitted to HUD (through the Consortium Administrator) for approval prior to HOME funds being used for such assistance. This guideline has not changed since the submission of the FY16-20 Consolidated Plan.

***Brookline***

When providing homebuyer assistance, that is, funding directly to a homebuyer to purchase an existing unit at a market price, the town will continue to pursue two different strategies.

- (1) If the unit is located in a property with fewer than six units, at the time of resale, the seller will repay to the town the down payment assistance provided plus that portion of the net appreciation, if any (current market price minus original sales price, appraisal fee, if any, brokerage fee up to five percent of resale price, and the depreciated cost of approved capital improvements) which reflects the proportion of public subsidy to total equity invested. Total equity consists of town homebuyer assistance, owner down payment, owner pay-down of principal and, for consistency with HUD requirements, the cost of capital improvements referenced earlier. In no case will the owner be required to repay the town more than the net proceeds for

the sale, that is, the sales price minus non-HOME loan repayment and sale-related and closing costs.

- (2) If the unit is in a property with six or more units, the town will have a right of first refusal at a price which represents the original purchase price, minus the subsidy, adjusted by changes in AMI or 80 percent of median income, whichever is lower, plus compensation for the depreciated cost of approved capital improvements, plus the amount in the condominium association's segregated capital replacement account attributable to the unit. In the event that the town cannot exercise its rights, the seller will be free to sell on the market and repay the loan with shared appreciation in accordance with (1), above.

It should be noted that the town has not operated this type of Housing Assistance Program for a number of years due to the high price of market-rate units. For example, median condo prices in Brookline for 2019 are over \$900,000 and single families are even more expensive. Even with generous subsidies, most market-rate units are unaffordable to households earning less than 80% of AMI. At this time, the town prefers to use all locally-controlled resources to support affordable housing projects that can leverage state, federal, and private funding resources.

The town will continue to use the Commonwealth of Massachusetts' Affordable Housing Deed Rider as a resale restriction for units which are offered – through inclusionary zoning, the State Chapter 40B program and/or various non-HOME subsidies. According to this deed rider, resale price is based upon increases over time in Area Median Income, adjusted by the commercially reasonable cost of approved capital improvements, depreciated over the remaining years of the owner's occupancy, as long as the price at resale is neither more than what a range of income-eligible buyers can afford nor less than the owner's initial purchase price.

However, where HOME funds are provided to a developer in order to acquire and rehab or build new units for sale at affordable prices, the town will use a resale agreement running with the land that will provide the owner with a fair return on investment, while assuring that the unit will be affordable to a range of income-eligible buyers at least through the HOME period of affordability. Resale price will be the initial sales price plus the commercially reasonable cost of approved capital improvements depreciated over the remaining years of the owner's occupancy, plus return on investment. Investment will be defined as the original downpayment, annual contributions to principal, and commercially reasonable cost of approved capital improvements. Return on investment will be calculated as the sum of the annual interest on the owner's cumulative investment (without compounding), based on the interest rate of ten-year bond obligations of the United States Treasury.

With regard to repayment for capital improvements, capital improvements must be approved beforehand, and be of function and quality (or be so valued) consistent with the use of the housing as affordable housing. The capital improvements are those owned by the condominium owner (and not part of common space) and might include, for example, the replacement, due

to damage or long term wear and tear, of windows, heating or hot water systems, and stove, refrigerator or dishwasher.

The Town understands that, to the extent that resale price for a HOME-subsidized unit during the HUD period of affordability exceeds what a range of income-eligible buyers can afford, it may be obligated to fund the difference. A resale price is within the range of income-eligible buyers if it is based upon what a household with a size which equals the number of bedrooms plus one and an income 10 percent below the relevant income limit can afford when spending no more than 30 percent of gross income on housing costs (mortgage, real estate taxes, home and private mortgage insurance, and condo fees), assuming current interest rates offered plus one quarter percent for a 30 year, no point fixed-rate loan with a down payment of five percent of total costs. Units that come up for resale will be targeted to low-income first-time homebuyers earning up to 80 percent of the Boston-Cambridge-Quincy MA-NH Area Median Income (AMI), as published by the U.S. Department of Housing and Urban Development, for the duration of the HOME Period of Affordability (*see affordability period chart at the beginning of Section 1*) and as consistent with the number of bedrooms in the unit.

With regard to the preservation of affordable rental housing, when providing funding to developers/owners of rental properties, the town will continue to structure the subsidy as a long-term deferred interest loan, which may be extended if required for continued affordability, and to reserve for the town a right of first refusal to purchase the property should the owner seek to sell.

### ***Framingham***

The City of Framingham employs a deed restriction to serve as a recapture mechanism for its HOME-funded downpayment assistance and housing rehabilitation programs. The Period of Affordability Chart identified in the beginning of Section 1 will apply. For both types of assistance, if the premises are sold, cease to be the mortgagor's primary residence or there is any change in the title during the term of the promissory note, which commences upon the completion date, or the mortgagor is not in substantial compliance with the promissory note and mortgage, the town will recapture the full HOME loan or the net proceeds, if the net proceeds are less than the full amount of the HOME loan and the Mortgagor's investment.

### ***Natick***

The Town of Natick will use the recapture provisions for those housing units that are not intended to be listed on the DHCD Subsidized Housing Inventory (SHI), or do not qualify for the DHCD Local Initiative Program and/or Local Action Units. In these cases, the amount subject to recapture is the amount of the direct subsidy provided to the homeowner, and/or the difference between the fair market value of the property and a reduced sales price attributable to HOME development assistance. The HOME assistance will be recaptured in the full amount of the direct subsidy based on the availability of net proceeds which is defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs.

For those housing units that are intended to be listed on the DHCD SHI and/or qualify for the DHCD Local Initiative Program or Local Action Unit, the Town of Natick will use the resale provisions to ensure long term affordability. The Period of Affordability outlined at the beginning of Section 1 will apply. In these cases during the HOME period of affordability, the property must remain affordable to low income homebuyers spending no more than 30 percent of gross income on mortgage payments (PITI) and condo fees; and be sold at a price that provides the owner a fair return on investment. The sale of the property is limited to a credit-worthy eligible purchaser earning between seventy and eighty percent (70-80%) of the Area Median Income for an appropriate size household. During the initial 90 days of marketing, the town will have a Right of First Refusal to purchase the property.

The basis for a fair return on investment includes the homebuyer's original investment and capital improvements and is dependent on a maximum sales price based on the change in Area Median Income (AMI) over the period of ownership. The maximum sales price is determined by taking the ratio of the original HOME assisted unit sales price over the purchase year AMI, and multiplying this number by the current AMI to get the current base sales price, to which is added closing costs and capital improvements. Capital improvements must be approved by the town to be considered and are defined as a necessary improvement, not covered by a condo or homeowner fee, that if not done would compromise the structural or functional integrity of the original property. The value of capital improvements at the time of resale will be based on a depreciation schedule. The town understands that, to the extent that resale price for a HOME-subsidized unit during the HUD period of affordability exceeds what a range of income-eligible buyers can afford, it may be obligated to fund the difference.

### ***Newton***

The City of Newton utilizes HOME Program funds for new construction and rehabilitation of affordable rental housing, as projects arise. Direct downpayment assistance is provided through CDBG funds. In the past, when HOME funds were used to support affordable homeownership, Newton used a resale provision incorporated into an affordable housing covenants running with the land. The terms of the resale provision, which apply during the HOME Period of Affordability, are as follows:

*Long-Term Affordability.* All HOME-assisted units must be sold only to a buyer whose family qualifies as a low-income family earning up to 80 percent of the Boston-Cambridge-Quincy MA-NH Area Median Income (AMI), as published by the U.S. Department of Housing and Urban Development, for the duration of the HOME Period of Affordability. If an eligible buyer is not identified within the allotted resale timeframe, the City may exercise a purchase option to ensure that the HOME-assisted unit is resold to a low-income family.

*Principal Residence Requirement.* The initial purchaser, and all subsequent buyers of a HOME-assisted unit, must use the property as his/her/their principal residence. Newton conducts annual monitoring to ensure this requirement is met.

*Resale Price & Fair Return on Investment.* If the HOME-assisted unit is sold by the owner during the HOME Period of Affordability, the resale price is calculated as the percentage change of 80 percent of the AMI, as published by HUD, during the term of ownership by the homeowner, plus approved Capital Improvements depreciated over the course of their usual life.

*Calculating Fair Return on Investment.* Fair Return on Investment is calculated by multiplying the initial purchase price of the HOME-assisted unit by a fraction, the numerator of which is 80 percent of the AMI as published by HUD as of the date of receipt of the owner's notice to sell the affordable unit (Conveyance Notice) and the denominator of which is 80 percent of the AMI as published by HUD as of the date of the initial closing, plus approved Capital Improvements, depreciated over the course of their useful life. The original homeowner's investment (e.g. any downpayment) is included as part of the initial purchase price.

*Capital Improvements.* Capital Improvements are elements which may add to the value of the unit or prolong its useful life, are of function and quality consistent with comparable affordable housing units, and are owned solely by the owner (not part of any common areas). Maintenance is not considered a capital improvement. The City must approve all capital improvements prior to costs being incurred. These approved capital improvements are subject to depreciation based on the remaining useful life of the element at time of resale. Improvements that are funded by federal, state or local grant programs are not eligible. Some examples of capital improvements include the replacement of non-operational heating or hot water systems, built-in appliances, installation of energy-efficient windows, and insulation.

*Continued Affordability to Homebuyers.* In accordance with the HOME regulations, Newton is obligated to ensure that the owner of a HOME-assisted unit receives a Fair Return on Investment and that the unit remains affordable to a range of income eligible households upon resale. To maintain continued affordability, the City will target subsequent purchase to appropriately-sized households earning between 70 and 80 percent of the AMI spending no more than 35 percent of gross household income on fixed housing costs (principal, interest, property taxes, condominium fees, if applicable, and insurance), assuming current interest rates offered plus one quarter percent for a 30-year, fixed rate loan and a downpayment of 5 percent. If the resale price exceeds what an eligible household can afford, the City may choose to subsidize the difference with downpayment assistance, mortgage buydown, or other subsidy, as appropriate. To be considered eligible, homebuyers will also be subject to an asset limit of \$75,000. However, any assets up to \$200,000 from the sale of a Newton residence shall be excluded from that determination (but still considered in determination of income eligibility) provided that:

- (a) the sellers must have been no less than 62 years old at the time of that sale; and
- (b) the sale of the residence must be an arms-length transaction.

### **Waltham**

The City of Waltham enforces a recapture provision on all Down Payment assistance loans that it has provided through the WestMetro HOME Consortium. If the premises are sold, cease to be the Mortgagor's primary residence or there is any change in the title during the term of the

Promissory Note, which commences upon the Completion Date, or the Mortgagor is not in substantial compliance with the Promissory Note and Mortgage, the City will recapture the full HOME loan or the net proceeds, if the net proceeds are less than the full amount of the HOME loan and the Mortgagor's investment. The City specifically reserves the right to require full repayment, notwithstanding any deficiency in the amount of the net proceeds, in the event that repayment is triggered by a willful violation by the Borrower of the terms of the Note, or the Mortgage or any applicable HOME regulations. This recapture provision conforms to HUD HOME regulation 24 CFR 92.254 (a)(5)(ii). HUD defines the net proceeds as the sales price minus non-HOME loan repayments and closing costs. If the net proceeds are sufficient to repay both the HOME loan and the Borrower's investment (HUD defines Borrower's investment as the Borrower's down payment and any capital improvement investment), the City must recapture the full HOME loan. Please note, however, that when the net proceeds are insufficient to repay the full HOME assistance, the City will not permit the Borrower to recover more than his/her investment.

The Principal sum may be deferred annually by the City based upon annual review by the Lender of the Borrower's compliance with the terms of this Mortgage, the HOME Program and HOME Project funding agreement and the Promissory Note. The City of Waltham defines capital improvements as a necessary maintenance improvement, not covered by a condominium or homeowners association fee, that if not done would compromise the structural integrity of the property. To be considered a capital improvement, work should meet the following criteria:

- It is not a repair to keep your home in good operating condition.
- It is a new element or replacement of a permanent component of the home, which has reached the end of its useful life.
- It is not part of a common area nor covered by the condominium association fee. This applies to all condo-developed property. (If the condominium or homeowner's association has a special assessment, the City will take into consideration the cost to the homeowner on a case-by-case basis. Additional documentation will be necessary to provide proof of the special assessment.)

Repairs funded by any federal or state or local Grant Programs are not counted or approved. Improvements such as installation of outdoor decks, additions, garages, and landscaping are luxury improvements and will not be considered as capital improvements.

### ***Watertown***

Watertown, on any new projects using HOME funds, through the Watertown Affordable Housing Trust, uses the Commonwealth of Massachusetts's Capital Improvements Policy and Procedures. Watertown uses a recapture provision which requires the HOME loan recipient to repay the loan, and, in some cases, a pre-payment penalty and a share in the appreciation in the project from the proceeds of the sale. The Period of Affordability Chart identified in the beginning of Section 1 will apply.

**2. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

For those communities that have utilized HOME funds for homebuyer and homeownership activities, program participants are required to occupy the property acquired with assistance through the program as their principal residence for the duration of the Affordability Period, in accordance with **24 CFR 92.254(a)(4)**. The Affordability Period is determined by the amount of HOME financial assistance provided to the program participant, as detailed in the table below.

<b>Downpayment/Homebuyer</b>	<b>Affordability Period</b>
Less than \$15,000	Five (5) Years
\$15,000 - \$40,000	Ten (10) Years
Over \$40,000	Fifteen (15) Years

Period of Affordability Chart

***Bedford, Concord, Lexington, Needham, Sudbury, and Wayland***

These communities choose not to utilize HOME funds for newly constructed ownership units due to the conflicts between the State’s affordable housing deed riders and the HOME Program rule, with respect to the resale and recapture provisions. This guideline has not changed since the submission of the FY16-20 Consolidated Plan.

***Brookline***

When providing homebuyer assistance, that is, funding directly to a homebuyer to purchase an existing unit at a market price, the town will continue to pursue two different strategies.

- (1) If the unit is located in a property with fewer than six units, at the time of resale, the seller will repay to the town the down payment assistance provided plus that portion of the net appreciation, if any (current market price minus original sales price, appraisal fee, if any, brokerage fee up to five percent of resale price, and the depreciated cost of approved capital improvements) which reflects the proportion of public subsidy to total equity invested. Total equity consists of town homebuyer assistance, owner down payment, owner pay-down of principal and, for consistency with HUD requirements, the cost of capital improvements referenced earlier. In no case will the owner be required to repay the town more than the net proceeds for the sale, that is, the sales price minus non-HOME loan repayment and sale-related closing costs.
- (2) If the unit is in a property with six or more units, the town will have a right of first refusal at a price which represents the original purchase price, minus the subsidy, adjusted by changes in AMI or 80 percent of median income, whichever is lower, plus compensation for the depreciated cost of approved capital improvements, plus the amount in the condominium

association's segregated capital replacement account attributable to the unit. In the event that the town cannot exercise its rights, the seller will be free to sell on the market and repay the loan with shared appreciation in accordance with (1), above.

The town will continue to use the Commonwealth of Massachusetts' Affordable Housing Deed Rider as a resale restriction for units which are offered – through inclusionary zoning, the State Chapter 40B program and/or various non-HOME subsidies. According to this deed rider, resale price is based upon increases over time in Area Median Income, adjusted by the commercially reasonable cost of approved capital improvements, depreciated over the remaining years of the owner's occupancy, as long as the price at resale is neither more than what a range of income-eligible buyers can afford nor less than the owner's initial purchase price.

However, where HOME funds are provided to a developer in order to acquire and rehabilitate or build new units for sale at affordable prices, the town will use a resale agreement running with the land that will provide the owner with a fair return on investment, while assuring that the unit will be affordable to a range of income-eligible buyers at least through the HOME period of affordability. Resale price will be the initial sales price plus the commercially reasonable cost of approved capital improvements depreciated over the remaining years of the owner's occupancy, plus return on investment. Investment will be defined as the original downpayment, annual contributions to principal, and commercially reasonable cost of approved capital improvements. Return on investment will be calculated as the sum of the annual interest on the owner's cumulative investment (without compounding), based on the interest rate of ten-year bond obligations of the United States Treasury.

With regard to repayment for capital improvements, capital improvements must be approved beforehand, and be of function and quality (or be so valued) consistent with the use of the housing as affordable housing. The capital improvements are those owned by the condominium owner (and not part of common space) and might include, for example, the replacement, due to damage or long term wear and tear, of windows, heating or hot water systems, and stove, refrigerator or dishwasher.

The town understands that, to the extent that resale price for a HOME-subsidized unit during the HUD period of affordability exceeds what a range of income-eligible buyers can afford, it may be obligated to fund the difference. A resale price is within the range of income-eligible buyers if it is based upon what a household with a size which equals the number of bedrooms plus one and an income 10 percent below the relevant income limit can afford when spending no more than 30 percent of gross income on housing costs (mortgage, real estate taxes, home and private mortgage insurance, and condo fees), assuming current interest rates offered plus one quarter percent for a 30 year, no point fixed-rate loan with a down payment of five percent of total costs. Units that come up for resale will be targeted to low-income first-time homebuyers earning up to 80 percent of the Boston-Cambridge-Quincy MA-NH Area Median Income (AMI), as published by the U.S. Department of Housing and Urban Development, for the duration of the HOME Period of Affordability (*see affordability period chart outlined above*) and as consistent with the number of bedrooms in the unit.

With regard to the preservation of affordable rental housing, when providing funding to developers/owners of rental properties, the town will continue to structure the subsidy as a long-term deferred interest loan, which may be extended if required for continued affordability, and to reserve for the town a right of first refusal to purchase the property should the owner seek to sell.

### ***Framingham***

In Framingham, HOME-assisted units must meet the affordability requirements of five to 20 years beginning after project completion (*Please see affordability period chart outlined above*). The affordability requirements apply without regard to the term of any loan or mortgage or the transfer of ownership. They are imposed by deed restrictions approved by HUD. The deeds are structured to recapture funds when the following circumstances occur:

- If the premises are sold
- Cease to be the client's primary residence
- Any change in the title during the term of the promissory note, which commences upon the completion date
- Substantial non-compliance with the promissory note and mortgage by the client

When triggered, recaptures take back the full HOME loan or the net proceeds, if the net proceeds are less than the full amount of the HOME loan and the client's investment.

### ***Natick***

The Town of Natick will use the recapture provisions for those housing units that are not intended to be listed on the DHCD Subsidized Housing Inventory (SHI), or do not qualify for the DHCD Local Initiative Program and/or Local Action Units. In these cases, the amount subject to recapture is the amount of the direct subsidy provided to the homeowner, and/or the difference between the fair market value of the property and a reduced sales price attributable to HOME development assistance. The HOME assistance will be recaptured in the full amount of the direct subsidy based on the availability of net proceeds which is defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs.

For those housing units that are intended to be listed on the DHCD SHI and/or qualify for the DHCD Local Initiative Program or Local Action Unit, the Town of Natick will use the resale provisions to ensure long term affordability. The Period of Affordability outlined at the beginning of Section 1 will apply. In these cases during the HOME period of affordability, the property must remain affordable to low income homebuyers spending no more than 30 percent of gross income on mortgage payments (PITI) and condo fees; and be sold at a price that provides the owner a fair return on investment. The sale of the property is limited to a credit-worthy eligible purchaser earning between seventy and eighty percent (70-80%) of the Area Median Income for an appropriate size household. During the initial 90 days of marketing, the town will have a Right of First Refusal to purchase the property.

The basis for a fair return on investment includes the homebuyer's original investment and capital improvements and is dependent on a maximum sales price based on the change in Area

Median Income (AMI) over the period of ownership. The maximum sales price is determined by taking the ratio of the original HOME assisted unit sales price over the purchase year AMI, and multiplying this number by the current AMI to get the current base sales price, to which is added closing costs and capital improvements. Capital improvements must be approved by the town to be considered and are defined as a necessary improvement, not covered by a condo or homeowner fee, that if not done would compromise the structural or functional integrity of the original property. The value of capital improvements at the time of resale will be based on a depreciation schedule. The town understands that, to the extent that resale price for a HOME-subsidized unit during the HUD period of affordability exceeds what a range of income-eligible buyers can afford, it may be obligated to fund the difference.

### ***Newton***

Under resale provisions, all properties acquired through a development subsidy or receiving direct homebuyer assistance with HOME funds will have a recorded deed restriction stating the affordability period and the process for calculating the resale amount to ensure long term affordability to an income-eligible household during the affordability period. Additionally, any loan issued by the City is secured by a mortgage and promissory note.

### ***Waltham***

Under recapture provisions, all properties receiving direct homebuyer assistance and/or rehabilitated with HOME funds will have a recorded mortgage stating the affordability period (*outlined above*) and the process for calculating the recapture amounts.

### ***Watertown***

Under recapture provisions, all properties receiving direct homebuyer assistance with HOME funds will have a recorded mortgage stating the affordability period (*outlined above*) and the process for calculating the recapture amounts.

### **3. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

No communities have plans to refinance existing debt secured by properties that have HOME funds in FY26 (FFY25).

**Emergency Solutions Grant (ESG)  
Reference 91.220(l)(4)**

- 1. Include written standards for providing ESG assistance (may include as attachment) In accordance with federal regulations set forth in 24 CFR Part 567, the City of Newton's Department of Planning and Development has developed written standards guiding the provision and prioritization of Emergency Solutions Grant (ESG) funding.**

Service providers contracted with the City of Newton to provide services in conjunction with the Emergency Solutions Grant must become thoroughly familiar with all regulations promulgated by the United States Department of Housing and Urban Development (HUD) governing the Emergency Solutions Grant Program and the City of Newton's written standards. All sub-grantees are responsible for implementing the service in accordance with these regulations.

*(Please also see Written Standards for the Provision of ESG Assistance in the appendix)*

- 2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.**

Coordinated Entry refers to the process used to assess and assist in meeting the housing needs of people experiencing homelessness. This process is intended to serve people experiencing homelessness with ties to the communities of the Balance of State (BoS) Continuum of Care (CoC). BoS Coordinated Entry aims to allocate assistance as effectively as possible to meet consumer housing needs including, fostering increased collaboration between service providers, avoiding duplication of services, assessing and prioritizing based on vulnerability, and reducing the amount of time individuals experiencing homelessness must wait before accessing assistance. All individuals identified as homeless are evaluated, regardless of initial residency, by outreach workers and service providers through centralized intake. CE staff then work to connect individual(s) to appropriate services and programming.

In January 2020, the BoS CoC updated its Coordinated Entry scoring process to place a priority and emphasis on homeless youth. Updated materials have been included in the City's written standards.

- 3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).**

The distribution of ESG funds to sub-recipients is determined through a competitive, annual RFP process. Division staff also consult with sub-recipients regarding their projects and funding needs. The RFP requires the respondents to indicate how their programs will assist

homeless individuals and families or those at risk of homelessness in each of these areas, as well as how the projects will help clients achieve housing stability.

In advance of the release of the FY26 (FFY25) RFP, the representatives of the BNWW CoC, including local providers and municipal staff, and BoS CoC met to prioritize funding allocation percentages across eligible program components helping homeless individuals and families and those at-risk of becoming homeless. These components include Street Outreach, Shelter Operations/Services, Homelessness Prevention, Rapid Re-housing, and HMIS. After discussion and deliberation, the cohort recommended not allocating ESG funding for street outreach or HMIS. This decision was based on ESG providers' identification of other, existing resources for serving unsheltered homeless individuals and families. As a result, given the impacts of the coronavirus pandemic, the cohort recommended allocating the full amount allowable (40% of the total award) to the shelter service activities and focusing the remaining resources on HUD's long-term priorities of homelessness prevention and rapid re-housing. These principles align with the BoS CoC' and United States Interagency Council on Homelessness' Strategic Plans to End Homelessness.

**4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.**

To the extent possible, outreach is done to residents who have experienced homelessness. The Point-In-Time Count (sheltered and unsheltered) and the Housing Inventory Count are managed by the BoS CoC. The BoS CoC develops a survey to determine demographic information about this vulnerable population, as well as specific reasons for why someone is homeless and/or, whenever possible, what services may be needed to improve his/her situation in the future.

In addition, the representatives of the four municipalities and local social service providers meet annually to determine the percentage allocation for each category of eligible services: Street Outreach, Shelter Operations/Services, Rapid Re-housing, Homelessness Prevention, and HMIS. Agency staff have direct contact with potential beneficiaries, as well as a long-track record of providing services directly to the homeless and at-risk homelessness populations, and their work specifically informs this allocation.

**5. Describe performance standards for evaluating ESG.**

As part of the FY26 RFP review process, the review committee members, consisting of representatives from the City of Newton Planning and Development Department, Newton Health and Human Service Department, Newton Executive Office, BoS CoC, City of Waltham, City of Watertown, City of Brookline, and Pine Street Inn, a local provider, evaluate the uses and outcomes of existing ESG-funded projects from FY23, FY24, and FY25, should the providers choose to re-apply for funds for the upcoming fiscal year. This is accomplished

through the analysis of reports of monitored projects, as well as a review of quarterly performance reports that are submitted during the program year. The RFP is also evaluated with the assistance of a quantitative scoring sheet.

As allocations are becoming increasingly data driven, ESG and CoC service providers must navigate the VESTA HMIS system, or the DV equivalents, to input client intake/exit information and ensure accurate data compilation and reporting. Beginning in October 2017, ESG recipients were required to submit this accomplishment data into the Sage HMIS Reporting Repository. The ESG-CAPER Annual Reporting Tool (eCart), used in prior years, is no longer used for this process. In addition, the BoS CoC continues to offer on-going technical assistance and training for providers to enhance their knowledge and understanding of the HMIS system.

# APPENDIX

## CITIZEN PARTICIPATION PLAN

### CITY OF NEWTON HOUSING AND COMMUNITY DEVELOPMENT PROGRAM

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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 following the close of the fiscal year
- **Analysis of Impediments to Fair Housing Choice** – a five-year plan that analyzes disparities in access to housing opportunities in the City and identifies priorities and goals to address these issues.

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 providing input on project selection, development, implementation and evaluation. The Citizen Participation Plan outlines the City’s responsibility to solicit 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, non-English speaking persons and residents of assisted housing;
- Inform citizens of the Newton Consolidated Plan, CAPER, the Analysis of Impediments to Fair Housing Choice 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 proposed projects, actions, policies 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, Analysis of Impediments to Fair Housing Choice, Annual Action Plan, and CAPER will be provided through several levels of community involvement and outreach, including:

### Individual Citizens

The participation of individual citizens is critical to 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 Analysis of Impediments to Fair Housing Choice, the Annual Action Plan and the CAPER. It is the goal of the Program to create opportunities for participation for all interested citizens, including, but not limited to, low- and moderate-income residents, persons with disabilities, minorities, non-English speaking persons and residents of assisted housing.

### 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 City Council and its committees, the Planning and Development Board, the Zoning Board of Appeals, the Community Preservation Committee, and City staff. Consisting of up to 9 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.

### Fair Housing Committee

The Fair Housing Committee works with the Mayor and City staff to promote, support and affirmatively further 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 City Council, and all applicable City departments, boards, and committees, this Committee aims to assure that policies and practices relating to fair housing are incorporated into City operations and community activities, as well as facilitate public education and outreach. The committee collaborates with City staff to spearhead the community participation process for the Analysis of Impediments to Fair Housing Choice, which will be completed once every five years. The Committee's bylaws allow the Mayor to appoint up to 11 members and residents, who represent Newton-based institutions, organizations, and businesses that serve the housing needs of Newton residents. The membership shall reflect the diversity of persons who are protected by civil rights laws and shall include one or more persons with expertise in fair housing and civil rights laws.

### Commission on Disability

The mission of the Commission on Disability (COD) is to foster equal access to community life and activities for people with disabilities. Through education and advocacy, the Commission works with the Mayor and City staff to raise awareness about the needs of people with disabilities and the importance of increased accessibility to programs, housing and facilities in municipal and commercial

buildings, and other public entities. The COD provides recommendations for use of Community Development Block Grant (CDBG) funds in projects that remove architectural barriers and increase accessibility throughout the City of Newton. Commission members are a diverse representation of Newton's disability population and include residents, representatives of organizations, as well as businesses and institutions, which are based in Newton and serve the needs of Newton residents. The COD consists of not less than 5 but no more than 9 members appointed by the Mayor.

#### Organizations, Agencies and the Newton Housing Authority

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, the Balance of State (BoS) Continuum of Care (CoC), 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, Analysis of Impediments to Fair Housing Choice, 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 governing citizen body that considers the recommendations made by Division staff and City departments, 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 their 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 Division staff will present the proposal to the Board. The Public Hearing is held open during the 15- or 30-day comment period to ensure that public comments made during that timeframe are adequately considered before a final funding decision is made by the Mayor.

Public hearings on the proposed Consolidated Plan, Analysis of Impediments to Fair Housing Choice, Annual Action Plan and CAPER are conducted by the Board, as well as public hearings for proposed substantial amendments 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.

#### City Council

The City Council is the final citizen policy body that reviews the Consolidated Plan and the Annual Action Plan. After receiving the plan from the Mayor, the City Council 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 City Council votes, the Plan can be formally submitted to HUD.

## 2. Public Meetings and Public Hearings

Committees including, but not limited to, the Fair Housing Committee, COD and local meetings of the BoS CoC, conduct public meetings to solicit public input on the Housing and Community Development Program. All public meetings are open to the public and participation is encouraged and are conducted either virtually or as hybrid meetings.

Public hearings are required by law 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 or April)
- Annual performance public hearing for the proposed CAPER (generally held in September)

During the development of the Consolidated Plan and the Analysis of Impediments to Fair Housing Choice additional public hearings will be held.

The public hearings for the Consolidated Plan will cover:

- Proposed Citizen Participation Plan public hearing, where staff present proposed revisions to the existing Citizen Participation Plan
- Needs Assessment public hearing for the Consolidated Plan, where staff describe the housing and community development needs that were identified through data analysis and community participation
- Proposed Consolidated Plan public hearing, where staff reviews the content of the draft Consolidated Plan, including the amount of financial assistance the City expects to receive, the proposed projects that will be undertaken and the activities that will benefit low- and moderate-income persons

The public hearing for the Analysis of Fair Housing to Fair Housing Choice will cover:

- Disparities in housing opportunity that were identified through data analysis and community participation.
- Content, goals and strategies of the draft Analysis of Impediments to Fair Housing Choice.

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 Amendment is defined, in accordance with 24 CFR 91.505(a), as:

- A substantial increase in allocation priorities (any increase greater than 25 percent in an individual project's total budget).
- A new 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 hybrid meetings held virtually and at Newton City Hall or in other locations that meet ADA accessibility standards. Reasonable accommodations will be made for people with disabilities upon request. Language interpreters will also be provided for non-English speaking participants upon advance notice.

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, Annual Action Plan, Analysis of Impediments to Fair Housing Choice and any substantial or material changes and for 15 days after public hearings for the proposed Citizen Participation Plan and the 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, Analysis of Impediments to Fair Housing Choice, Annual Action Plan and CAPER.

Following the public comment period, staff must submit a formal notification of the substantial amendment to the Mayor for approval. Once the Mayor certifies the notification, it is submitted to HUD.

### **3. Modified Citizen Participation Process for Substantial Amendments Related to Emergency or Disaster Response**

As specified above, the City may amend the approved Annual Action Plan and Consolidated Plan in accordance with 24 CFR 91.505. Substantial amendments to these plans will be subject to the citizen participation process, and the City must provide citizens with 30 days to comment on the substantial amendments.

- **Comment Period:** In the event there is an emergency or disaster in which a state of emergency is declared either at the federal, state, or local level, the City is allowed to engage in a modified citizen participation process in which a public hearing will be conducted with a shortened comment period of 5 days. The shortened comment period will allow the City to respond to an emergency or disaster in a timely manner
- **Virtual Public Hearings and Public Meetings:** In the event there is an emergency or disaster, in which a state of emergency is declared either at the federal, state, or local level, the City will conduct public meetings and public hearings virtually only to ensure public safety. Virtual public hearings and public meetings will allow for questions in real time, with answers coming directly from the elected representatives to all “attendees”, via a virtual hearing method or platform that provides for accessibility for persons with disabilities and LEP to participate.

### **4. 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

Meeting notices are e-mailed to appointed members at least seven calendar days prior to the meeting date. All meeting notices are posted on the Electronic Posting Board and Public Notice Board on the first floor of Newton City Hall at least 48 hours before the scheduled meeting, listed 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 to City officials, agency/organization representatives and residents.

### Public Hearings of the Planning and Development Board

- Consolidated Plan, Analysis of Impediments to Fair Housing Choice, Annual Action Plan and CAPER

Public notices for public hearings for the proposed Consolidated Plan, Analysis of Impediments to Fair Housing Choice, Annual Action Plan, and CAPER will be advertised in local news source(s) at least ten calendar days prior to each hearing. Meeting notices for the Consolidated Plan, Annual Action Plan, and CAPER will be e-mailed to Board members and posted on the Electronic Posting Board, the City webpage relevant to the subject matter (i.e the [Fair Housing Committee](#)), and the Public Notice Board. 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 to Board members. Notice will also be posted on the Electronic Posting Board and the Public Notice Board. 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.

### **5. Availability of the proposed Citizen Participation Plan, Consolidated Plan, Analysis of Impediments to Fair Housing Choice, Annual Action Plan, and CAPER**

Notice of the availability of the proposed Citizen Participation Plan, Consolidated Plan, Analysis of Impediments to Fair Housing Choice, Annual Action Plan, and CAPER will be published in a local news source 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, Analysis of Impediments to Fair Housing Choice, 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 web page](#) and on the Planning and Development Department's [Special Reports and Studies web page](#).

**6. Access to Information**

In addition to opportunities to make oral comments at public meetings and/or 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, Analysis of Impediments to Fair Housing Choice, Annual Action Plan, and CAPER, and/or 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.

**7. Comments**

Citizens, organizations, agencies and other interested parties are encouraged to submit their comments on the proposed Consolidated Plan, Analysis of Impediments to Fair Housing Choice, 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	30 calendar days
CAPER	15 calendar days
Analysis of Impediments to Fair Housing Choice	30 calendar days
Substantial Amendments to Consolidated Plans and Annual Action Plans	30 calendar days

The City of Newton will consider all comments in preparing its final Citizen Participation Plan, Consolidated Plan, Analysis of Impediments to Fair Housing Choice, 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 or e-mail to:

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

Phone: 617-796-1120, TDD/TTY 617-796-1089  
 Email: [lkritzer@newtonma.gov](mailto:lkritzer@newtonma.gov)

## **8. 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, Analysis of Impediments to Fair Housing Choice, Annual Action Plan, CAPER or the Newton Housing and Community Development Program in general.

## **9. 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.

## **10. 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.

## **11. 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.

During this time, public meetings and public hearings shall be conducted virtually to ensure public safety. Public hearings will allow for questions in real time, with answers coming directly from the elected representatives to all "attendees", via a virtual hearing method or platform that provides for accessibility for persons with disabilities and LEP to participate.

Copies of the proposed Consolidated Plan, Analysis of Impediments to Fair Housing, CAPER, Annual Action Plan will only be made available on the [Housing and Community Development webpage](#) of the City's website.

**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.

## CITIZEN PARTICIPATION PLAN

### WESTMETRO HOME CONSORTIUM CITIZEN PARTICIPATION PLAN

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The City of Newton, the lead entity for the WestMetro HOME Consortium, annually receives HOME Investment Partnerships Program (HOME) funds from U.S. Department of Housing and Community Development (HUD), which it administers on behalf of the WestMetro HOME Consortium member communities. The purpose of the HOME Program is to provide funds for a wide range of activities that create affordable housing opportunities for low- and moderate- income people. As a recipient of these formula grant funds, the HOME Consortium is required to produce the following documents:

- Consolidated Plan – a five-year plan that documents each community’s housing needs, outlines strategies to address those needs, and identifies proposed program accomplishments
- Annual Action Plan – an annual plan that describes specific HOME-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 HOME funds
- Analysis of Impediments to Fair Housing Choice – a five-year plan that analyzes disparities in access to housing opportunities and identifies priorities and goals to address these issues.

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 HOME program and to review and comment on each of the documents listed above.

Citizen participation 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 residents of the Consortium-member communities, emphasizing the involvement of low- and moderate-income residents, people with disabilities, minorities and residents of assisted housing;
- Inform citizens of the Consolidated Plan, CAPER, Analysis of Impediments to Fair Housing Choice, and the Annual Action Plan, including funds available from the HOME program and eligible activities under the program;
- 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.

This is the overall Citizen Participation Plan for the WestMetro HOME Consortium. Member communities must meet the minimum requirements set forth herein. However, members are free to add opportunities for citizen participation beyond those required here.

Please note that the Consortium’s Consolidated Plan and subsequent Annual Action Plans will cover *only* housing planning and HOME programming for the Consortium member communities. The plans will also include Newton’s Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG)

programs, as well as planning and programming for other programs. The other Consortium members will develop separate *non-housing plans*, as appropriate, and these will be submitted to HUD with the Consortium Plan but will be separate documents.

## 1. Process for Citizen Participation

Participation by citizens, agencies and other interested parties in the process of developing the Consortium's Citizen Participation Plan, Consolidated Plan, the Analysis of Impediments to Fair Housing Choice, Annual Action Plan, and CAPER and will be encouraged by both the Consortium and by individual member communities. All meetings and draft public documents will receive circulation and notice to encourage participation, especially by residents in the lowest income brackets, by minorities and non-English speaking persons, as well as persons with mobility, visual or hearing impairments. Each member will work with its local public housing authority to encourage the participation of public and assisted housing residents.

Reasonable accommodations will be made for people with disabilities upon request. Language interpreters will be provided for non-English speaking participants upon advance request.

## 2. Public Hearings

Public participation will be provided at the following public hearings to be held by the Consortium before the Newton Planning and Development Board virtually and at Newton City Hall or in other locations that meet ADA accessibility standards. Hearings may be combined; however, no less than two public hearings will be conducted during the program year.

- Proposed Citizen Participation Plan public hearing
- Proposed Housing Needs public hearing
- Proposed Housing Strategies public hearing
- Proposed Consolidated Plan/Annual Action Plan public hearing
- Annual Performance Public Hearing for the proposed CAPER
- Proposed Analysis of Impediments to Fair Housing Choice public hearing

In addition to the public hearings listed above, member communities will also conduct public hearings in their own community whenever a substantial change is proposed to the use of HOME Program funds from that which was listed in the Consolidated Plan or Annual Action Plan. Member communities shall give notice of the proposed change to the City of Newton, which will submit the required notification to HUD once the hearing has been held and the change has been approved.

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 Consolidated Plan or Annual Action Plan; or a
- Substantial change in the purpose, scope, location or beneficiaries of an activity.

In addition to public hearings for a substantial change, additional hearings may be held by Consortium member communities to solicit input on proposed Plans.

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, Analysis to Fair Housing Choice, Annual Action Plan, and any substantial amendments, and for 15 days after public hearings for the proposed Citizen Participation Plan and CAPER. The Consortium 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.

### **3. Modified Citizen Participation Process for Substantial Amendments Related to Emergency or Disaster Response**

As specified above, the City may amend the approved Annual Action Plan and Consolidated Plan, in accordance to 24 CFR 91.505. Substantial amendments to these plans will be subject to the citizen participation process, and the City must provide citizens with 30 days to comment on the substantial amendments.

- **Comment Period:** In the event there is an emergency or disaster, in which a state of emergency is declared either at the federal, state, or local level, the City is allowed to engage in a modified citizen participation process in which a public hearing will be conducted with a shortened comment period of 5 days. The shortened comment period will allow the City to respond to an emergency or disaster in a timely manner
- **Virtual Public Hearing and Public Meetings:** In the event there is an emergency or disaster, in which a state of emergency is declared either at the federal, state, or local level, the City will conduct public meetings and public hearings virtually to ensure public safety. Virtual public hearings and public meetings will allow for questions in real time, with answers coming directly from the elected representatives to all “attendees”, via a virtual hearing method or platform that provides for accessibility for persons with disabilities and LEP to participate.

### **4. Notice of Meetings**

Public notices for public hearings for the proposed Citizen Participation Plan, Consolidated Plan, Analysis of Impediments to Fair Housing Choice, Annual Action Plan, and CAPER and will be advertised in local news source(s) at least ten days prior to each hearing.

Public notices for substantial changes will be advertised at least seven days prior to the hearing.

Additionally, at a minimum, meeting notices for public hearings for the proposed Citizen Participation Plan, Consolidated Plan, Analysis of Impediments to Fair Housing Choice, Annual Action Plan and CAPER will be e-mailed or mailed to Planning and Development Board members and posted on the Electronic Posting Board and Public Notice Board, on the first floor of Newton City Hall within 48 hours of the scheduled meeting. Notice will also be provided in the City Calendar of the City of Newton’s website and listed in the Newton Planning and Development Department’s weekly “Friday Report” which is e-mailed or mailed to City officials, agency/organization representatives and residents. Consortium member communities may supplement these outreach efforts.

### **5. Availability of the proposed Citizen Participation Plan, Consolidated Plan, Analysis of Impediments to Fair Housing Choice, Annual Action Plan and CAPER**

Notice of the availability of the proposed Citizen Participation Plan, Consolidated Plan, Analysis of Impediments to Fair Housing Choice, Annual Action Plan, and CAPER will be published in a local news

source(s) with regional circulation at least ten days prior to the public hearing. The notice will summarize the 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 Citizen Participation Plan, Consolidated Plan, Analysis of Impediments to Fair Housing Choice, 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 Newton Planning and Development Department’s webpage, located at <https://www.newtonma.gov/government/planning/housing-community-development>

**6. Access to Information**

In addition to opportunities to make oral comments at public hearings before the Newton 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 Citizen Participation Plan, Consolidated Plan, Analysis of Impediments to Fair Housing Choice, 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.

**7. Comments**

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

<b>TYPE OF PUBLIC HEARING</b>	<b>COMMENT PERIOD</b>
Consolidated Plan	30 calendar days
Analysis of Impediments to Fair Housing	30 calendar days
Annual Action Plan	30 calendar days
CAPER	15 calendar days
Substantial Changes	30 calendar days

The City of Newton, on behalf of the Consortium and working with member communities, will consider all comments in preparing its final Citizen Participation Plan, Consolidated Plan, Analysis of Impediments to Fair Housing Choice, 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  
 Phone: 617.796.1120, TDD/TTY 617-796-1089  
 Email: [lkritzer@newtonma.gov](mailto:lkritzer@newtonma.gov)

**8. Timely Response**

The City of Newton, on behalf of the Consortium and working with member communities, will respond in writing within 15 days to any written comments, questions or complaints received regarding the Consolidated Plan, Analysis of Impediments to Fair Housing Choice, Annual Action Plan, CAPER or the HOME Program in general.

**9. Technical Assistance**

Upon request, Consortium staff will provide technical assistance to groups representing low- and moderate-income persons to develop funding requests for HOME-eligible activities.

**10. Use of the Citizen Participation Plan**

The City of Newton and the HOME Consortium member communities 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 HOME Program covered by this Plan.

**11. Jurisdiction Responsibility**

The requirements for citizen participation shall not restrict the responsibility or authority of the City of Newton or the HOME Consortium member communities for the development and execution of the Consolidated Plan for the WestMetro HOME Consortium.

## WESTMETRO HOME CONSORTIUM ANTI-DISPLACEMENT AND RELOCATION 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.

# City of Newton Emergency Solutions Grant

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## WRITTEN STANDARDS FOR PROVISION OF ESG ASSISTANCE

### OVERVIEW

In accordance with federal regulations set forth in 24 CFR Part 567, the City of Newton's Department of Planning and Development has developed the following written standards guiding the provision and prioritization of Emergency Solutions Grant (ESG) funding.

The City of Newton receives ESG funds annually from the U.S. Department of Housing and Urban Development (HUD) under the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act), enacted into law on May 20, 2009. The ESG program supports eligible activities that enable communities to prevent homelessness, identify sheltered and unsheltered homeless persons, as well as those at-risk of homelessness, and provide the supportive services necessary to ensure that homeless individuals and families are rapidly rehoused and move toward independent living.

ESG provides funding to: (1) engage homeless individuals and families living on the street; (2) improve the number and quality of emergency shelters for homeless individuals and families; (3) help operate these shelters; (4) provide essential services to shelter residents, (5) rapidly re-house homeless individuals and families, and (6) prevent families/individuals from becoming homeless.

Newton's ESG funds may be used for the following eligible program components:

- **Emergency Shelter Services –**
  - Essential Services for individuals and families currently residing in an emergency shelter;
  - Shelter Operations generally include operating costs, such as maintenance, rent security, fuel, equipment, insurance utilities, and furnishings;
  - Renovation of a building to serve or that currently serves as an emergency shelter.
- **Homelessness Prevention - Housing relocation and stabilization services and/or short-and/or medium-term rental assistance** as necessary to prevent an individual or family from moving into an emergency shelter or meeting HUD's homeless definition.
- **Rapid Re-housing - Housing relocation and stabilization services and short-and/or medium-term rental assistance** as necessary to help individuals and families currently living in an emergency shelter or other places not meant for human habitation move as quickly as possible into permanent housing and achieve stability in that housing.
- **Street Outreach - Essential Services** necessary to reach out to **unsheltered** homeless individuals and families, connect them with emergency shelter, housing, or critical services, and provide them with urgent, non-facility-based care.

Service providers contracted with the City of Newton to provide services in conjunction with the ESG must become thoroughly familiar with all regulations promulgated by the United States Department of Housing and Urban Development (HUD) governing the ESG program and the enclosed written standards. *[See, in particular, 24 CFR Part 576 – Emergency Solutions Grant Program.]* The provider is responsible for implementing the service in accordance with these regulations. The following standards are essential but are not exhaustive of HUD requirements.

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## I. Standard Policies and Procedures for Evaluating Individuals' and Families' Eligibility for Assistance under ESG

The Massachusetts [Balance of State Continuum of Care](#) (BoS CoC) has developed and implemented a Coordinated Entry System, to facilitate the process of assessing the housing needs of individuals experiencing homelessness and meeting those housing needs. All applicants are processed through this standard centralized or coordinated assessment system, as required by HUD in 24 CFR 576.400(d). *(Note: A victim service provider may choose not to use the Continuum of Care's centralized or coordinated assessment system.)* The goal of the Coordinated Entry process is to provide each consumer with adequate services and support to meet their housing needs, with a focus on returning them to housing as quickly as possible.

ESG subrecipients and service providers, unless noted as an exception, are required to complete the BoS CoC Coordinated Entry Vulnerability Assessment, the Consent and Release Form, and the Housing Preference Form. Assessment packets may be requested by calling Massachusetts Department of Housing and Community Development (DHCD) at 617-573-1100 or downloading from the CoC's website at <http://www.mass.gov/hed/housing/stabilization/continuum-of-care-programs.html>. The evaluation contains the basic information about the barriers and vulnerabilities of each assessed person who has not yet been housed. Vulnerabilities incorporated into the list include length of homelessness, disabilities, and chronic medical conditions. Referrals to the CoC-funded Permanent Supportive Housing projects are made in order of vulnerability as vacancies occur.

Completed packets are then sent to the Federal Grants Unit, Division of Housing and Stabilization, DHCD, 100 Cambridge Street, Suite 300, Boston, MA 02114, or scanned and emailed to [DHCDcocapplications.mass.gov](mailto:DHCDcocapplications.mass.gov). Once the project receives the referral from the Coordinated Entry Registry, they will arrange an intake interview. Coordinated Entry Staff will also contact the consumer to assure that the connection has been made. The project staff will review the referred person's case for eligibility and may reject them only if they are found to be ineligible. If agencies have any questions or concerns related to the Coordinated Entry system, they may call the Federal Grants Unit at (617) 573-1390.

### 1a. Emergency Shelter

Applicants entering into the emergency shelter system must meet the HUD criteria for defining homelessness as described in 24 CFR 91.5 and 24 CFR 576.2 and in Attachment 1 entitled "Criteria for Defining Homelessness." Clients will be prioritized within the shelter system based on need and available resources. Requirements are further described in Section IV.

### 1b. Street Outreach

Eligible clients include people who qualify as 'unsheltered homeless,' based on Category 1 ("Literally Homeless") of the "homeless" definition found at 24 CFR 576.2 (and in Attachment 1, Criteria for Defining Homelessness). Services must coincide with requirements as outlined below in Section III and 24 CFR 576.101.

*1c. Homelessness Prevention/Rapid Re-Housing*

To be eligible for homelessness prevention, an applicant must meet the standards for at-risk of homelessness as defined in 24 CFR 91.5 and 24 CFR 576.2. (Please also see Attachment 2, Criteria for Defining At-Risk of Homelessness). Furthermore, applicants must have an annual income at or below 30% of Area Median Income (AMI).

<b>FY 2024 Income Limits</b>	
<b>Household Size</b>	<b>30% Extremely-Low Income Limits</b>
<b>1</b>	\$34,300
<b>2</b>	\$39,200
<b>3</b>	\$44,100
<b>4</b>	\$48,950
<b>5</b>	\$52,900
<b>6</b>	\$56,800
<b>7</b>	\$60,700
<b>8 or more</b>	\$64,650

Effective April 1, 2024

The standard that must be used for calculating annual income is established in 24 CFR 5.609. Applicants are eligible for future services only if they have no other housing subsidies from local, state, or federal sources and have no other viable resources to keep or obtain housing. The City of Newton may establish other priorities to be applied to applicants.

Program participants seeking rapid re-housing must meet HUD criteria for defining homelessness (please see Attachment 1, Criteria for Defining Homelessness) and can be either be shelter or street homeless. If eligible, funds may be used to provide housing relocation and stabilization services and short- and/or medium-term rental assistance as necessary to help a homeless individual or family move as quickly as possible into permanent housing and achieve stability. Furthermore, participants within the Brookline-Newton-Waltham-Watertown region will be prioritized for homelessness prevention and rapid rehousing assistance.

*1d. Case Management and Re-evaluation*

Every eligible program participant or household is to be assigned a case manager or referred to an agency within the community that can provide equivalent care. It is required that the case manager or agency have experience in working with people who are homeless or at-risk of homelessness.

The case manager must work directly with each participant or household, to accomplish the following:

- Determination of the appropriate type of service needed and the amount of financial assistance that is required using guidelines approved by the City of Newton;
- Development of both a short-term and long-term service plan;
- Counseling concerning housing needs;

- Monitoring and evaluating program participant's progress, meeting no less than once a month to assist the participant's long-term housing stability needs;
- Credit repair (including credit counseling, budget management, debt management, and making realistic financial choices);
- Communication with landlords and utility companies;
- Assurance that program participants are receiving necessary services from essential service providers, homelessness prevention and rapid re-housing assistance providers, other homeless assistance providers, and mainstream service providers, including schools, childcare services, legal services, financial resources, health and mental health services, dispute resolution, etc;
- Obtaining all needed local, state, and federal services to benefit the program participant, including public housing, employment assistance and job training, Supplemental Nutrition Assistance Program (SNAP), Supplemental Security Income (SSI) or Social Security Disability Insurance (SSDI), Transitional Aid to Families with Dependent Children (TAFDC), Medicaid [*MassHealth in Massachusetts*], Women, Infants, and Children (WIC), etc. The case manager is responsible for referrals and working agreements for on-going collaboration and cooperation. All program participants must have full access to mainstream resources; and
- The development of a longer-term housing stability plan to extend beyond completion of ESG support is required.

Case managers assigned to homelessness prevention and rapid-rehousing programs must also re-evaluate the program participant's eligibility for services and the amount of financial assistance required:

- No less than every three months for participants receiving homelessness prevention assistance;
- No less than once annually for participants who are receiving rapid re-housing assistance; and

At a minimum, Re-evaluations of each program participants' eligibility must establish that:

- The program participant does not have an annual income that exceeds 30% AMI, as determined by HUD; and
- The program participant lacks sufficient resources and support networks necessary to retain housing without ESG assistance.

## II. Policies and procedures for coordination among providers

Recipients and subrecipients of ESG 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 and services with mainstream housing, health, social services, employment, education, and youth programs for which homeless and at-risk families and individuals may be eligible. Strategies must include continued collaboration between housing and service providers, such as the Massachusetts Department of Mental Health (DMH), Department of Developmental Services (DDS), Department of Children and Families (DCF), Department of Public Health (DPH), Bureau of Substance Abuse Services, Newton Public Schools or applicable school district, local healthcare providers, transportation officials, workforce development, children/family service providers, and case management providers. Funded agencies will ensure that program participants access appropriate benefits and services, including, but not limited to Section 8, Public Housing, HOME Investment Partnership (HOME), the Workforce Investment Act, WIC, SNAP, and Temporary Assistance for Needy Families (TANF) programs.

The City communicates and coordinates with the BoS CoC concerning all the relevant points of services to be provided, performance standards, and policies and procedures for the operation and administration of the Homeless Management Information System (HMIS). Additionally, funding allocations are aligned with the priorities, needs, and strategies of the Continuum.

Except where statutorily exempt, all data on persons served and activities assisted under the ESG must be entered into the applicable community-wide HMIS in accordance with the data and technical standards established by HUD. Staff must input pertinent data detailing all services provided into one uniform HMIS client data tracking system. In the case of victim services providers, however, data is to be entered into an HMIS Comparable Database. All data reported to HUD is to be compiled from HMIS or the comparable database. All provider agencies offering ESG services are responsible for overseeing the operation of the HMIS and assuring that all relevant data is entered in the system.

### III. Standards for targeting and providing essential services related to street outreach

ESG-funded **Street Outreach** targets unsheltered individuals and families within the Brookline-Newton-Waltham-Watertown geography. As set forth in 24 CFR 576.101, funding may be used to provide the essential services necessary to reach out to unsheltered homeless people, connect them with emergency shelter, housing, or critical services, and provide urgent, non-facility-based care to unsheltered homeless people who are unwilling or unable to access emergency shelter, housing, or an appropriate health facility. Eligible services consist of engagement, case management, emergency health and mental health services, services for special populations, and transportation.

Subrecipients must determine an individual or family's vulnerability and/or ability to access emergency shelter, housing, or health care facility to ensure that assistance is granted toward those demonstrating the greatest need. After the initial assessment of needs and eligibility, activities consist of providing crisis counseling, addressing urgent needs, and actively connecting homeless persons to information, referrals, and resources.

Funds may be used to provide services for special populations, including youth, victims of domestic violence, and people with HIV/AIDS so long as the costs are eligible as defined above.

#### IV. Policies and Procedures for Admission, Diversion, Referral, Operation, and Discharge by Emergency Shelters Assisted under ESG

The **Emergency Shelter Services** component of ESG, as set forth in 24 CFR 576.102, may be used to provide essential services to homeless families and individuals in emergency shelters, to renovate buildings to be used as emergency shelter for homeless families and individuals, and to operate emergency shelters. Services generally consist of case management, childcare, education services, employment assistance and job training, outpatient health services, legal services, life skills training, mental health services, substance abuse treatment services, and transportation.

Subrecipients and service providers must conduct the initial evaluation and determine if individuals and families meet one of the four (4) categories of homelessness, as detailed in the attached and further defined in 24 CFR 576.2. Following the evaluation and program triage, service providers must determine whether the participant is to be admitted to emergency shelter, diverted to a provider of other ESG-funded components, like homelessness prevention or rapid re-housing and/or connected to applicable supportive services and mainstream resources. Once admitted, emergency shelter program participants must be reassessed on an ongoing basis to determine the earliest possible time that they can be discharged into permanent housing. Subrecipients must work with program participants regularly in identifying their most critical needs, housing, and stabilization options.

In accordance with HMIS policy, all data must be logged on services provided, referrals, and discharges. Additionally, all facilities must meet the minimum standards with regards to sanitation, safety, habitability, and access as specified in 24 CFR 576.403 and Section VIII of the enclosed ESG Written Standards.

Funds may be used to provide services for special populations, including youth, victims of domestic violence, and people with HIV/AIDS so long as the costs are eligible as defined above.

## V. Determining and Prioritizing which Eligible Families and Individuals will Receive Homelessness Prevention Assistance and which Eligible Families and Individuals will Receive Rapid Re-Housing Assistance

Unlike other interventions, prevention occurs before a household falls into homelessness. It is recommended that the highest priority applicants for homelessness prevention would be those living in a habitable unit but who have been notified in writing that they are being evicted within twenty-one (21) days after the date of their application for assistance. Newton ESG **Homelessness Prevention Program** Subrecipients are responsible for screening and determining eligibility for homelessness prevention. Eligibility for ESG services must be determined based on the eligibility criteria established by HUD. Households who do not meet required ESG eligibility standards are not eligible for services.

Newton's ESG **Rapid Rehousing Program** provides assistance with rent, security deposit, and other financial needs as well as supportive services to help people enter into an apartment. The highest-priority applicants for rapid re-housing are those currently homeless persons for whom a potential living unit has been identified and will be available in less than a month. Participants within the Brookline-Newton-Waltham-Watertown region will be prioritized for homelessness prevention and rapid re-housing assistance.

The case manager assigned to the program participant is responsible for determining the type of assistance necessary, amount, and duration of housing stabilization or relocation services to provide a program participant. In addition, the case manager is responsible to determine the type of service that is most appropriate for the program participant and the amount of financial assistance required. Financial assistance cannot be provided to persons who are already receiving the same type of assistance through other public sources. For instance, rental assistance cannot be provided to a person who is receiving tenant-based rental assistance or living in a housing unit receiving project-based rental assistance.

All housing must be determined to meet HUD's minimum standards and requirements for habitability, sanitation, lead-based paint, and rent reasonableness.

Part of the financial evaluation of each participant is a calculation of net assets. Other than the value of an automobile and the worth of retirement savings accounts, if the participant has a net worth exceeding a threshold of \$15,000, the participant would need to pay 100% of rent, utilities, and other costs until his/her net worth drops below the threshold amount.

According to HUD policy, rental assistance cannot be provided if the rent exceeds the Fair Market Rent established by HUD, as provided under 24 CFR part 888, and must comply with HUD's standard of rent reasonableness, as established under 24 CFR 982.507. The [FY2025 HUD Boston-Cambridge-Quincy Metro Fair Market Rents](#) are listed below.

<b>Final FY 2025 FMRs By Unit Bedrooms</b>					
	<u>Efficiency</u>	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
<b>Final FY 2025 FMR</b>	\$2,163	\$2,288	\$2,711	\$3,266	\$3,594

Eligible financial assistance may include housing search, rent application, security deposit, utility deposits, moving costs, and first and last month's rent and utility payments. A one-time payment of rental arrearage may be made for a period of up to six months. The provider may make rental assistance payments only to an owner with whom the provider has entered into a rental assistance agreement. The agreement must require that the owner provide a copy of any eviction action or any notice to the program participant to vacate the rental unit.

## VI. Determining the Share of Rent and Utilities Costs that Each Program Participant Must Pay, if any, While Receiving Homelessness Prevention or Rapid Re-Housing Assistance

It is expected that negotiations will be held with all relevant parties at the outset to determine:

- a) The type of financial assistance required, agreement of amounts, and method of payment;
- b) The proportion of financial participation by the program participant; and
- c) Other specific commitments of the program participant (e.g. to work toward self-sufficiency).

Determinations of the share of rent and utility costs to be paid on behalf of a program participant must be made on a case-by-case basis. Program participants are expected to contribute as great a share of the cost of rent and utilities as is affordable to them. In addition, they are required to seek alternative sources of financial assistance.

Financial assistance allocations are to be determined on a month-to-month basis for the first three-month period. After three months, a complete re-evaluation of the program participant who has received homelessness prevention services must be conducted by the case manager to determine the program participant's eligibility for services and to determine the participant's ability to increase her/his share of rental payments. A similar re-evaluation must be conducted every three months thereafter, if the program participant receives financial assistance. If the service is rapid re-housing, a re-evaluation of program participant status (re: eligibility) is required no more than annually from the initial evaluation. At any point during the provision of financial assistance, the program participant exceeds 30% of the AMI, as determined by HUD, or if the program participant has other resources or support networks that would allow him/her to retain housing without ESG assistance, the program participant must be declared ineligible for further assistance.

Other than the possible exception of payment of first month's rent and the required security deposit, program participants are required to pay some portion of rent, minimally 30% of the program participant's income. Income will be calculated by totaling gross wages on pay stubs received by the participant after applying to the program. The participants' share of rental payments ideally should increase incrementally throughout the period of assistance. Hardship waivers to reduce or forgo contributions can be granted in extreme circumstances at the discretion of the case manager and/or agency. Requests for waivers must be reviewed and approved by a supervisor, with the appropriate documentation kept on file.

## **VII. Standards for Determining How Long a Particular Program Participant will be provided with Financial Assistance and Whether and How the Amount of that Assistance will be Adjusted Over Time**

Rental assistance is to be provided for the least amount of time possible and will only be provided so long as the case manager determines it to be absolutely necessary in helping participant(s) regain stability in permanent housing. Normally, the maximum period of rental assistance will be nine (9) months. Only in cases of extreme need will rental assistance will be provided for a full year. Regardless of the length of the period of subsidy, all program participants who are receiving rental assistance must have a legally binding, written lease for the rental unit that is between the owner and the program participant. A lease is not required in the case of a rental arrearage payment.

In general, assistance with utility payments is limited to emergencies, such as if it is necessary for a program participant to move into a new unit or if the utility arrearages are so great that a negotiated settlement must be made with the utility companies to avoid shut-off. Program participants must work with the case manager to negotiate a payment plan for utilities arrearages.

Meetings with the program participant, landlord or prospective landlord, and the case manager are to be held, as needed, to assure that the program participant or program participant household achieves stability in housing.

Due to the anticipated large number of eligible individuals and families seeking housing stabilization or relocation services, program participants may only receive benefits for one period of time, as determined by the case manager.

## VIII. Habitability, Sanitation, Safety and Lead-Based Paint Standards

All ESG subrecipients and service providers must adhere to federally required standards to ensure that shelter and housing facilities are safe, sanitary, accessible, and adequately maintained for program participants.

In accordance with 24 CFR 576.403, all units in which program participants are receiving emergency shelter or housing assistance must meet HUD Habitability and Lead-Based Paint Standards. **Subrecipients are required to complete the ESG Minimum Habitability Standards Checklist and Lead Screening Worksheet (please see Attachments 3 and 4).** The only exception to this requirement is in cases where **only** security deposits assistance and/or rental arrearage assistance is being provided.

Assisted units must meet federal lead paint requirements if the unit was constructed before 1978 and if a child under six years old and/or a pregnant woman is or will be residing in the unit. Subrecipients must document these inspections using the Habitability Checklist. The habitability and visual lead inspection must be completed by a certified inspector. A certified inspector is one who has successfully completed [HUD's Visual Assessment Training](#). The inspection must ensure the unit complies with ALL standards on the checklist, otherwise the unit will not be eligible to grant assistance.

The inspection must include, at a minimum:

- Verification of age of structure;
- Visual assessment and confirmation that paint surfaces are not chipping, cracking, or peeling using the Habitability Checklist; and
- Verification that the unit has been de-lead or paint encapsulated from a Massachusetts-approved de-leading vendor.

If a HUD-approved inspection for Section 8 has been recently completed for the unit, a copy of that inspection report in the client's file is sufficient because the regulations governing Section 8 inspections are more stringent than those governing ESG inspections. A lead-free certification for a unit can also be used to satisfy the lead paint requirement.

Additional information about HUD's Visual Assessment Training can be found at:

<https://apps.hud.gov/offices/lead/training/visualassessment/h00101.htm>.

Shelters must be accessible and should have a second means of exiting the facility in the event of an emergency. Every assisted facility must establish appropriate safeguards in order to meet the safety and shelter needs of special populations and enact the proper security precautions to those in its care. In addition, each shelter and housing unit must be maintained in sanitary condition with each program participant having access to sanitary facilities that are clean and in proper operating condition.

## **IX. Fair Housing and Affirmative Outreach**

Subrecipients and service providers must communicate and make known that the use of ESG-funded facilities, assistance, and services are available to all on a nondiscriminatory basis. Subrecipients are required to develop and implement affirmative outreach procedures and communication tools and materials in conformance with all federal, state, and local fair housing statutes to inform persons without regard race, color, sex, age, disability, religious creed, familial status, national origin or ancestry, genetic information, marital status, veteran or military status, sexual orientation, gender identity or expression or status as a recipient of public and/or rental assistance and how to obtain access to facilities and services. Additional outreach measures must be taken to ensure that program outreach will reach those who would not traditionally access such opportunities.

In addition, reasonable accommodations for persons with disabilities must be available in order to ensure disabled participants have an equal opportunity to utilize housing, including shelters, and receive essential services. Greater levels of accessibility may be required for some shelters in compliance with The Americans with Disabilities Act.

## **X. Matching Funds**

Subrecipients must match 100% of awarded ESG funds from non-ESG sources. The matching requirement may be met with cash contributions and/or non-cash contributions, including the value of any real property, lease, equipment, goods, or services contributed to the organizations applying for ESG funds. Non-cash contributions may also include the purchase value of any donated building. Matching funds may also include salary paid to staff (not included in the ESG award) and time contributed by volunteers to carry out the project.

If matching contributions include funds from the Continuum of Care Program or another federal program, the applicant must ensure that all laws governing those federal funds are followed and that matching requirements do not prohibit those use of those funds for match.

## XI. Termination of Assistance

As outlined in 24 CFR 576.402, the subrecipient may terminate assistance if the program participant has violated program requirements in accordance with a formal process established by the subrecipient. Termination of services may occur in situations where the participant violates program standards, misrepresents eligibility status, violates the lease agreement, and/or engages in criminal activity. The subrecipient must exercise judgment, examine, and document all extenuating circumstances in determining when violations warrant termination so that a program participant's assistance is terminated only in the most severe cases. The termination must be preceded by a due process recognizing the rights of individuals affected, to include, at a minimum:

- Written notification and clear statement of reasons for termination from the program;
- Opportunity to appeal to a third party; and
- Prompt appeal response.

Participants who are terminated cannot re-apply for services until all outstanding issues are cleared to the satisfaction of the City of Newton.

## Forms and Attachments

1. Criteria for Defining Homelessness
2. Criteria for Defining At-Risk of Homelessness
3. ESG Minimum Habitability Standards Checklists
4. ESG Lead Screening Worksheet
5. ESG Program Components Quick Reference
6. ESG Applicable Requirements for Rental Assistance and Housing Relocation and Stabilization Services Matrix
7. Balance of State CoC Coordinated Entry Forms

Newton Community Development Block Grant Program - FY26 Budget

PROJECT #	IDIS #	Env. Review	Key Org	Obj Code	Projects	Letter-of-Credit (LOC) Budget	FY26 Program Income (Estimated)	Prior Year(s) Program Income (FY25)	Total Budget
<b>HOUSING PROGRAM</b>									
CD26-01A	3938	Exempt	15002026	Various	Housing Program Delivery	\$276,967.00			\$276,967.00
CD26-01B	3939	project by project	15002026	579600	Housing Rehabilitation and Development Program Fund	\$368,683.00			\$368,683.00
CD26-01C		project by project	15002026	579600	2Life Communities / Coleman House	\$476,000.00			\$476,000.00
CD26-01D	3940	project by project	15002026	579601	Housing Program Income Pool (estimated rehab loan repayments)		\$55,000.00		\$55,000.00
<b>HOUSING PROGRAM TOTAL</b>						<b>\$1,121,650.00</b>	<b>\$55,000.00</b>	<b>\$0.00</b>	<b>\$1,176,650.00</b>
<b>ARCHITECTURAL ACCESS</b>									
CD26-03A	3941	project by project	15002026	586001	Pedestrian Access Improvements - Intersection of Lincoln and Harrison Streets	\$30,000.00			\$30,000.00
CD26-03B		project by project	15002026	586001	Accessible Lift for Pathway to Possible building at 1301 Centre Street, Newton Centre	\$34,890.00			\$34,890.00
CD26-03C		project by project	15002026	586001	Pedestrian Access Improvements - Installation of Rectangular Rapid Flashing Beacons (RRFB)	\$25,000.00			\$25,000.00
<b>ARCHITECTURAL ACCESS TOTAL</b>						<b>\$89,890.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$89,890.00</b>
<b>HUMAN SERVICES</b>									
CD26-05A	3942	Exempt	15002026	579700	The Newton Food Pantry / Funding for Pantry Manager & Volunteer Coordinator	\$ 15,000.00			\$15,000.00
CD26-05B	3943	Exempt	15002026	579700	Boys & Girls Club of Newton / Financial Aid for Teens and Families	\$ 12,554.00		\$12,446	\$25,000.00
CD26-05C	3944	Exempt	15002026	579700	West Suburban YMCA / Childcare Financial Aid Program	\$ 25,000.00			\$25,000.00
CD26-05D	3945	Exempt	15002026	579700	Family ACCESS of Newton / Sustaining access to childcare for low-income families	\$ 20,000.00			\$20,000.00
CD26-05E	3946	Exempt	15002026	579700	Jewish Big Brothers & Big Sisters / Mentoring Initiatives	\$ 10,000.00			\$10,000.00
CD26-05F	3947	Exempt	15002026	579700	2Life Communities / Caring Choices and Wellness Nursing for Low-income Seniors	\$ 10,000.00			\$10,000.00
CD26-05G	3947	Exempt	15002026	579700	Jewish Family & Children's Service/ Stabilization & Recovery Services	\$ 14,000.00			\$14,000.00
CD26-05H	3948	Exempt	15002026	579700	Newton Community Development Foundation / Resident Services Program	\$ 25,000.00			\$25,000.00
CD26-05I	3949	Exempt	15002026	579700	Newton Housing Authority / Resident Services Program	\$ 23,000.00			\$23,000.00
CD26-05J	3950	Exempt	15002026	579700	Plowshares Education Development Center / Tuition Assistance for Childcare	\$ 11,000.00			\$11,000.00
CD26-05K	3951	Exempt	15002026	579700	Pathway to Possible / Clinical Social Worker	\$ 10,000.00			\$10,000.00
CD26-05L	3952	Exempt	15002026	579700	Horace Cousens Industrial Fund / Emergency Payment for Families in Financial Crisis	\$ 35,000.00			\$35,000.00
CD26-05M	3953	Exempt	15002026	579700	The Second Step /Community Programs for Survivors of Domestic Violence	\$ 24,000.00			\$24,000.00
CD26-05N	3954	Exempt	15002026	579700	Dept. of Parks & Rec. / Financial Aid for Youth Summer Camp & Senior Programs	\$ 20,000.00			\$20,000.00
CD26-05O	3955	Exempt	15002026	579700	Riverside Community Care/Mental Health Services Promoting Health, Well-Being, and Self-Sufficiency	\$ 20,000.00			\$20,000.00
CD26-98D	3956	Exempt	15002026	579700	Human Service Program Income Reserve**** (for FY26 projects- do not include in FY25 budget totals)		\$13,000		\$13,000.00
<b>HUMAN SERVICES TOTAL (Cannot exceed 15% of current year LOC + 15% of prior year program income)</b>						<b>\$274,554.00</b>	<b>\$13,000.00</b>	<b>\$12,446.00</b>	<b>\$287,000.00</b>
<b>PROGRAM ADMINISTRATION</b>									
CD25-09A	3935	Exempt	15002026	Various	Program Administration	\$370,521.00	\$17,000.00		\$387,521.00
CD25-09B	3936	Exempt	15002026	Various	Citizen Participation	\$1,000.00			\$1,000.00
CD25-99	3937	Exempt	15002026	579700	Contingencies				\$0.00
<b>PROGM ADMIN TOTAL (Cannot exceed 20% of current year LOC + 20% of current year program income- must also include Planning activities)</b>						<b>\$371,521.00</b>	<b>\$17,000.00</b>	<b>\$0.00</b>	<b>\$388,521.00</b>
<b>GRAND TOTAL ALL PROGRAM AREAS</b>						<b>\$1,857,615.00</b>	<b>\$85,000.00</b>	<b>\$12,446.00</b>	<b>\$1,942,061.00</b>
<b>based on FY25 CDBG Letter of Credit Funds from HUD B-24-MC-25-0019</b>						<b>\$1,857,615.00</b>			

\*\*\*\* FY26 Program Income for Human Services is not included in total as it is reserved for FY27 programs

Newton Emergency Solutions Grants Program - FY26 Budget

Project Number	Env. Review	IDIS #	ESG PROJECTS	KEY ORG	OBJ CODE	ACCOUNT TITLE	FY25 ESG Funds
ES25-01C	Exempt	3967	Integrated Day and Seasonal Night Programs -- Community Day Center of Waltham	21012026	579700	Grants	\$ 65,000.00
ES25-02A	Exempt	3966	Homelessness Prevention -- Brookline Community Mental Health Center	21012026	579700	Grants	\$ 55,000.00
ES25-03A	Exempt	3965	Rapid Re-housing -- Brookline Community Mental Health Center	21012026	579700	Grants	\$ 31,700.00
ES25-05A	Exempt	3964	ESG Administration	21012026	579700	Grants	\$ 12,300.00
							<b>\$ 164,000.00</b>
<b>based on FY25 ESG Letter of Credit Funds E-24-MC-25-0019</b>							

WestMetro HOME Partnerships Program FY26 Projects

Project #	PROJECT NAME/TYPE	FY26 Budget	Prior Yr(s) Program Income	Uncommitted Prior Yr(s) Funds	Anticipated FY26 Program Income (TBD)	Totals
<b>BEDFORD</b>						
HM26-01A/25-01A	Bedford HOME Administration	\$ 1,527.00		\$ 1,527.00		\$ 3,054.00
HM26-01B/25-01B/HM24-01B/HM23-01B/HM22-01B	Bedford TBRA	\$ 15,270.00		\$ 51,568.93		\$ 66,838.93
	<b>TOTAL</b>	<b>\$ 16,797.00</b>	<b>\$ -</b>	<b>\$ 53,095.93</b>	<b>\$ -</b>	<b>\$ 69,892.93</b>
<b>BELMONT</b>						
HM26-02A/HM25-02A/HM24-02A	Belmont HOME Administration	\$ 4,632.00		\$ 10,062.00		\$ 14,694.00
HM26-02B/HM25-02B/HM24-02B/HM23-02B	Sherman Gardens	\$ 46,320.00		\$ 202,790.00		\$ 249,110.00
	<b>TOTAL</b>	<b>\$ 50,952.00</b>	<b>\$ -</b>	<b>\$ 212,852.00</b>	<b>\$ -</b>	<b>\$ 263,804.00</b>
<b>BROOKLINE</b>						
HM26-03A/HM25-03A/HM24-03A	Brookline HOME Administration	\$ 20,892.00		\$ 44,367.00		\$ 65,259.00
HM26-03B/HM25-03B/HM24-03B	Brookline Projects & Programs	\$ 208,920.00		\$ 443,605.00		\$ 652,580.00
	<b>TOTAL</b>	<b>\$ 229,812.00</b>	<b>\$ -</b>	<b>\$ 488,027.00</b>	<b>\$ -</b>	<b>\$ 717,839.00</b>
<b>CONCORD</b>						
HM26-13A/HM25-13A	Concord HOME Administration	\$ 2,318.00		\$ 2,318.00		\$ 4,636.00
HM26-13B/HM25-13B/HM24-13B	Concord Projects & Programs	\$ 23,180.00		\$ 54,205.00		\$ 77,385.00
	<b>TOTAL</b>	<b>\$ 25,498.00</b>	<b>\$ -</b>	<b>\$ 56,523.00</b>	<b>\$ -</b>	<b>\$ 82,021.00</b>
<b>FRAMINGHAM</b>						
HM26-09A/HM25-09A	Framingham HOME Administration	\$ 22,521.00		\$ 22,521.00		\$ 45,042.00
HM26-09C/HM25-09C/HM24-09C	Framingham TBRA Program	\$ 225,210.00		\$ 403,992.45		\$ 629,202.45
HM26-09P/HM25-09P/HM24-09P/HM23-09P/HM22-09P	Framingham Program Income- reserved for TBRA		\$ 26,869.89		\$ 6,000.00	\$ 32,869.89
HM23-09D/HM22-09D/HM21-09D/HM20-09D/HM19-09D	Framingham Carlson Crossing East			\$ 457,426.17		\$ 457,426.17
	<b>TOTAL</b>	<b>\$ 247,731.00</b>	<b>\$ 26,869.89</b>	<b>\$ 883,939.62</b>	<b>\$ 6,000.00</b>	<b>\$ 1,164,540.51</b>
<b>LEXINGTON</b>						
HM26-12A/HM25-12A	Lexington HOME Administration	\$ 3,657.00		\$ 3,657.00		\$ 7,314.00
HM26-12B/HM25-12B/HM24-12B	Lexington TBRA	\$ 36,570.00		\$ 69,420.00		\$ 105,990.00
HM23-12B/HM22-12B	Lexington Projects & Programs			\$ 61,820.00		\$ 61,820.00
	<b>TOTAL</b>	<b>\$ 40,227.00</b>	<b>\$ -</b>	<b>\$ 134,897.00</b>	<b>\$ -</b>	<b>\$ 175,124.00</b>
<b>NATICK</b>						
HM26-11A/HM25-11A	Natick HOME Administration	\$ 6,111.00		\$ 6,111.00		\$ 12,222.00
HM26-11B/HM25-11B/HM24-11B	Natick TBRA Program	\$ 61,110.00		\$ 107,379.00		\$ 168,489.00
	<b>TOTAL</b>	<b>\$ 67,221.00</b>	<b>\$ -</b>	<b>\$ 113,490.00</b>	<b>\$ -</b>	<b>\$ 180,711.00</b>
<b>NEEDHAM</b>						
HM26-05A/HM25-05A	Needham HOME Administration	\$ 2,674.00		\$ 2,674.00		\$ 5,348.00
HM26-05B/HM25-05B/HM24-05B	Needham Projects / Programs	\$ 26,745.00		\$ 57,470.00		\$ 84,215.00
	<b>TOTAL</b>	<b>\$ 29,419.00</b>	<b>\$ -</b>	<b>\$ 60,144.00</b>	<b>\$ -</b>	<b>\$ 89,563.00</b>
<b>NEWTON</b>						
HM26-06A/HM25-06A	Newton HOME Administration	\$ 12,082.51		\$ 12,082.51		\$ 24,165.02
HM26-06B	Newton Projects/Programs	\$ 120,820.15				\$ 120,820.15
HM25-06B/HM24-06B/HM23-06B/HM23-06C/HM22-06C/HM19-06E	Newton West Armory Affordable Housing Dev			\$ 582,130.25		\$ 582,130.25
	<b>TOTAL</b>	<b>\$ 132,902.66</b>	<b>\$ -</b>	<b>\$ 594,212.76</b>	<b>\$ -</b>	<b>\$ 727,115.42</b>
<b>SUDBURY</b>						
HM26-10A/HM25-10A	Sudbury HOME Administration	\$ 699.00		\$ 699.00		\$ 1,398.00
HM26-10B/HM25-10B/HM24-10B	Sudbury Projects / Programs	\$ 6,985.00		\$ 15,275.00		\$ 22,260.00
	<b>TOTAL</b>	<b>\$ 7,684.00</b>	<b>\$ -</b>	<b>\$ 15,974.00</b>	<b>\$ -</b>	<b>\$ 23,658.00</b>
<b>WALTHAM</b>						
HM26-07A/HM25-07A	Waltham HOME Administration	\$ 17,585.00		\$ 17,585.00		\$ 35,170.00
HM26-07B/HM25-07B/HM24-07B/HM23-07B	Waltham TBRA Program	\$ 175,850.00		\$ 297,571.04		\$ 473,421.04
HM26-07P/HM24-07P/HM23-07P	Waltham Program Income - reserved for TBRA		\$ 68,038.30		\$ 15,000.00	\$ 83,038.30
	<b>TOTAL</b>	<b>\$ 193,435.00</b>	<b>\$ 68,038.30</b>	<b>\$ 315,156.04</b>	<b>\$ 15,000.00</b>	<b>\$ 591,629.34</b>
<b>WATERTOWN</b>						
HM26-08A/HM25-08A	Watertown HOME Administration	\$ 11,058.00		\$ 11,058.00		\$ 22,116.00
HM26-08B/HM25-08B/HM24-08B	Watertown Projects / Programs	\$ 110,585.00		\$ 212,960.00		\$ 323,545.00
HM22-08P	Watertown Program Income		\$ 119,155.50			\$ 119,155.50
	<b>TOTAL</b>	<b>\$ 121,643.00</b>	<b>\$ 119,155.50</b>	<b>\$ 224,018.00</b>	<b>\$ -</b>	<b>\$ 464,816.50</b>
<b>WAYLAND</b>						
HM26-14A/HM25-14A	Wayland HOME Administration	\$ 1,111.00		\$ 1,111.00		\$ 2,222.00
HM26-14B/HM25-14B/HM24-14B/HM23-14B	Wayland TBRA Program	\$ 11,110.00		\$ 28,015.00		\$ 39,125.00
HM19-14C	Wayland's St. Ann's Village			\$ 65,955.10		\$ 65,955.10
	<b>TOTAL</b>	<b>\$ 12,221.00</b>	<b>\$ -</b>	<b>\$ 95,081.10</b>	<b>\$ -</b>	<b>\$ 107,302.10</b>
<b>CONSORTIUM ADMINISTRATION</b>						
HM26-99	Consortium HOME Administration	\$ 45,800.36				\$ 45,800.36
HM23-05B/HM23-10B/HM23-09B/HM22-05B	Competitive Funding Pool - Saint Anne's Snr Village	\$ -		\$ 188,450.00		\$ 188,450.00
HM26-15B	CHDO Operating Expenses Funding Pool	\$ 76,333.94				\$ 76,333.94
HM25-15B/HM24-15B	CHDO Operating Expenses- MetroWest CD			\$ 108,964.19		\$ 108,964.19
HM26-15C	CHDO Set Aside Funding Pool	\$ 229,001.82				\$ 229,001.82
HM25-15C	CHDO Set Aside- MetroWest CD: Natick's Elliot Street			\$ 229,001.82		\$ 229,001.82
/HM24-15C/HM23-15C	CHDO Set Aside- MetroWest CD: West Newton Armory			\$ 490,641.45		\$ 490,641.45
	<b>TOTAL</b>	<b>\$ 351,136.12</b>	<b>\$ -</b>	<b>\$ 1,017,057.46</b>	<b>\$ -</b>	<b>\$ 1,368,193.58</b>
<b>TOTAL FY26 HOME CONSORTIUM BUDGET</b>		<b>\$ 1,526,678.78</b>	<b>\$ 214,063.69</b>	<b>\$ 4,264,467.91</b>	<b>\$ 21,000.00</b>	<b>\$ 6,026,210.38</b>

**City of Newton**  
**Department of Planning & Development**  
**FY2026 Budget Presentation**

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**APRIL 29, 2025**

# Department of Planning & Development

## Division Structure

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- Conservation
- Long-Range Planning
- Current Planning
- Historic Preservation
- Housing & Community Development
- Transportation Planning
- Economic Development
- Community Preservation

# Conservation Division

Jennifer Steel, Chief Environmental Planner

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- Two Biggest Accomplishments in FY25
  - Development and City adoption of new FEMA compliant Floodplain Ordinance
  - Trail accessibility work at Norumbega and Kessler Woods
- Two Anticipated Undertakings for FY26
  - Climate Action Update/Dashboard
  - Updates to Climate Change Vulnerability Assessment and Hazard Mitigation Plan

# Long-Range Planning Division

Zack LeMel, Chief of Long-Range Planning

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- Two Biggest Accomplishments in FY25
  - Changes to zoning regulations regarding grade definition, retaining walls, and façade ratios
  - Amendment to Accessory Dwelling Unit (ADU) regulations
- Two Anticipated Undertakings for FY26
  - Update to Inclusionary Zoning Ordinance
  - Exploration of changes to Manufacturing District Zoning along California Street and in Nonantum

# Current Planning Division

Katie Whewell, Chief Planner

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- Two Biggest Accomplishments in FY25

- Provided regular technical reviews to Land Use Committee on large (Northland), medium (Civico on Grove Street), and small (homeowner) petitions
- Established internal working group (DPW, Parks, & Planning) to track and expend project mitigation funds

- Two Anticipated Undertakings for FY26

- Continued efforts to improve NewGov ease and efficiency and customer experience
- Working with Long-Range Planning and ZAP to identify and make by-right routine residential alterations

# Historic Preservation Division

## David Lewis, Chief Preservation Planner

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- Two Biggest Accomplishments in FY25
  - Creating redundancy in review of applications and commission staffing to engender greater efficiencies and Commission standards
  - Securing CPA matching funds to continue mid-century historic architectural survey
- Two Anticipated Undertakings for FY26
  - Secure funding to develop interpretative signage for Oak Hill Park
  - Develop design guidelines for ADUs on historic properties/local historic districts

# Housing and Community Development Division

Lara Kritzer, Dir. of Housing & Community Development

7

- Two Biggest Accomplishments in FY25

- Completed five-year HUD required Consolidated Plan for use of CDBG, HOME, and ESG funds
- Provided major funding for West Newton Armory and Family Aid Navigation Center

- Two Anticipated Undertakings for FY26

- Assisting with the Newton Gardens acquisition and preservation of affordability
- Working with Newton Affordable Trust on future potential affordable housing opportunities

# Transportation Division

Jenn Martin, Dir. of Transportation Planning

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- Two Biggest Accomplishments in FY25

- Launching new GoGo Newton transportation system in July with now over 1,000 registered users and 10,000+ trips
- Completing design, bidding, and award of the Washington Street Pilot—scheduled to begin in May

- Two Anticipated Undertakings for FY26

- Implementing recommendations of forthcoming Walk, Roll, and Bike Network Plan
- Completing design of Christina Street pedestrian bicycle bridge over the Charles River

# Economic Development Division

John Sisson, Dir. of Economic Development

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- Two Biggest Accomplishments in FY25

- Finding zoning fixes and adjustments to make it easier for businesses to locate and operate in Newton
- Updating the economic development website and communications

- Two Anticipated Undertakings in FY26

- Completing update to the Economic Development Strategy Plan
- Working with current planning team to rethink zoning along Needham Street corridor

# Community Preservation Division

## Mollie Hutchings, CPA Program Manager

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- Two Biggest Accomplishments in FY25
  - Funding of the Gath Pool project
  - Funding of four Historic Resource projects—First Baptist Church, Family Access, West Newton Cinema, & the Jackson Homestead
- Two Anticipated Undertakings in FY26
  - Continued communication and advocacy for the use of CPA funding in Newton
  - Continued support of the Newton Affordable Housing Trust

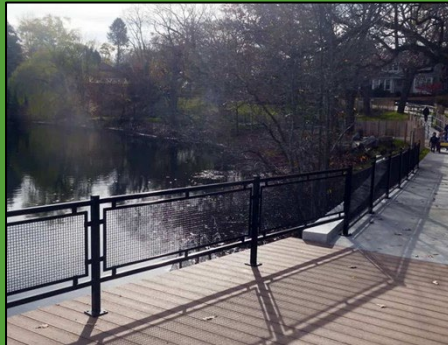
# FY26 Planning Consulting Line

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- Zoning and Planning Committee Zoning Work--\$50,000
  - It is anticipated that the Zoning and Planning Committee will continue its work examining potential changes to residential, commercial, and industrial zoning areas in Newton.
- Open Space and Recreation Plan--\$50,000
  - Last completed in 2021, the OSRP needs to be updated every six years Jennifer Steel, who led the previous OSRP update, will lead the new update. A completed and approved OSRP is a pre-requisite for State Open Space and Recreation grant funding.
- Climate Change Vulnerability Assessment--\$25,000
  - Last completed in 2018, this plan needs to be updated every five years. Having a completed and approved plan is a pre-requisite for the City to apply for Municipal Vulnerability Preparedness (MVP) grants.
- Hazard Mitigation Plan--\$25,000
  - Last completed in 2019, this plan needs to be updated every five years. Having a completed and approved plan is a pre-requisite for the City to receive FEMA funding for hazardous mitigation grants.
- Needham Street Corridor/Land Use Zoning Study--\$50,000
  - The Needham Street corridor mixed-use zoning was adopted in 1987. The two mixed-use zoning districts have resulting in a patchwork of various commercial, industrial, and residential uses. A zoning study would look to update the zoning for the corridor and seek to include design guidelines for future development.

# NEWTON COMMUNITY PRESERVATION PROGRAM FY2026 BUDGET

Presentation to Zoning and Planning Committee  
April 29, 2025



Open Space



Community Housing



Recreation



Historic Resources

# How does CPA Funding Work?

- Newton's CPA Funding comes primarily from:
  - Local revenue surcharge of 1% on property taxes
  - State CPA Trust Fund match on the *prior fiscal year* local surcharge. For example, in FY25 Newton received a match of 18% of its FY24 CPA surcharge
- CPA Funding can be used in the year that it becomes available **OR** saved for future projects.

City of Newton COMMUNITY PRESERVATION FUND	FY25 FINAL	FY26 PROVISIONAL
<b>Program Budget - Revenue</b>	Actual	Approved by CPC 4/8/25
Local CPA Surcharge	\$4,269,404	\$4,413,745
State Matching Funds - Estimated at 15% for FY26	\$768,492	\$639,673
Unrestricted Fund Balance (Difference between Prior Year Estimated State Match and Actual Funds Received)	\$40,651	\$5,975
Additional Local Revenue: (assume \$0 in budget)		
<b>TOTAL REVENUE</b>	<b>\$5,078,547</b>	<b>\$5,059,393</b>

City of Newton, Massachusetts COMMUNITY PRESERVATION FUND	FY25 FINAL	FY26 PROVISIONAL
<b>Program Budget - Expenditures</b>	Actual	Approved by CPC 4/8/25
Program Administration (max. 5% of annual new funds)	\$182,717	\$162,207
Debt Service	\$982,273	\$988,963
<b>BUDGETED RESERVES</b>		
Community Housing Reserve (10% minimum of Total Revenue)	\$513,506	\$505,939
Historic Resources Reserve (10% minimum of Total Revenue)	\$513,506	\$505,939
Open Space Reserve (10% minimum of Total Revenue)	\$513,506	\$505,939
General Reserve (unrestricted, any CPA purpose)	\$2,392,039	\$2,390,405
<b>TOTAL EXPENDITURES</b>	<b>\$5,298,777</b>	<b>\$5,059,393</b>

# CPA FY25 Highlights

- FY25 started with the opening of the Gath Pool in July
- Newton Affordable Housing Trust was funded 1.8 million. The Trust received 35% of CPA revenue, which allowed us to meet our target spending in Community Housing for the third fiscal year
- FY25 saw the funding of three large Historic Resource projects. CPC has now met its target of allocating 20% of its spending to Historic Resources over the life of the program.
  - West Newton Cinema
  - Family Access
  - First Baptist Church
- Spears Park Community Gardens is expected to be open in late May.

# CPA Fund Finances at a Glance Report

Available on CPA Program's Reports and Presentations Page

## Fiscal Year 2026

### Revenue

Beginning balance	5,195,833
Local CPA surcharge	4,413,745
State match	
Budget for this FY	639,673
Additional from prior FY	-
<b>Total Available Resources</b>	<b>10,249,251</b>

### Expenses

Bond repayment obligations	1,671,778	33%
New funding authorizations	-	-
Administrative costs	166,000	3%
<b>Total Expenses</b>	<b>1,837,778</b>	<b>36%</b>
<b>Projected Fund Balance</b>	<b>8,411,474</b>	

**THANK YOU**

Questions?