

FY27 (FFY26) ANNUAL ACTION PLAN

DRAFT

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

JULY 1, 2026– JUNE 30, 2027

For submission to the Department of Housing and Urban Development

March 25, 2026

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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 FY27 (FFY26) Annual Action Plan, detailing the allocation of CDBG, HOME, and ESG funds for the period of July 1, 2026 through June 30, 2027.

FY27 (FFY26) FEDERAL FUNDING AMOUNTS

Community Development Block Grant (CDBG)	\$1,855,699.00
HOME Investment Partnerships Program (HOME)	\$1,546,707.68
Emergency Solutions Grant (ESG)	\$164,000.00

Total	\$3,566,406.68
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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 FY27 (FFY26) CDBG funds into four general categories:

- **Affordable Housing** (\$1,120,493 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** (\$274,270 or 15% of CDBG funding), to provide grants for a total of 12 human service projects through 12 sub-grantee agencies during FY27.
- **Architectural Access** (\$89,800 or 5% of CDBG funding), for accessibility improvements at the Newton Housing Authority offices. The work will include replacing the existing entrance with a new accessible ramp and automatic doors, as well as constructing a wheelchair accessible service counter.
- **Program Administration** (\$371,136 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 fair housing. These activities are undertaken by the City and WestMetro HOME Consortium with support from the Newton Fair and Affordable Housing Partnership.

Affordable Housing

Approximately 60% of FY27 CDBG funding (\$1,120,493) plus \$10,000 in estimated FY27 (FFY26) program income, for a total of \$1,130,493.00, 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.

Goal: Production of New Affordable Housing Units

In FY27, the West Newton Armory project is expected to be complete. MetroWest/Civico is redeveloping the Armory into 43 units of intergenerational housing that are affordable to households earning 30-60% of the Area Median Income (AMI). This project builds on several years of city-led planning and predevelopment work to position the site for affordable housing redevelopment.

As an awardee of a \$200,000 Housing Choice Grant from the Department of Housing & Community Development (now the Executive Office of Housing and Livable Communities), the City hired an affordable housing consultant in FY21 to conduct a predevelopment feasibility study on the Armory 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 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. 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 IZ 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 began in the spring of 2025 and will be completed in FY27.

The City of Newton is continuing to explore the redevelopment of a recently acquired parcel into affordable housing. The site, which contains three existing homes, was purchased using the City's one-time allocation of ARPA funds. In FY23, Newton was awarded a \$235,000 EOHLC Housing Choice Grant to hire a consultant to evaluate redevelopment options. Through a competitive RFP process, Weston & Sampson was selected to conduct the feasibility study. In FY25, the Planning and Development Department, working with the consulting team, initiated the City's Real Property Reuse process and collaborated with the Walker Center Joint Advisory Planning Group (JAPG) to assess potential uses for the site. In May 2025, the JAPG delivered their final [recommendations](#) to the City Council Real Property Reuse Committee, which included preserving and converting the existing structures into housing with an affordable component.

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. Work on this project is expected to begin in the summer of 2026.

In FY27, the City will undertake rehabilitation work at the Newton Housing Authority's New Hyde Apartments. The development includes 55 units, and the scope of work will primarily focus on accessibility upgrades to bathrooms and kitchens. These improvements are intended to enhance livability and ensure the units better meet the needs of residents with mobility and accessibility challenges.

Goal: Support Affordable Homeownership Newton’s CDBG-funded Downpayment/Closing Cost

Newton’s Homeownership Assistance programs support and expand sustainable homeownership among low- and moderate-income households in the community. The program targets first-time homebuyers of new and existing deed restricted homeownership units. Two income-eligible homebuyers are expected to be assisted through the CDBG Downpayment/Closing Cost Assistance program in FY27.

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 covers existing accessory apartments and lodging houses. 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 FY27 and prior year funding, it is anticipated that approximately one unit of homeowner housing and 12 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 acquired CAN-DO units). 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 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 lacked adequate resources to address all the recommendations in the capital needs assessment. In FY27, the Newton Rehabilitation program will rehabilitate three of these properties and 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 remain a priority for the City of Newton and the WestMetro HOME Consortium, recognizing that continued education on fair housing laws, regulations, and enforcement is critical to ensuring every person has equal opportunity and access to affordable housing. During FY25, the Newton Fair Housing Committee merged with the Newton Housing Partnership to become the Newton Fair and Affordable Housing Partnership, ensuring that fair housing remains an integral part of all project reviews. With support from the Fair and Affordable Housing Partnership, the City and

the WestMetro HOME Consortium intend to lead at least one fair housing education event in FY27. Fair housing testing will also continue in the next fiscal year in partnership with Suffolk University Law School's Center for Housing Policy and Justice.

In 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 over two years across 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 24 instances of discrimination.

The Massachusetts Commission Against Discrimination (MCAD), the independent state agency enforcing the State's anti-discrimination laws, determined that a Coldwell Banker agent was responsible for five of the 24 violations. As a result, Coldwell Banker must pay \$10,000 to Suffolk to offset the cost of testing and submit revised anti-discrimination policies to MCAD for approval. Once finalized, the updated policies are required to be distributed to all agents in the Coldwell Banker Wellesley office, and records demonstrating compliance must be retained for seven years. The agent involved, along with her management, is required to complete anti-discrimination training.

Human Services / Public Services

HUD caps the Human Services allocation at 15% of the City's total annual CDBG grant. The FY27 (FFY26) Human Services Request for Proposals (RFP) was released on January 2, 2026. The proposals were evaluated by a review committee comprised of representatives from the City's 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 20, 2026, 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 as identified in the FY26-FY30 Consolidated Plan.

The City received 14 proposals, 12 of which will be awarded Human Services grants during the FY27 (FFY26) program year, following the recommendation of the Human Services 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.

FY27 Human Services Program Allocation Recommendations

Agency	Program	FY27 Award
West Suburban YMCA	Childcare Financial Aid Program	\$25,000.00
Horace Cousens Industrial Fund	Emergency Grants for Vulnerable Individuals and Families	\$35,209.00
Newton Community Development Foundation	Resident Services Program	\$25,000.00
Newton Housing Authority	Resident Services Program	\$20,000.00
The Second Step	Community Programs for Adult Survivors of Domestic Violence	\$25,000.00
Family ACCESS	Social Mobility for Young Families	\$40,000.00
The Price Center	Integrated residential, community-based day, and employment support service	\$25,000.00
John M. Barry Boys & Girls Club of Newton	Financial Aid for Teens and Families	\$26,000.00
2Life	Caringchoices and Wellness Nursing	\$10,000.00
Jewish Family and Children’s Services	Stabilization and Recovery Services	\$14,000.00
Plowshares Education Development Center	Tuition Assistance for Pre-School and School-Age Care	\$12,000.00
Riverside Community Care	Mental Health Services Promoting Health, Well-Being, and Self-Sufficiency	\$20,000.00
TOTAL		\$277,209.00

Architectural Access

Approximately 5% of CDBG funding (\$89,800) will be allocated to remove material and architectural barriers that limit mobility and accessibility for elderly individuals and persons with severe disabilities in public rights-of-way, public buildings, parks and recreational facilities, and nonprofit agencies. FY27 CDBG accessibility funds will be used to complete accessibility improvements at the Newton Housing Authority offices. The work will include replacing the existing entrance with a new accessible ramp and automatic doors, renovating the lobby area for increased accessibility, and constructing a wheelchair accessible service counter.

In addition, the City anticipates completing two FY26 CDBG Architectural Access–funded projects in FY27: the installation of Rectangular Rapid Flashing Beacons and pedestrian access improvements at the intersection of Lincoln and Harrison Streets.

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 2025, 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 2025, Division staff consulted with former BNWW CoC social service providers and representatives from the four municipalities and BoS CoC to determine FY27 (FFY26) ESG funding priorities across its eligible components, outlined below:

- **Emergency Shelter Services** (\$97,007.56 or 59.2%): 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** (\$33,468 or 20.4%): funds support the stabilization and potential relocation needs, 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** (\$21,223.93 or 12.9%): funds support individuals and families experiencing homelessness by helping them move from emergency shelters or places not meant for human habitation into permanent housing.

On January 2, 2026, the FY27 ESG RFP was released alongside the Human Services RFP and proposals were evaluated by a review committee comprised of representatives from Newton’s Department of Planning and Development and Department of Health and Human Services, the BoS CoC, and the former BNWW CoC (non-ESG subrecipients). Proposals were ranked on February 19, 2026, 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 four proposals from three nonprofit agencies, all of which will receive an ESG grant during the FY27 (FFY26) program year, following the recommendations of the ESG RFP Review Committee.

FY27 ESG Allocation Recommendations

Agency	Program	FY27 ESG Recommendations
Emergency Shelter Services		
Community Day Center of Waltham	CDCW Case Management: Wrap Around Services	\$68,700.00
REACH Beyond Domestic Violence	REACH Emergency Shelter Operations	\$28,307.56
Homelessness Prevention		
Brookline Community Mental Health Center	Homelessness Prevention Program	\$33,468.51
Rapid Re-housing		
Brookline Community Mental Health Center	Rapid Re-Housing Program	\$21,223.93
Program Administration		
City of Newton	Administration	\$12,300.00
TOTAL		\$164,000.00

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 FY27, the Consortium will receive a total of \$1,546,707.68. 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% of HOME funds will be available for HOME programs and projects, 10% will be allocated toward HOME administrative costs, 5% will be allocated for operating expenses of certified Community Housing Development Organizations (CHDOs), and another 15% 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. The WestMetro HOME Consortium currently has two designated CHDOs: Brookline Community Development Corporation (BCDC) and Metro West Collaborative Development (MWCD).

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 FY27:

- **Tenant Based Rental Assistance for Rental Housing (TBRA)**

In FY27, 59 households will be assisted through Tenant Based Rental Assistance (TBRA) programs in Framingham, Waltham and a new regional program in the RHSO service area (Bedford, Concord, Lexington, Natick, Sudbury, and Wayland). These programs provide subsidies as vouchers to landlords to supplement the affordable rent paid by income-eligible households. In addition, Framingham and Waltham offer a separate TBRA program where participants receive a security deposit and first month rent payment, paid directly to the landlord.

- **Rehabilitation of Existing Units**

The towns of Belmont, Brookline and Needham, and the cities of Framingham and Waltham, will prioritize the rehabilitation of Housing Authority units in FY27. Belmont Housing Authority's Sherman Gardens project will replace 80 existing units with 120 new units, including 11 HOME-assisted units. Brookline will work with the Brookline Community Development Corporation, a certified CHDO, to rehabilitate 1017 Beacon Street into a modernized 16-unit SRO development which achieves deep energy reductions. FY24 and FY25 HOME funds will support roof replacement at High Street Veterans, a 186-unit state public housing development operated by the Brookline Housing Authority. The Needham Housing Authority, with support from the Town, is planning a phased, substantial renovation of Seabeds Way, a 46 unit federally subsidized public housing development serving elderly and disabled tenants. Framingham is partnering with its local housing authority to rehabilitate and redevelop Carlson Crossing through a multi-phased initiative. The Framingham Housing Authority is currently finalizing financing for Phase III (Carlson Crossing East), which will redevelop 14 buildings (57 units) and include the construction of two new buildings and four ADA-accessible units. Lastly, construction on accessibility improvements at Waltham Housing Authority's Beaverbrook Senior Apartments is underway and will continue through FY27, with 27 of the 60 units expected to be HOME assisted.

- **Production of Affordable Units**

Consortium communities are moving a strong pipeline of affordable housing developments forward. The West Newton Armory redevelopment, which includes the construction of 43 affordable intergenerational units, is expected to be completed in FY27. In Natick, the 5 Auburn Street project will redevelop the former Eliot School into 32 affordable rental units (16 at ≤60% AMI and 16 at ≤30% AMI), with on-site community and management space and preservation of surrounding open space. In Wayland, Saint Ann's Senior Village is preparing to close on financing this spring for 60 one-bedroom affordable units for residents 62+ earning 30–60% AMI. The Lexington Woods project is moving forward with 40 affordable rental units for households earning 30–80% AMI.

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%
TOTAL Allocation	\$5,406,962	100%

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
Rental Housing		
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
Subtotal		\$2,745,918

HOME-ARP Allocation Recommendations (con't)		
Agency	Project	Award
Supportive Services		
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
Subtotal		\$1,150,000
Tenant-Based Rental Assistance		
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
Subtotal		\$700,000
TOTAL		\$4,595,918

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

HOME-ARP rental housing projects

As previously mentioned, the West Newton Armory began construction in June 2025 and is expected to be complete in FY27. Framingham's Carlson Crossing East is scheduled for public bidding in FY26, and the 138-188 Linden Street project in Needham and Saint Ann's Senior Village project in Wayland are also expected to be underway soon. Needham Housing Authority's Linden Street Redevelopment is currently in pre-development as the Authority assembles project financing; the redevelopment will occur in two phases, with Phase 1 replacing 40 existing studio units with 72 new one-bedroom units and Phase 2 replacing the remaining 32 studio units with 60 new one-bedroom units. Wayland's Saint Ann's Senior Village is preparing to close on financing this spring for 60 one-bedroom affordable units for residents 62+ earning 30–60% AMI.

HOME-ARP supportive service and TBRA projects

HOME-ARP supportive services and Tenant-Based Rental Assistance (TBRA) projects operate within the WestMetro HOME Consortium area and serve eligible residents. These programs support qualifying populations, which are individuals and families that are homeless or at risk of homelessness and fleeing or attempting to flee domestic violence. Supportive services include outreach, substance abuse treatment, case management, and landlord-tenant liaison services. In addition to these services, there are also projects that address homelessness prevention services and housing counseling services.

The HOME-ARP TBRA programs provide rental and/or security deposit assistance to low-income households seeking to rent from private landlords within the WestMetro HOME Consortium. Program participants contribute at least 30% of their adjusted monthly income toward rent, while TBRA funds pay the remaining balance of the contract rent directly to the private property owner. RIA, Inc.'s Survivor Directed Housing program and Brookline Community Development Corporation's Housing Unhoused Students program target special populations for assistance.

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 27, 2025. 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 FY25 (FFY24) CAPER, this hearing took place before the Planning and Development Board on September 8, 2025. 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 FY25 (FFY24) CAPER was submitted on September 27, 2025. 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 25, 2026, in advance of the hybrid public hearing held by the Planning and Development Board on Monday, April 6, 2026. The meeting location in City Hall as well as instructions for Zoom participation will be included in the City's public hearing notice. The public comment period will begin on April 6, 2026 and end on Thursday, May 7, 2026.

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

No comments were received by the City of Newton.

The Process

PR-05 Lead & Responsible Agency 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

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AP-10 Consultation

- 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 task forces. 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.

Task forces 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 2025, 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 2025 Point-in-Time Count (PITC) in January 2025. PITC data published in FY25 reported that 10,037 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, 502 homeless individuals were found unsheltered. Within the BNWW region, the 2025 PITC reported 157 individuals housed through a combination of emergency shelter and transitional housing programs. In addition, 37 homeless individuals were found unsheltered within the BNWW region. Data from the latest PITC is not yet available.

3. Describe consultations 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 December 2025, Division staff consulted with the former BNWW CoC local providers and representatives from the BoS CoC and four municipalities to finalize FY27 (FFY26) 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 2, 2026. Applications were due on January 30, 2026.

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?
Bedford					
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 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.	
Belmont					
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 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	
Brookline					
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 BCDF 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 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.
Concord					
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 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.	
Framingham					
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	
Lexington					
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 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.	
Natick					
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 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	
Needham					
Needham Health Department	Services--Elderly Persons		Housing Needs Assessment; Non-Homeless Special Ne	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 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 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 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 the NHA's input into the Consolidated Plan and Annual Action Plan.
Newton					
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 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 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 the elderly.	The anticipated outcomes include improved coordination with the organization and 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 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 BNWW region.	The anticipated outcomes include improved coordination with the organization 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, Newton, Waltham, and Watertown region.	The anticipated outcomes include improved coordination with the organization and 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 BNWW region.	The anticipated outcomes include improved coordination with the organization and its pertinent input in the Consolidated Plan and Annual Action Plan.
Sudbury					
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 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.	
Waltham					
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.
Watertown					
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
Senior Services/Center	Services-Elderly Persons		Housing Needs Assessment	One-on-one meeting	Input to inform the City's affordable housing strategy and identify community housing needs in the Consolidated Plan and Annual
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
Wayland					
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 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.	

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 FY27 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	
FY26-30 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: 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 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	
FY26-30 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 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 2026-2030	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 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	
FY2026 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, Annual Report	City of Newton	The FY27 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	

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 several ways. These included three Community Needs Assessment Meetings open to the public. Staff also held a series of inter-departmental needs assessment sessions with representatives from Health and Human Services, Economic Development, Conservation, Public Works, Senior Services, Engineering, Parks and Recreation, and Transportation. In addition, staff delivered presentations and facilitated discussions with city boards and commissions including the Commission on Disability. Staff engaged the former Fair Housing Committee and Housing Partnership, which merged in 2025 to form the Newton Fair and Affordable Housing Partnership. The Division also held a series of discussions with Newton Human Service and ESG subrecipients; and spoke 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 at locations across the city and at 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 attendees at the Weeks House event were low-income elderly residents of the site, and the Boys and Girls Club included low- to moderate-income individuals and families 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 Newton Fair and Affordable 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 6, 2026. 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 Fig City News on March 24, 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 support the Brookline Housing Advisory Board (HAB), which meets monthly to review affordable housing projects being undertaken or considered by the Town and to issue recommendations. 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. As part of the public participation process, the HAB and the Board of Selectmen review and approve all final funding commitments for affordable housing projects. 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 FY27 (FFY26) Annual Action Plan. In 2024, the Massachusetts Executive Office of Housing and Livable Communities approved the 2024 Housing Production Plan, an updated five-year plan built on housing, social, economic, and real estate data; a robust community engagement process; a housing needs assessment to develop housing production goals; and other local and regional planning studies.

The City of Framingham's Community Development Committee (CDC) holds a series of annual meetings and public hearings during the fall and winter to determine allocation priorities for the following fiscal year. As part of the planning process, Community Development Program (CD) staff recommend 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 Town 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.

The Waltham Housing Division and Planning Departments hold meetings and discussions with social service agencies, affordable housing advocates, residents, and City Boards and commissions to gather input on Annual Action Plans, Consolidated Annual Performance and Evaluation Reports (CAPERs), 5-Year Consolidated Plans, master plans, and other community development initiatives. On January 22, 2026, the City provided an update on Waltham's planned FY27 HOME activities at its CDBG application release and Annual Action Plan meeting. This spring, the Planning Department will host another meeting to review the draft Annual Action Plan.

The Watertown Affordable Housing Trust announces its meetings and agendas through email. The Watertown components of the FY27 (FFY26) Annual Action Plan were reviewed and approved by the Trust on January 21, 2026.

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
BEDFORD					
Public Meeting	Non-targeted/broad community	Bedford Housing Partnership reviewed the FY27 AAP at their February meeting.	None Received	N/A	N/A
BELMONT					
Public Meeting	Non-targeted/broad community	Housing Trust held a public meeting on Monday, January 13, 2026 and reviewed and provided input for the AAP.	The Housing Trust and the public were supportive of the proposed Annual Action Plan and the proposal to use FY27 HOME funds for Sherman Gardens and Belmont Village projects.	N/A	N/A
BROOKLINE					
Public Hearing	Non-targeted broad community	Anticipated approval of the FY27 Annual Action Plan April, 2026.	Select Board to review and consider approval of the FY27 Annual Action Plan	N/A	N/A
CONCORD					
Public Meeting	Non-targeted/broad community	Concord Municipal Affordable Housing Trust reviewed the FY27 AAP at their February meeting.	None Received	N/A	N/A
FRAMINGHAM					
Public Hearing	Non-targeted/broad community	City Council meeting to review the FY26 AAP on March 25, 2026.	City Council will review and vote on the approval of the Annual Action Plan at the March meeting	N/A	N/A
LEXINGTON					
Public Meeting	Non-targeted/broad community	Lexington Housing Partnership reviewed the FY27 AAP at their February meeting.	None Received	N/A	N/A
NATICK					
Public Meeting	Non-targeted/broad community	Natick Affordable Housing Trust reviewed the FY27 AAP at their February meeting.	None Received	N/A	NA
NEEDHAM					
Public Meetings	Non-targeted/broad community	Needham Select Board reviewed and approved the FY26 Annual Action Plan on February 25, 2026.	None Received	N/A	N/A
NEWTON					
Public Meeting	General	6 attendees	On February 24, 2026, the Newton Fair and Affordable Housing Committee Partnership discussed the FY27 AAP.	N/A	Newton Fair and Affordable Housing Partnership
Public Meeting	General	11 attendees	The BNWW CoC discussed funding priorities for FY27 ESG and in a special meeting the non-recipients voted on funding priorities (December 5, 2025).	N/A	Homelessness; Brookline-Newton-Waltham-Watertown Continuum of Care
Committee Meeting	General	4 attendees	Representatives from the Housing and Community Development Division, Dept. of Health and Human Services, and Executive Office met relative to the FY27 Human Service program awards (February 20, 2026). Discussion focused on FY27 applications, past performances, funding priorities and allocation recommendations.	N/A	Human Services RFP Review Committee
Committee Meeting	General	7 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 FY27 ESG awards (February 19, 2026). Discussion focused on FY27 applications, past performances, funding priorities and allocation recommendations.	N/A	ESG RFP Review Committee
Public Meeting	General	15 attendees	At their February 9, 2026 meeting the COD discussed the FY27 AAP process and made a recommendation to use FY27 CDBG Access funds on Newton Housing Authority's project to make accessible improvements to their offices at 82 Lincoln Street.	N/A	Commission on Disability
Public Hearing	General	X attendees	Presentation of draft FY27 Annual Action Plan and summary of activities to be undertaken during FY27/FFY26 on April 6, 2026.	N/A	P&D Review
Public Hearing	General	X attendees	Presentation of draft FY27 Annual Action Plan and summary of activities to be undertaken during FY27/FFY26 on April 13, 2026.	N/A	Zoning and Planning Committee
SUDBURY					
Public Meeting	Non-targeted/broad community	Sudbury Housing Trust reviewed the FY27 AAP at their February meeting.	None Received	N/A	N/A
WALTHAM					
Public Meeting	Non Targeted Outreach	Meetings on January 22, 2026 (one in person and one- virtual) to discuss the Draft Annual Action Plan and invite comments from community members.	Presentation of draft FY27 Annual Action Plan and summary of planned activities during FY27/FFY26.	N/A	N/A
WATERTOWN					
Public Meeting	Non-targeted/broad community	Meeting of the Watertown Affordable Housing Trust on January 20, 2026	Housing Trust reviewed and approved the FY27 (FFY26) Annual Action Plan	N/A	N/A
WAYLAND					
Public Meeting	Non-targeted/broad community	The Wayland Select Board plans to review the AAP at their meeting in February	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 \$3,566,406.68 in CDBG, HOME and ESG funds, plus an additional \$20,000 in program income, during the July 1, 2026 - June 30, 2027 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 adds flexibility for creating mixed-income developments because it can support households earning up to 100% of the Area Median Income (AMI). 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 the CDBG Human Services and ESG programs, respondents to the City's Request for Proposals (RFP) must detail program costs and resources to be utilized in conjunction with the CDBG and ESG funds. ESG funds require a 100% match. Leveraged funds include fundraised dollars, McKinney-Vento funds, housing vouchers, community foundations and trusts, and state grant allocations. In FY26 (FFY25), the ESG program exceeded its requirement and leveraged approximately \$151,010 in matching funds with a combination of state and private funds. While

the Human Services program does not require a match, in FY26 (FFY25) it leveraged approximately \$4,850,603.52 from private foundations, organizational fundraising, state agencies, the City, and program fees.

Consortium Communities

The Belmont Housing Authority (BHA) and the Town of Belmont are collaborating on the redevelopment of the Sherman Gardens public housing project. This project received \$212,852 in HOME program funds and has been allocated \$185,000 in HM26 HOME CHDO Set-Aside funds. Additional funding sources for this project include Low-Income Housing Tax Credits (LITHC), HousingWorks Grant and MBTA Communities Catalyst Grant awards, Executive Office of Housing and Livable Communities (EOHLC) Public Housing Innovations funding, Massachusetts Department of Energy Resources (DOER) funds, American Rescue Plan Act (ARPA) earmarks, Community Preservation Act funds, and various loans. FY27 HOME project funds will further support the Sherman Gardens project as it moves from the design development stage to permitting and final plans in 2026. Any Sherman Gardens funds not needed will be redirected to the Belmont Village public housing redevelopment, where the BHA plans to expand the number of affordable units.

Brookline's FY27 HOME allocation will support new construction and rehabilitation of affordable housing projects as part of the Town's production and preservation strategy. The Brookline Housing Trust Fund, Community Preservation Act (CPA) Fund, ARPA funds, and the local CDBG program will leverage private development capital, as well as additional federal resources, including LITHC. These local and federal investments will match state funding sources administered by the EOHLC, including housing innovation and production programs.

A portion of Framingham's FY27 HOME allocation will support the Housing Authority's Carlson Crossing project. Carlson Crossing East (Phase III) was also awarded \$200,000 in HM26 CHDO Set-Aside funds. HOME funds will be leveraged by CPA funds and private loans.

In Natick, the Town allocated over \$480,000 in municipal funds (\$80,000 per year) to the Natick Affordable Housing Trust Fund to support and develop affordable housing. In addition, the Natick Planning Board approved several residential projects under the IZ Bylaw. In 2025, the Town collected \$465,000 from projects that opted to pay a fee in-lieu of constructing affordable units under the bylaw.

The Town of Needham places a high priority on supporting the Needham Housing Authority's (NHA) Preservation and Redevelopment Initiative (PRI). The PRI is a comprehensive, long-term effort to systematically preserve, modernize, protect, and redevelop 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 project. To date, the Town has appropriated nearly \$10 million in CPA funds to advance the PRI, including \$5.5 million in May 2024 to help leverage additional funding for the Linden Terrace Redevelopment Project and \$3.2 million in May 2025 for the Seabeds Way Preservation and Modernization Project. The Linden Terrace project is applying for LIHTC funding in the Winter 2026 Rental Round, and financing for the Seabeds Way project is anticipated to close in June 2026.

The City of Waltham uses Affordable Housing Trust, CPA, HOME, and CDBG funds to renovate and/or create affordable housing. The Massachusetts Rental Voucher Program serves as a match source for Waltham's HOME-funded TBRA program. Waltham allocated \$400,000 in FY23 HOME funds towards accessibility improvements at Beaverbrook Apartments, a 60-unit elderly apartment development owned by the Waltham Housing Authority. The project has a total cost of \$2.8 million and is using \$400,000 in CDBG funds and \$800,000 in EOHLA's High Leverage Asset Preservation Program (HILAPP) for Local Housing Authorities. 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.

The West Newton Armory project is expected to be completed in FY27. MetroWest/Civico is redeveloping the Armory into 43 units of intergenerational housing that are affordable to households earning 30-60% of the area median income (AMI). The project leverages \$930,000 in FY24 and FY25 CDBG funds, \$132,023.50 in HOME funds, and local IZ and CPA funds to create affordable housing with supportive services. In May of 2023, the West Newton Armory was also one of 27 projects awarded state and federal tax credits, subsidy funds, and ARPA funds by the Healey-Driscoll Administration.

The 2024 Brookline Housing Production Plan implemented "Location-Based Tests" to assess the development potential for mixed-income and affordable housing in specific sites. The study identified characteristics of development across different neighborhood contexts, as well as regulatory changes that could facilitate affordable housing production. Brookline also identified two municipally owned sites with development potential.

Lexington is moving forward with the Lexington Woods project on a municipally owned parcel on Lowell Street. The Town awarded the development rights for the site to Lexington Woods LLC. Lexington Woods will be a 100% affordable housing development consisting of 40 affordable

units for households earning between 30% to 80% of AMI. The project has received its Chapter 40B Comprehensive Permit, and Lexington Woods LLC plans to apply for Low-Income Housing Tax Credits (LIHTC) during the next funding cycle.

Waltham renovates vacant surplus city-owned properties to create new affordable housing. Specifically, the City used Municipal Affordable Housing Trust and CDBG funds to create two affordable rental units by renovating the Cardinal Cottage building that is part of the former Fernand State School. The two, two-bedroom units will be ready for occupancy later in 2026.

The Watertown Square planning process in 2024 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. During 2025, the City acquired a property on Waltham Street that is a potential site for a combined senior center/senior affordable housing project, or a standalone affordable housing project.

AP-15 Anticipated Resources for City of Newton & WestMetro HOME Consortium for FY27

Program	Source	Use of Funds	Expected Amount Available FY27 (FFY26)		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, Human Services	Annual Allocation (\$)	\$1,855,699.00	\$5,567,097.00	Please see word document for narrative.
			Program Income (\$)	\$14,000.00	\$56,000.00	
			Prior Year Resource(s)	\$38,009.00	\$9,000.00	
			Total(\$)	\$1,907,708.00	\$5,632,097.00	
HOME	public - federal	Homebuyer Assistance, and Creation and Rehabilitation of Rental Units. CHDO Operating and Administrative Funds.	Annual Allocation (\$)	\$1,546,707.68	\$4,640,123.04	Unexpended HOME PI is \$12,910.19 and HP is \$1,534.00
			Program Income (\$)	\$6,000.00	\$18,000.00	
			Prior Year Resource(s)	\$4,304,791.47	\$4,304,791.47	
			Total(\$)	\$5,857,499.15	\$8,962,914.51	
ESG	public - federal	Financial Assistance, Overnight Shelter, Rapid Re-housing, Rental Assistance, Homelessness Prevention Services, Transitional Housing, Street Outreach	Annual Allocation (\$)	\$164,000.00	\$492,000.00	Please see word document for narrative.
			Program Income (\$)			
			Prior Year Resource(s)			
			Total(\$)	\$164,000.00	\$492,000.00	

AP-20 Annual Goals and Objectives

AP-20 Annual Goals and Objectives – 91.240, 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 FY27 (FFY26) 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

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 FY27 (FFY26) Annual Action Plan identifies eight goals for the City of Newton and three for the WestMetro HOME Consortium.

Goal: Production of Affordable Housing

In FY27, the West Newton Armory project is expected to be complete. MetroWest/Civico is redeveloping the Armory into 43 units of intergenerational housing that are affordable to households earning 30-60% of the Area Median Income. This project builds on several years of city-led planning and predevelopment work to position the site for affordable housing redevelopment.

As an awardee of a \$200,000 Housing Choice Grant from the Department of Housing & Community Development (now the Executive Office of Housing and Livable Communities), the City hired an affordable housing consultant in FY21 to conduct a predevelopment feasibility study on the Armory 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 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. 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 IZ 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 began in the spring of 2025 and will be completed in FY27.

The City of Newton is continuing to explore the redevelopment of a recently acquired parcel into affordable housing. The site, which contains three existing homes, was purchased using the

City's one-time allocation of ARPA funds. In FY23, Newton was awarded a \$235,000 EOHLIC Housing Choice Grant to hire a consultant to evaluate redevelopment options. Through a competitive RFP process, Weston & Sampson was selected to conduct the feasibility study. In FY25, the Planning and Development Department, working with the consulting team, initiated the City's Real Property Reuse process and collaborated with the Walker Center Joint Advisory Planning Group (JAPG) to assess potential uses for the site. In May 2025, the JAPG delivered their final [recommendations](#) to the City Council Real Property Reuse Committee, which included preserving and converting the existing structures into housing with an affordable component.

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. Work on this project is expected to begin in the summer of 2026.

In FY27, the City will undertake rehabilitation work at the Newton Housing Authority's New Hyde Apartments. The development includes 55 units, and the scope of work will primarily focus on accessibility upgrades to bathrooms and kitchens. These improvements are intended to enhance livability and ensure the units better meet the needs of residents with mobility and accessibility challenges.

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. Two income-eligible homebuyers are expected to be assisted through the CDBG Downpayment/ Closing Cost Assistance program in FY27.

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 covers existing accessory apartments and lodging houses. 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 FY27 and prior year funding, it is anticipated that approximately one unit of homeowner housing and 12 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 acquired CAN-DO units). 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 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 lacks adequate resources to address all the recommendations in the capital needs assessment. In FY27, the Newton Rehabilitation program will rehabilitate three of these properties and 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 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 FY27 (FFY26), ESG funding will support four projects among three sub-grantees.

Goal: Increase awareness of fair housing policies and practices

Fair Housing will remain a priority for the City of Newton and the WestMetro HOME Consortium, recognizing that continued education on fair housing laws, regulations, and enforcement is critical to ensuring every person has equal opportunity and access to affordable housing. During FY25, the Newton Fair Housing Committee merged with the Newton Housing Partnership to become the Fair and Affordable Housing Partnership, ensuring fair housing remains an integral part of all project reviews. With support from the Fair and Affordable Housing Partnership, the City and the WestMetro HOME Consortium intend to lead at least one fair housing education event in FY27. Fair housing testing will continue in the next fiscal year in partnership with Suffolk University Law School's Center for Housing Policy and Justice.

In 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 over two years across 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 24 instances of discrimination.

The Massachusetts Commission Against Discrimination (MCAD), the independent state agency enforcing the State's anti-discrimination laws, determined that a Coldwell Banker agent was responsible for five of the 24 violations. As a result, Coldwell Banker must pay \$10,000 to Suffolk to offset the cost of testing and submit revised anti-discrimination policies to MCAD for approval. Once finalized, the updated policies are required to be distributed to all agents in the Coldwell Banker Wellesley office, and records demonstrating compliance must be retained for seven years. The agent involved, along with her management, is required to complete anti-discrimination training.

Goal: Provision of human services

Human service grants will support 12 public service agencies and organizations during FY27 (FFY26). An estimated total of \$274,270 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 of persons with disabilities

Approximately 5% of CDBG funding (\$89,800) will be allocated to remove material and architectural barriers that limit mobility and accessibility for elderly individuals and persons with disabilities in public rights-of-way, public buildings, parks and recreational facilities, and nonprofit agencies. FY27 CDBG accessibility funds will be used to complete accessibility improvements at the Newton Housing Authority offices. The work will include replacing the existing entrance with a new accessible ramp and automatic doors, renovating the lobby area for increased accessibility, as well as constructing a wheelchair accessible service counter.

In addition, the City anticipates completing two FY26 CDBG Architectural Access funded projects in FY27: the installation of Rectangular Rapid Flashing Beacons and pedestrian access improvements at the intersection of Lincoln and Harrison Streets. A third FY26 Architectural Access project—installation of an accessible lift at Pathway to Possible's office, a nonprofit

serving individuals with cognitive and developmental disabilities—was recently canceled after the recipient notified the City that its offices will be relocating to a more accessible building. These funds (\$34,800) will be reallocated in FY27 to the Newton Housing Authority’s accessibility improvement work alongside the City’s FY27 CDBG funding.

HOME Consortium Goals

Goal: HOME Tenant Based Assistance for Rental Housing

In FY27, 59 households will be assisted through Tenant Based Rental Assistance (TBRA) programs in Framingham, Waltham and a new regional program in the RHSO service area (Bedford, Concord, Lexington, Natick, Sudbury, and Wayland). These programs provide subsidies as vouchers to landlords to supplement the affordable rent paid by income-eligible households. In addition, Framingham and Waltham offer a separate TBRA program where participants receive a security deposit and first month rent payment, paid directly to the landlord.

In FY27, the Consortium will launch a new regional Tenant-Based Rental Assistance (TBRA) program serving the RHSO communities and funded by HOME. The program will utilize \$250,590 in FY26 and FY27 HOME program funds from Bedford, Concord, Lexington, Natick, Sudbury, and Wayland. The FY27 HOME funding breakdown is reflected in the HOME budget included in the Appendix. A total of \$125,295.00 in FY26 HOME funds will come from the following sources:

- Bedford HM26-01B: \$15,470.00
- Concord HM26-13B: \$23,480.00
- Lexington HM26-12B: \$37,050.00
- Natick HM26-11B: \$30,955.00
- Sudbury HM26-10B: \$7,080.00
- Wayland HM26-14B: \$11,260.00

Goal: HOME Rehabilitation of Existing Units

The towns of Belmont, Brookline and Needham, and the cities of Framingham and Waltham, will prioritize the rehabilitation of Housing Authority units in FY27.

The Belmont Housing Authority’s (BHA) Sherman Gardens project will replace the existing 80 units with 120 new units, including 11 HOME-assisted units. Project design is nearing completion, with the bid process anticipated in early FY27, construction expected to begin in late FY27, and completion projected for FY29. This project received \$212,852 in previous fiscal year HOME program funds and has been allocated \$185,000 in HM26 HOME CHDO Set-Aside funds.

BHA's Belmont Village development, comprising 100 units, is nearing end-of-life. The Belmont Housing Authority, working with the Cambridge Housing Authority, the Belmont Housing Trust, and the Town of Belmont, continues to advance plans for redevelopment of the site. Belmont Village has received CPA funds to initiate a pre-development study to assess redevelopment feasibility and prepare a site plan. The project is well-positioned for future HOME funding.

Brookline Community Development Corporation's 1017 Beacon Street project is an occupied, four-story, 16-unit single-room occupancy affordable apartment building. The project will consist of a comprehensive set of improvements to preserve, modernize, and achieve deep energy reductions across the 16 on-site units. Work will include converting existing gas pumps to electric heat pumps and installing domestic hot water heaters and adding a dedicated air ventilation system. Interior work will reconfigure common areas to meet accessibility requirements, along with critical preservation improvement work to maintain building safety. The 1017 Beacon Street project will receive \$150,000 in HOME funding, including \$92,802 in HM25 Consolidated Pool funding and \$57,198 in HM26 CHDO Set-Aside funding.

FY24 and FY25 HOME funds will support roof replacement at High Street Veterans, a 186-unit state public housing development operated by the Brookline Housing Authority. As one of the oldest state-aided public housing properties in Massachusetts, the buildings have roofs more than thirty years old. This investment is critical to maintaining safe, sanitary, and stable housing for hundreds of low- and moderate-income residents in Brookline, including approximately 100 children.

Framingham is partnering with its local housing authority to rehabilitate and redevelop Carlson Crossing through a multi-phased initiative. This project will rehabilitate 125 units and produce seven new units, including a total of ten HOME units. Construction on Phase I, which included three newly constructed ADA units, began in the fall of 2022 and was completed in April of 2023. Phase II (Carlson Crossing West) consisting of 68 units (5 HOME assisted), began in January 2022, and a certificate of occupancy was issued in March 2024. The Housing Authority is currently finalizing financing for Phase III (Carlson Crossing East), which will redevelop 14 buildings (57 units) and include construction of two new buildings and four ADA-accessible units. The project is tentatively scheduled for public bidding in late March 2026, with construction anticipated to begin in late fall 2026 and estimated occupancy in 2028.

Needham continues to work with the Needham Housing Authority (NHA) on potential modernization and/or redevelopment of its housing portfolio through the Preservation and Redevelopment Initiative (PRI). NHA is planning a phased, substantial renovation of Seabeds Way, a 46 unit federally subsidized public housing development serving elderly and disabled

tenants. The developer procurement process will begin in spring 2026, with financial closing anticipated in summer 2026. To minimize disruption to tenants, construction will proceed in four sub-phases and is expected to take approximately 20 months. NHA was awarded \$182,029.93 in HOME HM24 Consolidated Pool funds and \$140,000 in HM26 HOME CHDO Set-Aside funds for this project.

Needham Housing Authority's Linden Street Redevelopment is currently in pre-development as the Authority assembles project financing. The redevelopment will occur in two phases. Phase 1 will replace 40 existing studio units with 72 new one-bedroom units. Phase 2 will replace the remaining 32 studio units with 60 new one-bedroom units. Total development costs are estimated at \$61 million.

Construction on Waltham's Beaverbrook Apartments began in January 2026 and work will be ongoing in FY27. In FY23, Waltham 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 converting three units into fully accessible ADA units, ensuring the community center is ADA compliant, and making accessibility improvements in residences and surrounding walkways. A total of 27 of the 60 units to be renovated will be HOME assisted.

Goal: HOME Production of Affordable Units

Natick's 5 Auburn 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 maximize the 2.84 acres of open space around the former school building. The developer, MetroWest Collaborative Development, obtained a Chapter 40B Comprehensive Permit in June 2025 and expects to start construction in FY28. A total of \$477,900.57 in HM25 and HM26 HOME CHDO Set-Aside funds as well as \$139,204.15 in HM25 Consolidated Pool funds will be used for Auburn Street.

Lexington is moving forward with the Lexington Woods project on a municipally owned parcel on Lowell Street. The Town awarded the development rights for the site to Lexington Woods LLC. Lexington Woods will be a 100% affordable housing development consisting of 40 affordable units for households earning between 30% to 80% of AMI. The project has received its Chapter 40B Comprehensive Permit, and Lexington Woods LLC plans to apply for Low-Income Housing Tax Credits (LIHTC) during the next funding cycle.

Wayland's Saint Ann's Senior Village, a senior rental development at 124 Cochituate Road, is preparing to close on project financing in the spring and will construct a new three-story building with 60 affordable one-bedroom units for individuals age 62+ with incomes between 30% and 60% of Area Median Income. The project was awarded State and LIHTC funding, \$171,080.25 in Consolidated Pool funding and will utilize Wayland's FY25 HOME project funds.

Watertown expects to commit its HOME funding in FY27 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 FY27 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
NEWTON											
Administration	CDBG: \$375,136.00	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: \$498,902.23	Create affordable rental and ownership housing near amenities, village centers, and public transportation options. 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	43	7-Household housing unit
									9-Homeowner housing added	0	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, acquisition of existing units	Affordable housing	2021	2025	Affordability	Provide decent affordable housing	11-Direct financial assistance to homebuyers	2	11-Households assisted
Rehabilitation of Existing Units	CDBG: \$631,860.77	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; rehab of existing units	Affordable housing	2021	2025	Sustainability	Create suitable living environments	8-Rental units rehabilitated	12	8-Household housing unit
									10-Homeowner housing rehabilitated	1	10-Household housing unit
Preservation of Affordable Units	\$0	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; rehab of existing units	Affordable housing	2021	2025	Sustainability	Provide decent affordable housing	23-Other - please specify	X	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	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	355	23-Other - please specify
Human Services	CDBG: \$277,209.00	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	2,231	3-Persons assisted
Architectural Access	CDBG: \$124,600.00	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	1,300	1-Persons Assisted
HOME CONSORTIUM											
HOME Administration	HOME: \$414,624.37	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: \$1,387,318.60	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	59	12-Households Assisted
Rehabilitation of Existing Units	HOME: \$911,273.93	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	X	8-Household housing unit
									10-Homeowner housing rehabilitated	0	8-Household housing unit
Production of Affordable Units	HOME: \$2,270,263.43	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	X	12-Households Assisted
									9-Homeowner housing added	0	12-Households Assisted
CHDO-Set Aside	HOME: \$181,004.70	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	0	8-Household housing unit
									7-Rental units constructed	0	8-Household housing unit
CHDO Operations	HOME: \$693,014.12	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 second 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% of CDBG funds, \$1,120,493 combined with \$10,000 in estimated FY27 (FFY26) program income, for a total of \$1,130,493, will be allocated to affordable housing projects to be identified during the FY27 (FFY26) program year. This funding will be used to facilitate housing rehabilitation and acquisition of units for low- and moderate-income households. A total of \$300,000.00 of these funds were specifically earmarked for the Newton Housing Authority's New Hyde Apartments project. The scope of work will mainly include accessibility upgrades to bathrooms and kitchens.

Human Services/Public Services

The Human Service Grants will fund 12 public service agencies and organizations during FY27 (FFY26). 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 \$274,270 the maximum allowed by regulation. These funds will be combined with \$3,209 in prior year program income for a total of \$277,479 to be made available for the FY27 Human Service program.

Architectural Access

Approximately 5% of CDBG funding (\$89,800) will be allocated to remove material and architectural barriers that limit mobility and accessibility for elderly individuals and persons

with severe disabilities in public rights-of-way, public buildings, parks and recreational facilities, and nonprofit agencies. FY27 CDBG accessibility funds will be used to complete accessibility improvements at the Newton Housing Authority offices. Project scope includes replacing the existing entrance with a new accessible ramp and automatic doors, and constructing a wheelchair accessible service counter.

Program Administration

Staff intend to allocate the maximum allowable amount of 20% for program administration, or \$370,136 combined with \$4,000 in anticipated FY27 (FFY26) program income, for a total of \$374,136.

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.

AP-35: Projects for City of Newton & WestMetro HOME Consortium for FY27

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.	CDBG: \$1,130,763.00 HOME: \$494,917.51	6/30/2027	58	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 FY27 CDBG Entitlement funds (\$274,000) plus 15% of FY26 program income (\$3,209).	\$277,209.00	6/30/2027	861	The Human Service Grant will fund X 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 accessibility improvements at the Newton Housing Authority offices.	\$124,600.00	6/30/2027	502	Accessible crossings; accessible lifts
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.	\$375,136.00	6/30/2027	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.	\$414,624.37	6/30/2027	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.	\$1,387,318.00	6/30/2027	59	TBRA programs in Framingham, Waltham. RHSO TBRA serving Bedford, Concord, Lexington, Natick, Sudbury, Wayland
HOME Rehabilitation	N/A	Housing Rehabilitation	Funds for the rehabilitation of affordable rental units and income-eligible homeowner units.	\$911,273.93	6/30/2027	TBD	
HOME Production of Affordable Housing		Production of Rental Units	Funds to be used for the construction of affordable housing in the Consortium	\$1,775,345.92	6/30/2027	TBD	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.	\$181,004.70	6/30/2027	0	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.	\$693,014.12	6/30/2027	0	CHDO projects are determined by an annual HOME RFP generally released in the fall.
ESG27 Newton (FFY26)	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	6/30/2027	137	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 \$830,763.00 will be available to allocate on a rolling basis toward FY27 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, 2026 - June 30, 2027, 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

In FY27, the West Newton Armory project is expected to be complete. MetroWest/Civico is redeveloping the Armory into 43 units of intergenerational housing that are affordable to households earning 30-60% of the Area Median Income. This project builds on several years of city-led planning and predevelopment work to position the site for affordable housing redevelopment.

As an awardee of a \$200,000 Housing Choice Grant from the Department of Housing & Community Development, now the Executive Office of Housing and Livable Communities, the City hired an affordable housing consultant in FY21 to conduct a predevelopment feasibility study on the Armory 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 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. 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 IZ 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 began in the spring of 2025 and will be completed in FY27.

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 Coleman House more efficient and environmentally sustainable for the next several decades and will improve the quality of life for senior residents.

Work on this project is expected to begin in the summer of 2026.

Beacon Communities is advancing a mixed-use development on Washington Street in Newtonville that will create 58 new affordable rental homes above two ground-floor retail spaces. The proposed building will be 100% affordable and will include one- to three-bedroom apartments targeted at households earning 30%, 60%, and 80% of Area Median Income (AMI). The City has committed \$2 million in Newton Affordable Housing Trust funds. Beacon Communities may also pursue additional federal funding, potentially through the Consolidated Pool and/or HOME Entitlement funds, as the project advances through the design and permitting phases.

Opus Newton is a new senior living community developed by 2Life Communities under the IZ Ordinance, offering 174 apartments, including nine reserved for seniors earning up to 80% of Area Median Income (AMI). The community shares amenities and supports integrated living with Coleman House and the Jewish Community Center. Opus broke ground in March 2023 and was completed in summer 2025. As of January 2026, it is nearly fully occupied.

Consortium Communities

The Town of Belmont Planning Board granted additional approvals for the Residences at Belmont, located in the McLean District Zone 3 zoning overlay district approved by Town Meeting in 2020. This project includes six owner units; 23 rental units affordable to households earning 80% of area median income (AMI); and six rental units affordable to households earning 50% AMI. Construction began in 2025. In addition, the Town recently supported the transfer of a deed-restricted affordable homeownership unit and continues to monitor additional affordable ownership and rental units on the Town's Subsidized Housing Inventory (SHI).

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

- **40B Projects.** Brookline continues to process a significant number of 40B Comprehensive Permit projects, which will expand the town's affordable housing stock.
- **Nonprofit Partnerships.** The Town supports affordable housing development through nonprofit partnerships with Hebrew Senior Life, 2Life Communities, the Brookline Community Development Corporation, the Pine Street Inn, and the Brookline Housing Authority.
- **Leveraged Funds.** Community Preservation Act funding remains a major resource for producing and preserving affordable housing, supplemented by the strategic use of federal funds through the HOME and the CDBG programs.

- **MBTA Communities (Section 3A) Zoning.** In response to the MBTA Communities Act, Brookline created a new overlay zoning district that permits as-of-right multi-family development in select multifamily (“M”) zoning districts. This zoning framework will enable substantial new affordable housing at a Brookline Housing Authority property on Walnut and High Streets, within the Emerald Island Overlay District, and along the Harvard Street commercial corridor.
- **Affordable Housing Overlay District.** The Housing Advisory Board (HAB) is continuing a study to evaluate the financial impacts of establishing an Affordable Housing Overlay District (AHOD). The proposed AHOD would require new rental and ownership residential developments to provide 100% income-restricted units in exchange for zoning allowances not available under the Town’s base zoning.
- **IZ Bylaw.** Brookline continues to administer its IZ Bylaw, which applies to any project with four or more newly constructed dwelling units.

In FY27, the City of Framingham’s Community Development Department will continue its partnerships and initiatives to develop and preserve affordable housing. These efforts will remove barriers for residents who cannot afford the rising costs of market rate units. Over the next year, the City will prioritize HOME funds for projects that provide service-enriched housing and reduce homelessness among families and individuals. This approach supports low- and moderate-income residents facing challenges such as food insecurity, lack of transportation access, difficulties entering the health care system, and other barriers to stability. Framingham will also continue working with the Housing Authority to redevelop 132 units as part of 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 support a range of housing in the community. Key strategies include adopting zoning to comply with the MBTA Communities (Section 3A) zoning (completed), implementing the Needham Housing Authority’s Preservation and Redevelopment Initiative (PRI) (underway), and providing ongoing support for Local Initiative Program (LIP) projects. Although Needham surpassed the state’s minimum affordable housing threshold under M.G.L. Chapter 40B, the Town continues to work collaboratively with developers to create additional subsidized housing.

In 2020 the Waltham City Council passed an IZ 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 (AMI). These units are required to remain affordable in perpetuity. The City also supports affordable housing by leveraging multiple funding sources and investments including city-owned property. Community Development Block Grant (CDBG),

Affordable Housing Trust, and Community Preservation Act (CPA) funds supplement HOME funds to create and rehabilitate affordable units. In addition, the City renovates vacant, surplus municipal properties to create new affordable housing units. Construction, the affordable housing lottery, and initial leasing have recently been completed for the following Chapter 40B projects: The Alexan Waltham (210 units) and The 305 (314 units). The following proposed Chapter 40B projects are currently in the permitting process: 455 Totten Pond Rd (315 units) and 245-265 Winter Street (323 units).

Since September 2022, when the Watertown Affordable Housing Trust officially replaced the Housing Partnership, the Trust focused on building a pipeline of affordable and mixed-income projects. It has been in contact with owners of several potential sites and continues to pursue its first affordable housing site. Meanwhile, the Watertown Housing Authority (WHA), in partnership with the developer, Preservation of Affordable Housing (POAH), has made significant progress on redevelopment plans for Willow Park, a WHA property. The project received \$400,000 from the Affordable Housing Trust for pre-development activities and was awarded \$6 million by the City Council to support construction costs.

One Year Goals for the Number of Households to be Supported (By Population Type)	
Population Type	Number of Households
Homeless (units reserved for homeless individuals and/or households):	0
Non-Homeless (for all units NOT reserved for homeless individuals and/or households):	115
Special-Needs (units reserved for households that are not homeless but require specialized housing or supportive services)	0
Total (Consortium-wide) >>>>	115

One Year Goals for the Number of Households Supported Through (By Program Type)	
Program Type	Number of Households
Rental Assistance (for programs such as TBRA and one-time payments to prevent homelessness):	57
The Production of New Units (construction of new units, including conversion of non-residential properties):	43
Rehab of Existing Units (including reconstruction):	13
Acquisition of Existing Units (for programs such as downpayment assistance):	2
Total (Consortium-wide)>>>>	115

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 FY27, 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. In FY26, Newton Affordable Housing Trust (NAHT) and the Housing Authority engaged with consulting firm Dream Collaborative in a review of existing unused or underused City and NHA properties. As a result of the project, ten sites, five City parcels and five Housing Authority sites, were identified as potential candidates for future new and redeveloped housing. In FY27, the Trust anticipates reaching out to City officials and the Housing Authority to continue the discussion and move forward with predevelopment ideas for one or more of the identified sites.

In FY27, the City will work with the Newton Housing Authority to make necessary accessibility improvements to their office and the units above their main office at their New Hyde Apartments. Architectural access funds will be used to make accessible improvements including new automatic doors, ramps, and accessible counters. The City also plans to work with the NHA in FY27 to begin rehabilitating New Hyde apartments with Housing Rehabilitation funds. The scope of work will mainly include accessibility upgrades to bathrooms and kitchens.

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 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 EOHLIC. 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 lacked adequate resources to address all the recommendations in the capital needs assessment.

In FY27, the Newton Rehabilitation program will rehabilitate three of these properties and will continue to work with the NHA to identify CDBG- and HOME-eligible rehabilitation projects to support the preservation of these essential affordable units.

Consortium Communities

In FY27 (FFY26), the Bedford Housing Authority tenants are eligible for the continued 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 income eligible households.

The Belmont Housing Authority's (BHA) Sherman Gardens project will replace the existing 80 units with 120 new units, including 11 HOME-assisted units. Project design is nearing completion, with the bid process anticipated in early FY27, construction expected to begin in late FY27, and completion projected for FY29. This project received \$212,852 in previous fiscal year HOME program funds and has been allocated \$185,000 in HM26 HOME CHDO Set-Aside funds.

BHA's Belmont Village development, comprising 100 units, is nearing end-of-life. The Belmont Housing Authority, working with the Cambridge Housing Authority, the Belmont Housing Trust, and the Town of Belmont, continues to advance plans for redevelopment of the site. Belmont Village has received CPA funds to initiate a pre-development study to assess redevelopment feasibility and prepare a site plan. The project is well-positioned for future HOME funding.

FY24 and FY25 HOME funds will support roof replacement at High Street Veterans, a 186-unit state public housing development operated by the Brookline Housing Authority. As one of the oldest state-aided public housing properties in Massachusetts, the buildings have roofs more than thirty years old. This investment is critical to maintaining safe, sanitary, and stable housing for hundreds of low- and moderate-income residents in Brookline, including approximately 100 children.

Framingham is partnering with its local housing authority to rehabilitate and redevelop Carlson Crossing through a multi-phased initiative. This project will rehabilitate 125 units and produce seven units, including a total of ten HOME units. Construction on Phase I, which included three newly constructed ADA units, began in the fall of 2022 and was completed in April of 2023. Phase II (Carlson Crossing West) consisting of 68 units (5 HOME assisted), began in January 2022, and a certificate of occupancy was issued in March 2024. The property achieved full lease-up on August 31, 2024. The Housing Authority is currently finalizing financing for Phase III (Carlson Crossing East), which will redevelop 14 buildings (57 units) and include construction of two new buildings and four ADA-accessible units. The project is tentatively scheduled for public

bidding in late March 2026, with construction anticipated to begin in late fall 2026 and estimated occupancy in 2028.

Needham continues to work with the Needham Housing Authority (NHA) on potential modernization and/or redevelopment of its housing portfolio through the Preservation and Redevelopment Initiative (PRI). As its next major step, the NHA is planning a phased, substantial renovation of the Seabeds Way, a 46 units federally subsidized public housing development serving elderly and disabled tenants. The developer procurement process will begin in spring 2026, with financial closing anticipated in summer 2026. To minimize disruption to tenants, construction will proceed in four sub-phases and is expected to take approximately 20 months. The NHA was awarded \$182,029.93 in HOME HM24 Consolidated Pool funds and \$140,000 in HM26 HOME CHDO Set-Aside funds for this project.

Construction on Waltham's Beaverbrook Apartments began in January 2026 and work will be ongoing in FY27. In FY23, Waltham 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 converting three units into fully accessible ADA units, ensuring the community center is ADA compliant, and making accessibility improvements in residences and surrounding walkways. A total of 27 of the 60 units to be renovated will be HOME assisted.

To further support WHA properties, \$77,322 in FY24 and FY25 CDBG funds were allocated for an energy-efficient window replacement project at a Chesterbrook Gardens building that houses the nonprofit Chesterbrook Community Foundation. In addition to capital improvements, the WHA also receives CDBG funding to support social service agencies operating on Housing Authority properties. Specifically, the Prospect Hill Community Foundation and the Chesterbrook Community Foundation received \$14,640 in FY26 CDBG funds to support their after-school programs for children and families living in WHA housing.

The Watertown Housing Authority (WHA) is expected to begin Phase II of its plan to make major building additions and site improvements at McSherry Gardens 40-unit complex. Phase I included ADA-accessible living and community spaces and new kitchens and flooring in one building (eight units), and additional site improvements. In December 2023, the WHA received a \$1.6 million ARPA award from the City to support Phase II. This phase will replace the kitchens and flooring in the remaining 32 units and make bathroom, electrical and life-safety upgrades throughout the complex. Construction is anticipated to begin in late FY26 or early FY27.

In December 2025, the Watertown City Council approved up to \$1.5 million in CPA funding for the construction of a group home at 103 Nichols Avenue. The WHA's proposed five-bedroom group

home will serve individuals with developmental disabilities with incomes at or below 60% of the area median income (AMI). In addition to local funding, the WHA applied for state funding. Zoning approval for the group home was obtained by the WHA in January 2025.

The WHA obtained zoning approval for a major redevelopment of Willow Park in May 2025 and is seeking state funding in the winter 2026 round. 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.

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 recently reviewed WHA's 5-year plan and Move to Work Designation supplements. Tenant service coordinators are available to connect residents with resources. For example, the 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 conducts extensive outreach to engage underserved communities, racial and ethnic minorities, and Brookline Housing Authority (BHA) residents. Public housing tenants interested in homeownership opportunities are notified through the BHA or by signing up for the Town's affordable housing listserv. Brookline public housing tenants have a strong track record of taking advantage of these opportunities.

The Framingham Housing Authority (FHA) offers residents a range of opportunities to pursue homeownership and participate in resident leadership and management, with full support from

the City's Community Development program. One example is FHA's Family Self-Sufficiency (FSS) program, a voluntary initiative that encourages Section 8 and public housing households, to work toward financial independence by building savings over five years. FSS diverts funds that would otherwise go toward rent increases into an account for the participant household. At the five-year mark, residents can 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 sharing homeownership, rental, employment, Section 3 and community development opportunities.

The Watertown Housing Authority (WHA) has an active Local Tenant Association (LTO) and Resident Advisory Boards (RABs) in family and elderly developments. The WHA shares information on capital needs and operational issues with resident groups on an ongoing basis. In 2022, the WHA completed a learning center at Lexington Gardens for family residents. During FY27, 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 focused on reducing debt, improving credit scores, and increasing 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 2025, the cohort finalized FY27 (FFY2026) 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, 20.4% and 12.9% of FY27 ESG funds have been allocated towards homelessness prevention and rapid re-housing activities, respectively. The FY27 funding allocated to homelessness prevention and rapid re-housing activities totals 33.3% of the FY27 ESG grant, well below the required maximum threshold of 60% of the jurisdiction’s fiscal year ESG grant. Up to 7.5% of FY26 ESG funding (\$12,300) has been set aside to cover staff costs associated with administering the City’s FY27 ESG grant.

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 long-term stability. Furthermore, rapid re-housing activities provide critical support to bridge the gap and reduce the barriers that prevent individuals and families experiencing homelessness from securing permanent housing. The City of Newton will allocate \$54,692.44 in FY27 ESG grant funds to the Brookline

Community Mental Health Center for their homelessness prevention (\$33,468.51) and rapid re-housing (\$21,223.93) activities.

The Brookline Center for Community Mental Health (The Center) is a 501(c)(3) non-profit organization which provides short-term shelter, transitional housing, direct financial assistance, case management and mental health services to families and individuals experiencing homelessness or at high risk of homelessness for more than 60 years. They primarily serve low-income families, families with disabilities, and individuals who lack access to services. The Center also operated the Continuum of Care's (CoC's) Homelessness Prevention and Rapid Re-Housing Program for more than ten years, distributing over \$468,000 in financial assistance to individuals and families. This support helps people experiencing homelessness secure affordable housing and enables households at high risk of eviction to remain stably housed. 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.

Although Division staff did not allocate FY27 ESG funds towards street outreach activities, the City of Newton and neighboring communities operate within a strong network of resources that collaborate to ensure unsheltered individuals and families are connected to the services that they need. To that end, the City of Newton will continue to partner with the Community Day Center of Waltham (CDCW) to engage unsheltered individuals. The City has awarded \$68,700 in FY27 ESG funds to CDCW to support the operation of its day center and winter warming center. These programs offer 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. Providing wraparound case management services essentially around the clock, CDCW serves people who are chronically homeless in MetroWest Boston. It is also the only agency in the immediate area offering dedicated support services to this population.

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.

REACH Beyond Domestic Violence and the Middlesex Human Service Agency operate critical

emergency and transitional housing for the BNWW region. ESG funds are awarded to the only day shelter in Waltham, Community Day Center of Waltham (CDCW). CDCW offers wraparound case management services and serves as 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 is a valuable resource for these emergency shelter providers, especially because these projects are not eligible to receive McKinney-Vento Act funds. It is also critical to support emergency and transitional shelters given the limited number available in the BNWW region. Most other shelters are in Boston, which can be a long trip for many homeless individuals and families. Without BNWW-based emergency shelter providers, many individuals and families would be otherwise unsheltered.

In FY21 (FFY20), in a direct response to the COVID-19 pandemic, the CDCW acquired the building adjacent to its day center and using City of Newton's ESG-CV funds renovated it to serve as a winter warming center and an extension of CDCW. During the pandemic, emergency shelters across the region reduced capacity to 50% to comply with social distancing guidelines, leaving people without shelter. The Community Day Center of Waltham's winter warming center added much-needed beds in the region even after the COVID distancing guidelines were lifted.

Finally, the Pine Street Inn, though not funded by ESG, operates several projects within the BoS CoC and manages an experienced outreach team to engage people who are unable or unwilling to enter a shelter. Pine Street Inn staff provide referral information, food, clothing, hygiene products, and blankets.

The BoS CoC, in coordination with several agencies from former BNWW CoC, completed the 2025 Point-in-Time Count (PITC) in January. PITC data published in FY25 reported that 10,037 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, 502 homeless individuals were found unsheltered. Within the BNWW region, the 2025 PITC reported 157 individuals housed through a combination of emergency shelter and transitional housing programs. In addition, 37 homeless individuals were found unsheltered within the BNWW region. The most recent PITC data is not yet available.

Although there is a clear need and benefit of providing shelter services, Division staff continue to balance ESG allocations across emergency shelter, homelessness prevention, and rapid re-housing activities. These investments can reduce both the number of individuals and families

experiencing homelessness and the duration of homelessness. The BoS CoC prioritizes permanent housing stability as the most effective path to ending homelessness. The amount of ESG funds budgeted for emergency shelter activities does not exceed 60% of the jurisdiction's fiscal year ESG grant and the administration budget is 7.5% or less.

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 WHA rent standard. The Community Day Center, the Waltham Police Homeless Task Force, and the Middlesex Human Service Agency collaborate to refer individuals experiencing homelessness to the TBRA Program and to provide ongoing, proactive client support. 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 apply for public housing and other services. The City of Waltham allocates municipal funds for the Community Day Center's winter warming center.

- 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 addition to direct assistance through ESG-funded prevention and rapid re-housing, Newton is using land use and housing policy to increase affordable housing opportunities for households exiting homelessness. In January 2026, Newton’s revised IZ Ordinance went into effect. These amendments included changes to the Extremely Low-Income (ELI) Alternative Compliance Option. Under the IZ Ordinance, projects that construct 40–99 new rental units must set aside 17.5% of total units as affordable, and projects with 100 or more units must set aside 18.5% as affordable. Through the ELI option, however, a developer may seek a special permit to reduce the required set-aside to 12.5% for 40–99-unit projects or 15% for 100+-unit projects. The revised ordinance also removed the middle-income affordability level from the ELI option, directing available units to lower-income households.

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

Extremely Low-Income Alternative Compliance Option: Number of Affordable Units Required		
Tier Level	40-99 UNITS	100+ UNITS
ELI Tier: 30% AMI	2.5%	5%
Tier 1: 50%-80% AMI	10%	10%
Total	12.5%	15%

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

- 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), 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). 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 receive 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 FY27 the City of Framingham will provide eligible homeless families, who were referred to Family Promise MetroWest, a rental assistance voucher. In exchange, Family Promise offers 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.

In FY27 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 FY27. These funds are being used to support capital needs improvements and energy efficiency upgrades through a roof replacement. During the next fiscal year, the City will work with the NHA on rehabilitation projects at the following properties: 90 Christina Street; 18-20 Cambria Road; 61 Pearl Street; 228 Webster Street; and 228 Newtonville Avenue. Finally, deferred payment loans offered by the Housing Rehabilitation program in Newton enable homeowners to complete health and safety repairs and improvements, providing an opportunity for many elderly residents to age in place.

Across the Consortium, Tenant-Based Rental Assistance (TBRA) and housing rehabilitation programs will target non-homeless special needs households. It is anticipated that 59 households will be assisted through TBRA programs in Framingham, Waltham and a new regional program in the RHSO service area (Bedford, Concord, Lexington, Natick, Sudbury, and Wayland).

In FY27, HOME funds will be used to advance several projects to rehabilitate housing authority units. These investments will support work at both existing and planned developments, ranging from targeted accessibility upgrades and substantial renovations to full replacement and new construction.

Accessibility improvements at the Waltham Housing Authority's Beaverbrook Apartments, a 60-unit elderly development, began in January 2026 and work will be ongoing in FY27. This project will yield 27 HOME-assisted units. The Belmont Housing Authority's (BHA) Sherman Gardens project will replace the existing 80 units with 120 new units, including 11 HOME-assisted units.

Project design is nearing completion, with the bid process anticipated in early FY27, construction expected to begin in late FY27, and completion projected for FY29.

Framingham is partnering with its local housing authority to rehabilitate and redevelop Carlson Crossing through a multi-phased initiative. This project will rehabilitate 125 units and produce seven units, including a total of ten HOME units. Construction on Phase I, which included three newly constructed ADA units, began in the fall of 2022 and was completed in April of 2023. Phase II (Carlson Crossing West) consisting of 68 units (5 HOME assisted), began in January 2022, and a certificate of occupancy was issued in March 2024. The property achieved full lease-up on August 31, 2024. The Housing Authority is currently finalizing financing for Phase III (Carlson Crossing East), which will redevelop 14 buildings (57 units) and include construction of two new buildings and four ADA-accessible units. The project is tentatively scheduled for public bidding in late March 2026, with construction anticipated to begin in late fall 2026 and estimated occupancy in 2028.

Needham continues to work with the Needham Housing Authority (NHA) on potential modernization and/or redevelopment of its housing portfolio through the Preservation and Redevelopment Initiative (PRI). NHA is planning a phased, substantial renovation of Seabeds Way, a 46 unit federally subsidized public housing development serving elderly and disabled tenants. The developer procurement process will begin in spring 2026, with financial closing anticipated in summer 2026. Construction will proceed in four sub-phases and is expected to take approximately 20 months.

Wayland's Saint Ann's Senior Village, a senior rental development at 124 Cochituate Road, is preparing to close on project financing in the spring of 2026. The proposed project calls for the new construction of a three-story building consisting of 60 affordable one-bedroom units to be rented for residents 62+ earning 30–60% Area Median Income.

AP-75 Barriers to Affordable Housing

- 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 Massachusetts MBTA Communities Act (Section 3A zoning) and the Affordable Homes Act of 2024 are recently enacted statewide statutes that expand housing production options in the Consortium communities. Section 3A, enacted in January 2021, requires each MBTA communities to adopt at least one “reasonably sized” zoning district where multifamily housing is permitted as-of-right at a minimum gross density of 15 units per acre, without age restrictions, and without rules that would exclude families with children; the district must be located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station. Consortium communities adopted 3A zoning, and Belmont, Concord, Lexington, Natick, Sudbury and Wayland included an affordability requirement in their 3A districts. Since adoption, Lexington’s Planning Board has approved ten multi-family development projects totaling 1,081 new dwelling units, including 158 affordable units. A 3A project yielding three affordable units was approved in the City of Framingham. In Bedford, five projects have been permitted under 3A zoning, totaling 74 units, with between four and 43 unrestricted units per project. The Needham Planning Board recently approved two 3A projects: 189 new housing units (24 affordable) at 100 West Street, and the construction of 14 residential units (two affordable) at 242 Hillside Road.

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.

In April 2025, Newton amended its Accessory Dwelling Unit (ADU) ordinance to align with the Commonwealth’s Affordable Homes Act, which took effect on February 2, 2025. Newton’s amendments go beyond the state’s baseline requirements by allowing larger ADUs and

adopting more flexible local standards. Under the updated ordinance, ADUs are allowed by right up to 1,000 square feet, with allowances up to 1,200 square feet in certain circumstances. Newton also established a by-right pathway for ADUs in historically significant accessory structures, subject to preservation-oriented conditions. In addition, while state law allows municipalities to require up to one additional parking space per ADU, Newton's ordinance requires no additional parking. The City permitted 59 ADUs over the past five years, bringing the total to 121 since the ordinance was adopted in 1987.

In Belmont, The Planning Board and Town Meeting voted to strengthen the Affordable Housing bylaw, to work in conjunction with the Section 3A zoning approved in November 2024. Additionally, the Planning Board is reviewing a few zoning proposals that would increase efforts to develop affordable housing including a revision to the Town's IZ Bylaw, a new Belmont Center Overlay District that will be going to Town Meeting in March, and a proposed new zoning overlay district for the Brighton Street area. These zoning reforms will allow greater density, larger developments, and trigger the requirement for new affordable units under the town's IZ Bylaw. Additionally, the Town continues to monitor existing affordable housing units and support the transfer of deed-restricted Local Action Units.

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

Regulatory efforts and strategies

- Develop affordable housing on municipally owned sites.
- Move toward form-based zoning.
- Allow additional housing density at key transit nodes and in areas transitioning to higher density, or where neighborhood character has been degraded by auto-oriented development.
- Allow additional housing density in areas close to transit stops, even if not directly on corridors.
- Allow additional housing density along corridors where FAR is currently limited to 1.0 or less.
- Develop a 100% affordable housing overlay that permits increased density.
- Conduct additional location-based tests to evaluate the feasibility of applying current public benefit incentives for FAR and height on actual sites.
- Eliminate FAR requirements for residential and mixed-use buildings in Brookline's densest areas.
- Reduce parking requirements and increase density where appropriate.
- Streamline municipal permitting procedures.
- Review the IZ 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 current staff capacity.
- Ensure that the Comprehensive Plan process includes input from a broad range of stakeholders, including residents of affordable housing.
- Pursue a Linkage Fee program.
- Nurture partnerships with mission-based development organizations to advance affordable housing development.
- Improve the financial feasibility of creating or preserving affordable housing through local tax policies.
- Build understanding among local government and the public of the community benefits of affordable housing and multifamily development.

Needham supports and encourages the expansion of affordable housing opportunities, as evidenced by the Town Meeting and exceeding the state's 10% requirement for Subsidized Housing Inventory (SHI)-eligible units. The Town also prepared a housing plan and adopted a series of zoning bylaws to promote a range of housing options, including allowing certain Accessory Dwelling Units by-right, zoning about half the town for quarter-acre residential lots, permitting multi-family housing by-right in certain zones, and adopting IZ provisions. Town Meeting adopted zoning amendments to expand as-of-right multi-family housing in areas near public transit stations. Finally, the Town is also reevaluating the membership and responsibilities of the Needham Affordable Housing Trust to strengthen municipal efforts to maintain and increase the supply of affordable housing.

In January 2026, Newton's revised IZ Ordinance went into effect. Reevaluation of the ordinance began in the summer of 2024 through discussions with the Newton Fair and Affordable Housing Partnership, the Zoning and Planning Committee, and Planning staff, as well as with members of the development community and affordable housing advocates. These final amendments, approved in December 2025, were intended to better reflect current market conditions, simplify and clarify the ordinance's language, and shorten the timeframe for future reevaluations. The changes removed the middle-income affordability level from rental project requirements to direct available units to lower-income households; adjusted the number of IZ units required in homeownership projects to align with today's market, including prioritizing lower-income households in smaller-scale developments of 7 to 20 units; and allowed by-right cash payments in lieu of units for rental projects with 7 to 19 units.

Watertown completed a rezoning process for the Watertown Square area in November 2024 to create a by-right district for multifamily housing, provide density bonuses for affordable developments, and reduce parking requirements. In December 2025, the City approved the first

development in the new by-right district (a 40-unit mixed use building, with six affordable units). The City's development pipeline includes a second project in this district (a proposed 153-unit mixed-use building, with 23 affordable units). In 2025 Watertown also commissioned a study to evaluate additional incentives that could support more and/or deeper affordability. This report is expected in early 2026 and will inform consideration of any recommended changes.

AP-85 Other Actions

1. Actions planned to address obstacles to meeting underserved needs

Please refer to section AP-35: Projects.

2. Actions planned to foster and maintain affordable housing

Belmont is working toward its 10% affordable housing goal through its IZ Bylaw, the 2023 Housing Production Plan, and recent developments that include affordable units, such as the Residences at Bel Mont. The Town's approved MBTA Communities (Section 3) zoning will require affordable units in future developments. Belmont also monitors and preserves existing affordable housing, including supporting transfers of deed-restricted Local Action Units, while advancing a new comprehensive plan. In addition, the Town is updating its IZ Bylaw, potentially including substantial renovations as an activity that can trigger IZ requirements, and the Belmont Housing Trust has established regular funding rounds to help developers create additional and more deeply affordable homes.

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

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 assists 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 for the removal of lead-based paint and asbestos. The program also offers zero-interest deferred payment loans to help homeowners fix building and safety code violations. This successful program will continue in FY27 (FFY26).

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), the Residential Lead-Based Paint Hazard Reduction Act of 1992 (including any future revisions and amendments), and any lead-based paint regulations adopted pursuant to HOME Program regulations. The Consortium also ensures compliance with the Massachusetts Lead Paint Statute (M.G.L. c.111, §§ 190-199A).

Brookline's Environmental Health Department, through the Division of Environmental Health, enforces state and federal lead-based paint and other hazard regulations. Because lead hazards are treated as public health risks, the Department oversees compliance with applicable requirements for lead removal, abatement, and containment, and requires construction contractors to follow the state's safe work practices for renovation, rehabilitation, and lead abatement. The Town also refers property owners and renters who need lead abatement assistance to state-administered programs, such as the Get the Lead Out Program, with referrals coordinated through Urban Edge in Boston. Households with a child under age six may request a Brookline Health Department inspection to determine whether lead is present in the home.

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 a potential lead-based paint hazard is detected, appropriate remedial action is taken, and all lead work is conducted in accordance with federal

regulations and performed by a certified contractor.

Needham has a Health Department staff member with a Lead Determinator License, however, the Town rarely receives complaints about lead-based paint in homes and typically refers residents to the Massachusetts Lead Poisoning Prevention Program/Childhood Lead Poisoning Prevention Program. Information on lead-based paint 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 remedies for 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 2024 ACS, 4.5% of Newton residents live below the poverty level, representing 3,750 individuals. The following is a breakdown of individuals living below the poverty level by age group and the 2025 and 2026 poverty guidelines.

Newton Population by Age Group	2024 ACS Estimate Below Poverty Level
Under 18 years	336
18 to 64 years	2,286
65 years and over	1,128
Total	3,750

Source: American Census Survey, 2024, 5-Year Estimate

Household Size	Poverty Guideline (for 48 Continuous States and the District of Columbia)	
	2025	2026
1	\$15,650	\$15,960
2	\$21,150	\$21,640
3	\$26,650	\$27,320
4	\$32,150	\$33,000
5	\$37,650	\$38,680
6	\$43,150	\$44,360
7	\$48,650	\$50,040
8	\$54,150	\$55,720
For each additional person, add	\$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 Human 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 32,373 individuals living below the poverty level (2024 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 Human 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 more than 17% live below 200% of the FPL. The 2024-2028 Brookline Community Health Improvement Plan (CHIP) outlines objectives and strategies to support economic stability for all residents. The CHIP seeks to increase employment opportunities for marginalized populations in roles that offer career advancement prospects, raise the share of Brookline residents reporting surplus money at month-end, and increase the number of marginalized individuals with savings sufficient to cover at least one month of living expenses. An additional objective focuses on expanding the availability 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 improve access to educational and developmental opportunities for children. The plan is a multi-agency, interdepartmental, 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 a variety of 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 of Waltham to provide supportive services and funding for individuals who are experiencing homelessness or are at risk of becoming homeless. This partnership helps create the support structure for these clients to obtain and remain 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 IZ, the Affordable Housing Trust, and Community Preservation Act funds. Watertown's IZ 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% of units for households ≤65% AMI. The WHA, in partnership with the developer, Preservation of Affordable Housing, has made significant progress on redevelopment plans for Willow Park, a WHA property. The project was granted \$400,000 for pre-development activities by the Affordable Housing Trust and awarded \$4 million for construction costs by the City Council. 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 and the Natick Housing Authority, to support housing and services for the Town's lowest income residents. In FY27, the Consortium will launch a new regional Tenant-Based Rental Assistance (TBRA) program funded by HOME. This program will serve the RHSO service area (Bedford, Concord, Lexington, Natick, Sudbury, and Wayland) to help low-income households access and remain in stable housing.

5. Actions planned to develop institutional structure

Annually, the City of Newton issues a Human Services 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. 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 with consulting firm Dream Collaborative in a review of existing unused or underused City and NHA properties. As a result of the project, ten sites, five City parcels and five Housing Authority sites, were identified as potential candidates for future new and redeveloped housing. In FY27, the Trust anticipates reaching out to City officials and the Housing Authority to continue the discussion and move forward with predevelopment ideas for one or more of the identified sites.

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 Fair and Affordable Housing Partnership to advance implementable strategies to expand Newton's affordable housing stock and to ensure fair housing policies and practices are integrated into City operations and the broader community. 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

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 of Waltham (CDCW). 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 CDCW, 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, made recommendations to overcome identified gaps in institutional structure and service delivery. The recommendations included the creation of a Human Services Department and addition/transfer of staff to implement the recommendations. The City Council voted to add such a department in FY27.

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	\$17,000
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
Total Program Income:	

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.

Downpayment/Homebuyer	Affordability Period
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 Net Asset Value (NAV) invested. Total NAV 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 IZ, 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% below the relevant income limit can afford when spending no more than 30% 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% 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 EOHLC Subsidized Housing Inventory (SHI), or do not qualify for the EOHLC 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 EOHLC SHI and/or qualify for the EOHLC 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% 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 70% and 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% 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% 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% 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% 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% AMI spending no more than 35% 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%. 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.

Downpayment/Homebuyer	Affordability Period
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 NAV invested. Total NAV 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% 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 IZ, 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% below the relevant income limit can afford when spending no more than 30% 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 5% of total costs. Units that come up for resale will be targeted to low-income first-time homebuyers

earning up to 80% 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 5 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 EOHLC Subsidized Housing Inventory (SHI), or do not qualify for the EOHLC 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 EOHLC SHI and/or qualify for the EOHLC 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% 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 70% and 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, multiplying this number by the current AMI to get the current base sales price, and 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 FY27 (FFY26) 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 FY27 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 FY24, FY25, and FY26, 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. 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

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

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

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:

TYPE OF PUBLIC HEARING	COMMENT PERIOD
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

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

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 otherwise exempted, are required to complete the Balance of State (BoS) Continuum of Care (CoC) Coordinated Entry Vulnerability Assessment, Consent and Release Form, and Housing Preference Form. These assessments must be administered in accordance with [CoC Coordinated Entry policies and procedures](#) and recorded in the Homeless Management Information System (HMIS). Paper versions of these forms may be utilized as necessary and must be retained and entered into HMIS in a timely manner. Assessment materials may be obtained from the Massachusetts Executive Office of Housing and Livable Communities (EOHLC) upon request. 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.

Once the project receives a 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).

FY 2025 Income Limits	
Household Size	30% Extremely-Low Income Limits
1	\$34,750
2	\$39,700
3	\$44,650
4	\$49,600
5	\$53,600
6	\$57,550
7	\$61,550
8 or more	\$65,500

Effective April 1, 2025

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.

Final FY 2026 FMRs By Unit Bedrooms

	<u>Efficiency</u>	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
FY 2026 FMR	\$2,359	\$2,476	\$2,941	\$3,526	\$3,894

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 - FY27 Budget

PROJECT #	IDIS #	Env. Review	Key Org	Obj Code	Projects	Letter-of-Credit (LOC) Budget	FY27 Program Income (Estimated)	Prior Year(s) Program Income (FY26)	Prior Year(s) Entitlement Funds	Total Budget
HOUSING PROGRAM										
CD27-01A	4015	Exempt	15002026	Various	Housing Program Delivery	\$276,681.00				\$276,681.00
CD27-01B	4016	project by project	15002026	579600	Housing Rehabilitation and Development Program Fund	\$544,082.00				\$544,082.00
CD27-01C	4017	project by project	15002026	579600	Newton Housing Authority New Hyde Apartments	\$300,000.00				\$300,000.00
CD27-01D	4011	project by project	15002026	579601	Housing Program Income Pool (estimated rehab loan repayments)		\$10,000.00			\$10,000.00
HOUSING PROGRAM TOTAL						\$1,120,763.00	\$10,000.00	\$0.00	\$0.00	\$1,130,763.00
ARCHITECTURAL ACCESS										
CD27-03A	4035	project by project	15002026	586001	Newton Housing Authority Main Office Accessibility Improvements for Resident Services	\$89,800.00			\$34,800.00	\$124,600.00
ARCHITECTURAL ACCESS TOTAL						\$89,800.00	\$0.00	\$0.00	\$34,800.00	\$124,600.00
HUMAN SERVICES										
CD27-05A	4018	Exempt	15002026	579700	Boys & Girls Club of Newton / Financial Aid for Teens and Families	\$ 22,791.00		\$3,209		\$26,000.00
CD27-05B	4019	Exempt	15002026	579700	West Suburban YMCA / Childcare Financial Aid Program	\$ 25,000.00				\$25,000.00
CD27-05C	4020	Exempt	15002026	579700	Family ACCESS of Newton / Sustaining access to childcare for low-income families	\$ 40,000.00				\$40,000.00
CD27-05D	4033	Exempt	15002026	579700	2Life Communities / Caring Choices and Wellness Nursing for Low-Income Seniors	\$ 10,000.00				\$10,000.00
CD27-05E	4022	Exempt	15002026	579700	Jewish Family & Children's Service/ Stabilization & Recovery Services	\$ 14,000.00				\$14,000.00
CD27-05F	4023	Exempt	15002026	579700	Newton Community Development Foundation / Resident Services Program	\$ 25,000.00				\$25,000.00
CD27-05G	4024	Exempt	15002026	579700	Newton Housing Authority / Resident Services Program	\$ 20,000.00				\$20,000.00
CD27-05H	4025	Exempt	15002026	579700	Plowshares Education Development Center / Tuition Assistance for Childcare	\$ 12,000.00				\$12,000.00
CD27-05I	4025	Exempt	15002026	579700	Barry Price Rehabilitation Center / Building Independence and Self-Esteem Through Employment	\$ 25,000.00				\$25,000.00
CD27-05J	4027	Exempt	15002026	579700	Horace Cousens Industrial Fund / Emergency Payment for Families in Financial Crisis	\$ 35,209.00				\$35,209.00
CD27-05K	4028	Exempt	15002026	579700	The Second Step /Community Programs for Survivors of Domestic Violence	\$ 25,000.00				\$25,000.00
CD27-05L	4030	Exempt	15002026	579700	Riverside Community Care/Mental Health Services Promoting Health, Well-Being, and Self-Sufficiency	\$ 20,000.00				\$20,000.00
CD26-98M	4013	Exempt	15002026	579700	Human Service Program Income Reserve**** (for FY28 projects- do not include in FY27 budget totals)		\$3,000			\$3,000.00
HUMAN SERVICES TOTAL (Cannot exceed 15% of current year LOC + 15% of prior year program income)						\$274,000.00	\$3,000.00	\$3,209.00	\$0.00	\$277,209.00
PROGRAM ADMINISTRATION										
CD27-09A	4012	Exempt	15002026	Various	Program Administration	\$370,136.00	\$4,000.00			\$374,136.00
CD27-09B	4031	Exempt	15002026	Various	Citizen Participation	\$1,000.00				\$1,000.00
CD27-99	4032	Exempt	15002026	579700	Contingencies					\$0.00
PROGM ADMIN TOTAL (Cannot exceed 20% of current year LOC + 20% of current year program income- must also include Planning activities)						\$371,136.00	\$4,000.00	\$0.00	\$0.00	\$375,136.00
GRAND TOTAL ALL PROGRAM AREAS						\$1,855,699.00	\$14,000.00	\$3,209.00	\$34,800.00	\$1,907,708.00
based on FY26 CDBG Letter of Credit Funds from HUD B-25-MC-25-0019						\$1,855,699.00				

**** FY25 Program Income for Human Services is not included in total as it is reserved for FY26 programs

Newton Emergency Solutions Grants Program - FY27 Budget

Project Number	Env. Review	IDIS #	ESG PROJECTS	KEY ORG	OBJ CODE	ACCOUNT TITLE	FY26 ESG Funds
ES26-01C	Exempt	4042	Integrated Day and Seasonal Night Programs -- Community Day Center of Waltham	21012026	579700	Grants	\$ 68,700.00
ES26-01D	Exempt	3967	Shelter Operations -- REACH	21012025	579700	Grants	\$ 28,307.56
ES26-02A	Exempt	4043	Homelessness Prevention -- Brookline Community Mental Health Center	21012026	579700	Grants	\$ 33,468.51
ES26-03A	Exempt	4044	Rapid Re-housing -- Brookline Community Mental Health Center	21012026	579700	Grants	\$ 21,223.93
ES26-05A	Exempt	4045	ESG Administration	21012026	579700	Grants	\$ 12,300.00
							\$ 164,000.00
based on FY26 ESG Letter of Credit Funds E-25-MC-25-0019							

WestMetro HOME Partnerships Program FY27 Projects

Project #	PROJECT NAME/TYPE	FY27 Budget	Prior Yr(s) Program Income	Uncommitted Prior Yr(s) Funds	Anticipated FY27 Program Income (TBD)	Totals
BEDFORD						
HM27-01A/HM26-01A/25-01A	Bedford HOME Administration	\$ 1,547.00		\$ 3,074.00		\$ 4,621.00
HM27-01B/HM26-01B	RHSO TBRA Program Contribution	\$ 15,470.00		\$ 15,470.00		\$ 30,940.00
HM25-01B	Bedford Projects / Programs			\$ 75,020.00		\$ 75,020.00
	TOTAL	\$ 17,017.00	\$ -	\$ 93,564.00	\$ -	\$ 110,581.00
BELMONT						
HM27-02A/HM26-02A/HM25-02A/HM24-02A	Belmont HOME Administration	\$ 4,693.00		\$ 14,755.00		\$ 19,448.00
HM27-02B/HM26-02B/HM25-02B/HM24-02B/HM23-02B/HM22-02B	Sherman Gardens	\$ 46,930.00		\$ 249,720.00		\$ 296,650.00
	TOTAL	\$ 51,623.00	\$ -	\$ 264,475.00	\$ -	\$ 316,098.00
BROOKLINE						
HM27-03A/HM26-03A/HM25-03A	Brookline HOME Administration	\$ 21,166.00		\$ 42,058.00		\$ 63,224.00
HM27-03B/HM26-03B/HM25-03B/HM24-03B	Brookline Comm Dev Corp: 1017 Beacon Street	\$ 211,660.00				\$ 211,660.00
HM26-03B	BHA - High Street Veterans Roof Replacement			\$ 211,660.00		\$ 211,660.00
HM25-03B/HM24-03B	Hebrew Senior Life: 108 Centre Street			\$ 443,660.00		\$ 443,660.00
	TOTAL	\$ 232,826.00	\$ -	\$ 697,378.00	\$ -	\$ 930,204.00
CONCORD						
HM27-13A/HM26-13A/HM25-13A	Concord HOME Administration	\$ 2,348.00		\$ 4,666.00		\$ 7,014.00
HM27-13B/HM26-13B/HM25-13B/HM24-13B	RHSO TBRA Program Contribution	\$ 23,480.00		\$ 23,480.00		\$ 46,960.00
	TOTAL	\$ 25,828.00	\$ -	\$ 28,146.00	\$ -	\$ 53,974.00
FRAMINGHAM						
HM27-09A/HM26-09A/HM25-09A	Framingham HOME Administration	\$ 22,816.00		\$ 45,337.00		\$ 68,153.00
HM27-09B/HM24-09B	Framingham Carlson Crossing East	\$ 228,160.00		\$ 40,635.07		\$ 268,795.07
HM27-09C/HM26-09C/HM25-09C/HM24-09C	Framingham TBRA Program			\$ 456,846.90		\$ 456,846.90
HM27-09P/HM26-09P/HM25-09P/HM24-09P/HM23-09P/HM22-09P	Framingham Program Income- reserved for TBRA		\$ 35,248.36		\$ 6,000.00	\$ 41,248.36
	TOTAL	\$ 250,976.00	\$ 35,248.36	\$ 542,818.97	\$ 6,000.00	\$ 835,043.33
LEXINGTON						
HM27-12A/HM26-12A/HM25-12A	Lexington HOME Administration	\$ 3,705.00		\$ 7,362.00		\$ 11,067.00
HM27-12B/HM26-12B	RHSO TBRA Program	\$ 37,050.00		\$ 37,050.00		\$ 74,100.00
	TOTAL	\$ 40,755.00	\$ -	\$ 44,412.00	\$ -	\$ 85,167.00
NATICK						
HM27-11A/HM26-11A/HM25-11A	Natick HOME Administration	\$ 6,191.00		\$ 12,302.00		\$ 18,493.00
HM27-11B/HM26-11B	RHSO TBRA Program Contribution	\$ 30,955.00		\$ 30,955.00		\$ 61,910.00
HM27-11C/HM26-11B/HM25-11B	Natick Projects / Programs	\$ 30,955.00		\$ 119,014.00		\$ 149,969.00
	TOTAL	\$ 68,101.00	\$ -	\$ 162,271.00	\$ -	\$ 230,372.00
NEEDHAM						
HM27-05A/HM26-05A/HM25-05A	Needham HOME Administration	\$ 2,710.00		\$ 5,384.00		\$ 8,094.00
HM24-09C	28-69 CRCD & 22-45 SBW			\$ 182,029.93		\$ 182,029.93
HM27-05B/HM26-05B/HM25-05B/HM24-05B	Needham Projects / Programs	\$ 27,095.00		\$ 53,840.00		\$ 80,935.00
	TOTAL	\$ 29,805.00	\$ -	\$ 241,253.93	\$ -	\$ 271,058.93
NEWTON						
HM27-06A/HM26-06A/HM25-06A	Newton HOME Administration	\$ 12,240.54		\$ 14,012.38		\$ 26,252.92
HM27-06B/HM26-06B/HM25-06B/HM23-06B	Newton Projects / Programs	\$ 122,405.38		\$ 372,512.13		\$ 494,917.51
	TOTAL	\$ 134,645.92	\$ -	\$ 386,524.51	\$ -	\$ 521,170.43
SUDBURY						
HM27-10A/HM26-10A/HM25-10A	Sudbury HOME Administration	\$ 708.00		\$ 1,407.00		\$ 2,115.00
HM27-10B/HM26-10B	RHSO TBRA Program Contribution	\$ 7,080.00		\$ 7,080.00		\$ 14,160.00
HM25-10B	Sudbury Projects / Programs			\$ 6,985.00		\$ 6,985.00
	TOTAL	\$ 7,788.00	\$ -	\$ 15,472.00	\$ -	\$ 23,260.00
WALTHAM						
HM27-07A/HM26-07A/HM25-07A	Waltham HOME Administration	\$ 17,816.00		\$ 35,401.00		\$ 53,217.00
HM27-07B/HM26-07B/HM25-07B/HM24-07B	Waltham TBRA Program	\$ 178,160.00		\$ 385,450.04		\$ 563,610.04
HM27-07P/HM24-07P/HM23-07P	Waltham Program Income - reserved for TBRA		\$ 68,038.30			\$ 68,038.30
	TOTAL	\$ 195,976.00	\$ 68,038.30	\$ 420,851.04	\$ -	\$ 684,865.34
WATERTOWN						
HM27-08A/HM26-08A/HM25-08A	Watertown HOME Administration	\$ 11,203.00		\$ 22,261.00		\$ 33,464.00
HM27-08B/HM26-08B/HM25-08B	Watertown Projects / Programs	\$ 112,035.00		\$ 222,620.00		\$ 334,655.00
HM22-08P	Watertown Program Income		\$ 119,155.50			\$ 119,155.50
	TOTAL	\$ 123,238.00	\$ 119,155.50	\$ 244,881.00	\$ -	\$ 487,274.50
WAYLAND						
HM27-14A/HM26-14A/HM25-14A	Wayland HOME Administration	\$ 1,126.00		\$ 2,237.00		\$ 3,363.00
HM27-14B/HM26-14B	RHSO TBRA Program Contribution	\$ 11,260.00		\$ 11,260.00		\$ 22,520.00
HM25-14B/HM24-14B/HM23-14B	Wayland Projects / Programs			\$ 25,395.00		\$ 25,395.00
HM19-14C	Wayland's St. Ann's Village			\$ 287,035.35		\$ 287,035.35
	TOTAL	\$ 12,386.00	\$ -	\$ 325,927.35	\$ -	\$ 338,313.35
CONSORTIUM ADMINISTRATION						
HM27-99/HM26-99/HM25-99	Consortium HOME Administration	\$ 46,401.23		\$ 49,697.22		\$ 96,098.45
HM27-15B/HM25-15B	CHDO Operating Expenses	\$ 77,335.38		\$ 26,333.94		\$ 103,669.32
HM26-15B	CHDO Operating Expenses MetroWest CD			\$ 50,000.00		\$ 50,000.00
HM26-15B	CHDO Operating Expenses Brookline CDC			\$ 27,335.38		\$ 27,335.38
HM27-15C/HM26-15C/HM25-15C	CHDO Set Aside Funding Pool	\$ 232,006.15		\$ 461,007.97		\$ 693,014.12
	TOTAL	\$ 355,742.76	\$ -	\$ 614,374.51	\$ -	\$ 970,117.27

TOTAL FY27 HOME CONSORTIUM BUDGET \$ 1,546,707.68 \$ 222,442.16 \$ 4,082,349.31 \$ 6,000.00 \$ 5,857,499.15