



# FY22 Draft Annual Action Plan

ZAP Meeting  
April 12, 2021

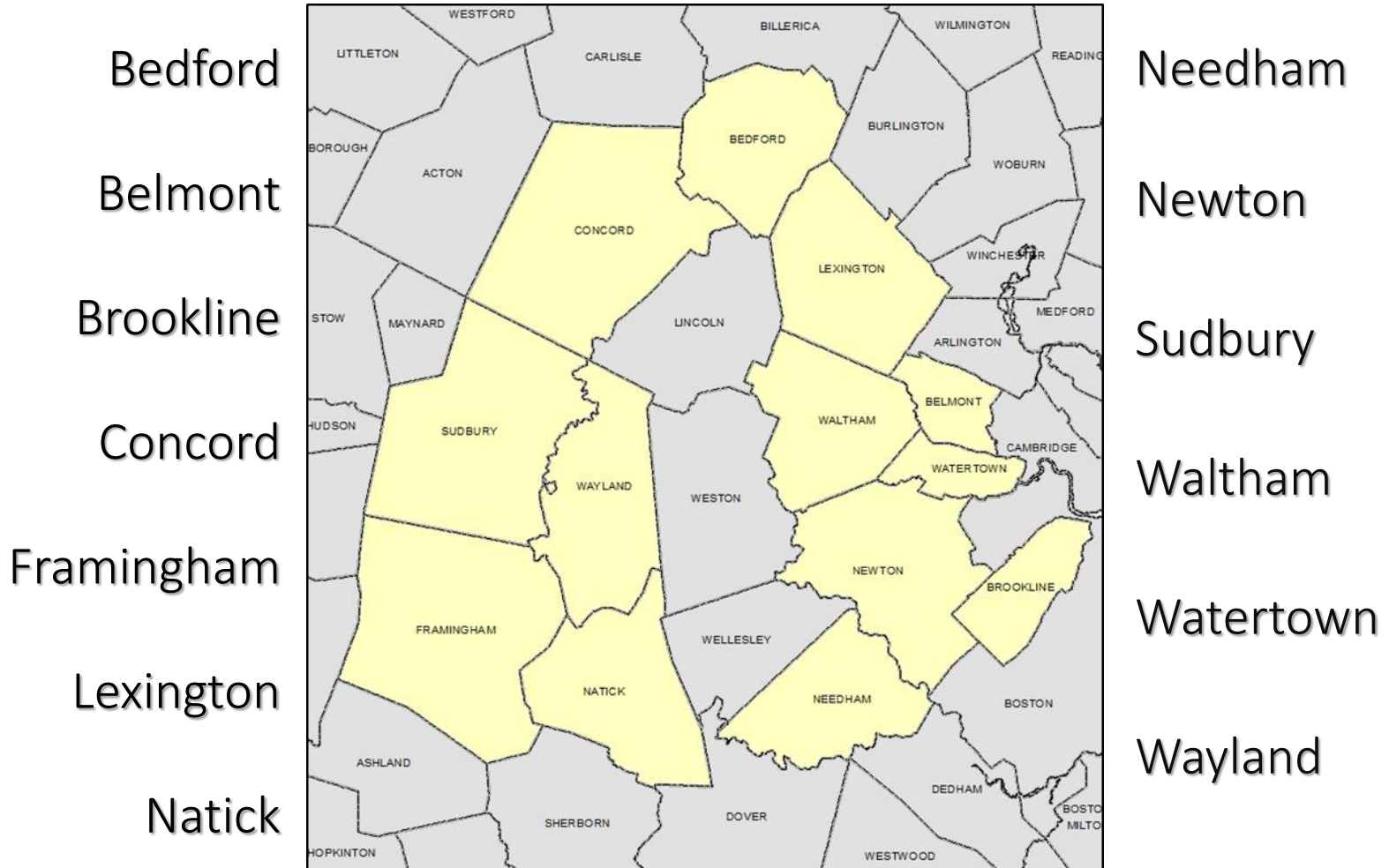
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The City of Newton and  
the WestMetro HOME Consortium

# Purpose of Federal Funds

- **Community Development Block Grant (CDBG):** Provision of decent housing, suitable living environments, and the expansion of economic opportunities for low-to-moderate income persons.
- **HOME Investment Partnerships Program (HOME):** Creation of affordable housing for low-income households, including building, acquiring, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance.
- **Emergency Solutions Grant (ESG):** Supports outreach, operations and improvements of shelters, and prevention/rapid rehousing services for homeless and at-risk individuals and families.

# WestMetro HOME Consortium



# Planning Process



# Low- to Moderate-Income

**Low-to-Moderate Income (LMI)** refers to a gross annual household income at or below 80% of the area median income (AMI).

Number in Family	30% of Area Median Income	50% of Area Median Income	80% of Median Income*
1	\$28,200	\$47,000	\$70,750
2	\$32,200	\$53,700	\$80,850
3	\$36,250	\$60,400	\$90,950
4	\$40,250	\$67,100	\$101,050
5	\$43,500	\$72,500	\$109,150
6	\$46,700	\$77,850	\$117,250

# FY22 Annual Action Plan Consultations




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<b>Meeting / Consultation:</b>	<b>Date:</b>
ESG/CoC Priorities Mtg.	12/8
WestMetro HOME Consortium Mtg.	2/4
Newton Housing Partnership	1/19
Fair Housing Committee	2/3
Commission on Disability	12/14; 1/11
Human Service TA Session	1/13
Human Service RFP Review	3/4
ESG RFP Review	2/26

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# FY22 Allocation of Funds

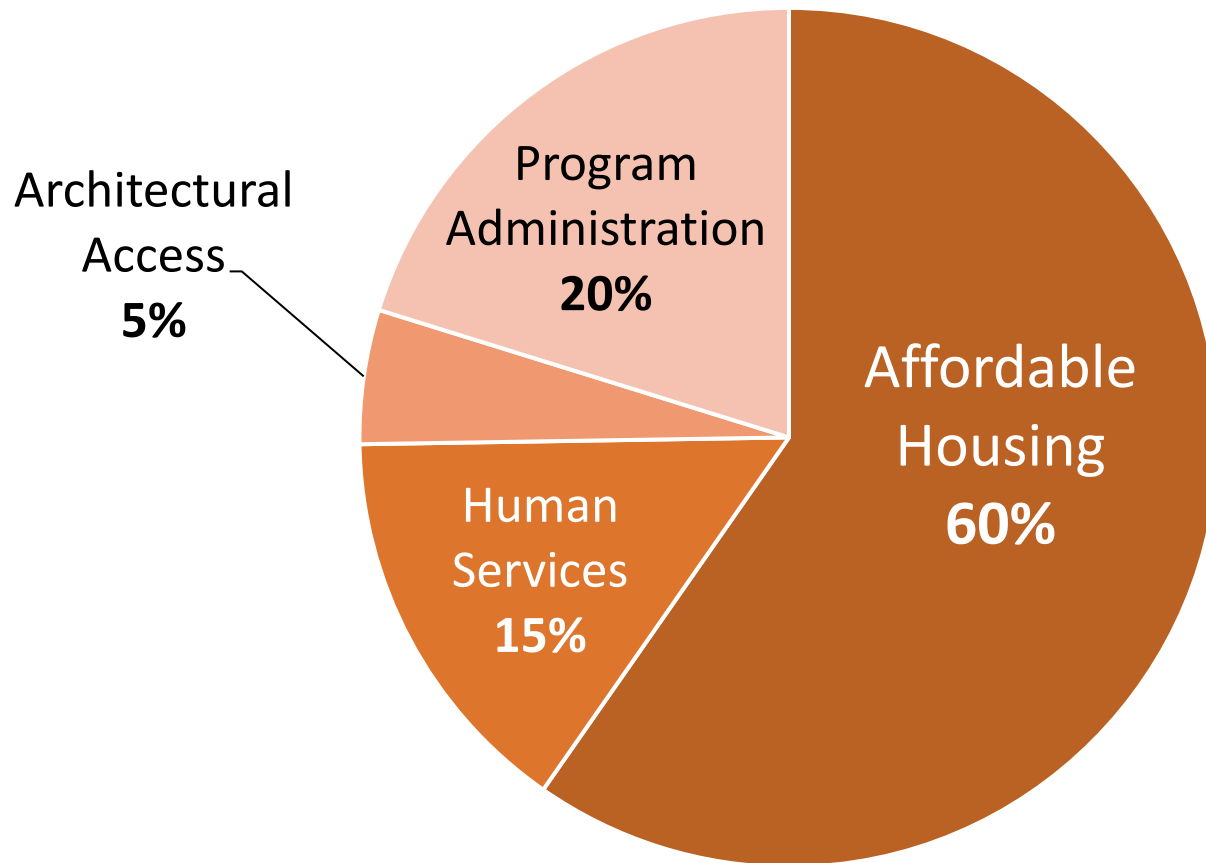
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Program	FY22	% Change
Community Development Block Grant (CDBG)	\$1,935,056	0.21% 
HOME Investment Partnerships Program (HOME)*	\$1,491,865	0.82% 
Emergency Solutions Grant (ESG)	\$164,708	1.8% 
<b>Total</b>	<b>\$3,591,629</b>	

\*Of this total, Newton to receive \$131,061 in HOME Entitlement funds.

# Recommended FY22 CDBG Allocation

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# Goal #1: Affordable Housing

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



# Production & Preservation of Affordable Units

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## **FY22 Funded Housing Projects:**

### **1. Coleman House Senior Housing Preservation Project**

- Comprehensive rehab and preservation of 146 existing very low and extremely-low income senior housing units
- \$411,898 of FY21 CDBG housing program funds awarded
- \$118,102 of FY22 Newton HOME funds committed

### **2. West Newton Armory (potential)**

- On February 1<sup>st</sup>, the full City Council voted to authorize the Mayor to purchase the Armory for \$1 from the State for redevelopment into 100% permanently affordable housing
- RFP to identify an affordable housing developer and close on Armory with the State

# Rehabilitation of Existing Units

## Housing Rehabilitation Program

- Support the rehabilitation of affordable homeowner and rental units, including Newton Housing Authority and nonprofit housing units
- Rehabilitate **3 homeowner units** and **21 rental units** (CAN-DO portfolio / NHA Acquisition)



# Support Affordable Homeownership

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## **Downpayment Assistance**

To provide financial support for low- to moderate-income first-time homebuyers purchasing deed-restricted affordable units through the provision of a \$10,000 grant

**Up to 3 income-eligible homebuyer**  
estimated to be assisted in FY22  
(182-184 California Street and resales of existing units)

# Goal #2: Fair Housing

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



## Protected Classes – Federal and State

### Federal

- Race
- Color
- National Origin
- Religion
- Sex
- Familial Status (*including families with children under the age of 18*)
- Disability

### State includes all of the above and:

- Ancestry
- Age
- Marital Status
- Source of Income (*including Section 8*)
- Sexual Orientation
- Gender Identity and Expression
- Veteran/Military Status
- Genetic Information



Note: Income level is not a protected class

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# FY22 Fair Housing Program

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- Collaborate with the Fair Housing Committee and WestMetro HOME Consortium to increase awareness of Fair Housing Policies & Practices
- Implement recommended actions from the WestMetro HOME Consortium's Analysis of Impediments to Fair Housing Choice report



# Goal #3: Human Services

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



*Above: Newton Community Development Foundation*

# FY22 Human Service Program

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**Human Service program capped at 15% of annual allocation**  
FY22 Entitlement + FY21 Program Income = \$296,750.00

January 6, 2021: Human Service RFP was released

Requests totaling \$533,949.91  
from 17 agencies



February 26, 2021: RFP Review Committee  
(Dept. of Planning & Development, Dept. Health and  
Human Service, and Executive Office)



March 4, 2021: P&D RFP Review



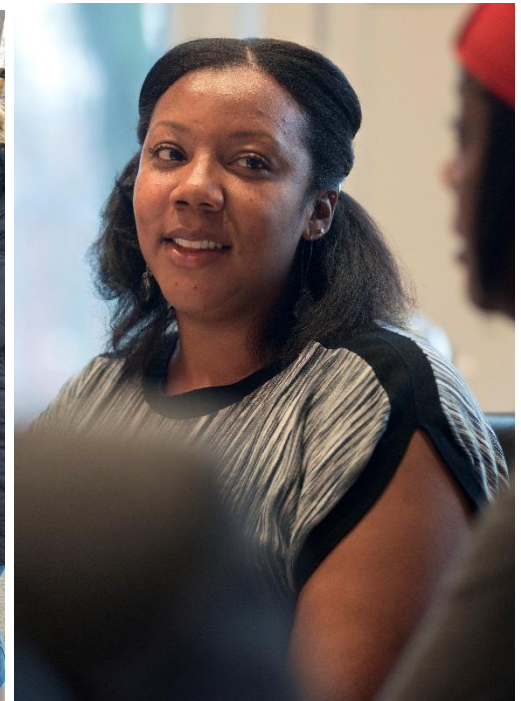
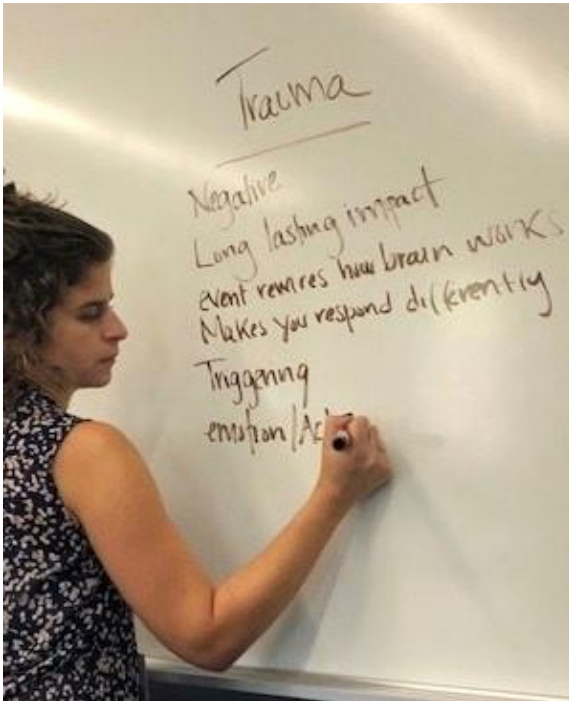
# FY22 Human Service Program Recommended Awards

Agency	Projects	Allocation
West Suburban YMCA	Childcare Financial Aid Program	\$50,000.00
Riverside Community Care	Mental Health Services Promoting Health, Well-Being, and Self-Sufficiency	\$40,000.00
Newton Community Development Foundation	NCDF Resident Services Program	\$25,000.00
Newton Housing Authority	NHA Resident Services Program	\$25,000.00
The Second Step	Community Programs for Adult Survivors of Domestic Violence	\$25,000.00
Family ACCESS of Newton	Social Mobility for Young Families	\$24,000.00
2Life Communities, Inc	CaringChoices and Wellness Nursing for Low-Income Seniors	\$20,000.00
Newton Department of Parks, Recreation and Culture	Financial Aid for Youth Summer Camp	\$18,850.00
John M. Barry Boys and Girls Club of Newton	Financial Aid for Teens and Families	\$17,000.00
Horace Cousens Industrial Fund	Emergency Grants for Vulnerable Individuals and Families	\$15,000.00
Barry L. Price Rehabilitation Center	Promoting Successful Life Transition for Adults with Intellectual and Developmental Disabilities	\$15,000.00
Jewish Family and Children's Services	Stabilization and Recovery Services for People with Persistent Mental Illness and/or Autism Spectrum Disorder (ASD)	\$14,900.00
Plowshares Education Development Center, Inc.	Tuition Assistance for Pre-School and School-Age Care and Education	\$12,000.00
<b>Total</b>		<b>\$296,750.00</b>

# Goal #4: Supportive Services for Homeless and At-Risk of Homelessness

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Provide supportive services for individuals and families that are homeless or at-risk of homelessness, including financial support for existing emergency and transitional housing.



*Above Left to Right: REACH Beyond Domestic Violence; Community Day Center of Waltham; Brookline Community Mental Health Center*

# FY22 Emergency Solutions Grant

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December 8, 2020: BNWW CoC approved funding priorities



January 6, 2021: ESG RFP was released

Received 6 proposals from 5 agencies,  
totaling \$225,146 in ESG requests



February 26, 2021: RFP Review Committee  
(Dept. of Planning & Development, Dept. Health and Human  
Service, Balance of State CoC, and BNWW CoC members)



February 26, 2021: P&D RFP Review

# FY22 Emergency Solutions Grant Recommended Awards

ESG Component	Agency	Project	Recommended Award
<b>Emergency Shelter Services</b>	Community Day Center of Waltham	Day and Night Shelter Services	\$69,133.00
	REACH Beyond Domestic Violence	Emergency Shelter for Survivors of Domestic Violence	\$23,000.00
<b>Homelessness Prevention</b>	Brookline Community Mental Health Center	Homelessness Prevention	\$40,936.00
<b>Rapid Re-housing</b>	Brookline Community Mental Health Center	Rapid Re-housing	\$19,264.00
<b>Administration</b> <i>(capped at 7.5%)</i>	City of Newton	Program Administration	\$12,375.00
<b>Total</b>			<b>\$164,708.00</b>

# Goal #5: Architectural Access

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



# FY22 Architectural Access Program

5% (\$95,000) of FY22 CDBG funds will be allocated for the creation of an accessible path along the perimeter of Richard McGrath Park.



*Above Left to Right: Existing conditions at McGrath Park; project plans for access improvement*

# Public Comment

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**Plan available at:** [www.newtonma.gov/gov/CDBG](http://www.newtonma.gov/gov/CDBG)

- Email comments and questions to [aberman@newtonma.gov](mailto:aberman@newtonma.gov)
  - 30-day comment period ends Wednesday, May 4, 2021
  - Submission deadline to HUD: May 14, 2020
- Call the Planning Department at 617.796.1147
- Sign up for the Department's Friday Report by registering at: <http://www.newtonma.gov/gov/planning/news.asp>

April 12 ZAP Mtg.

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Questions / Comments?

Thank you!