

FY24 DRAFT Annual Action Plan Zoning & Planning Committee

April 10, 2023



The City of Newton & WestMetro HOME Consortium

Annual Action Plan Timeline

Dec. 2022 – March 2023	Advisory committee meetings
Feb. – April 2023	Development of FY24 Annual Action Plan (AAP)
April 3, 2023	Public Hearing on Draft FY24 AAP
April 3 – May 2, 2023	Public comment period
April 10, 2023	FY24 AAP presented to ZAP
May 10, 2023	Mayor approves FY24 Annual Action Plan
May 15, 2023	Submission of FY24 Annual Action Plan to HUD
July 1, 2023	Start of FY24 program year

FY24 Allocation of Funds

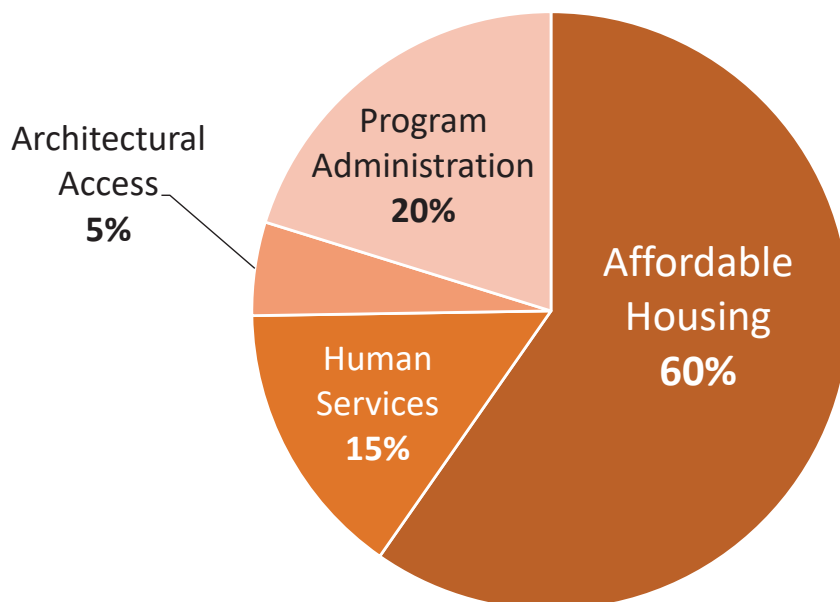
- FY24 allocations released by HUD on February 28, 2023

Program	FY24
Community Development Block Grant (CDBG)	\$1,864,303
HOME Investment Partnerships Program (HOME)*	\$1,652,605
Emergency Solutions Grant (ESG)	\$164,388
Total	\$3,681,296

*Of this total, Newton is anticipated to receive \$145,225.85 in HOME Entitlement funds

* FY24 CDBG allocation is a .33% decrease from FY23; FY24 HOME is a 2.12% increase; FY24 ESG is a .41% decrease

Recommended FY24 CDBG Allocation



FY24 Goals and Activities

5

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.



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 and across the WestMetro HOME Consortium.

➤ FY24 Fair Housing Program

- Collaborate with the FHC and HOME Consortium to increase knowledge about fair housing laws and obligations – Fair Housing Month
- Continue implementation of Analysis of Impediments report
- Fair housing testing program throughout Consortium
- Consider policy changes related to findings from MAPC parking utilization study

Goal #3: Human Services

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



Above (clockwise, from top-left): John M. Barry Boys and Girls Club; The Carroll Center for the Blind; and Newton Community Development Foundation (NCDF)

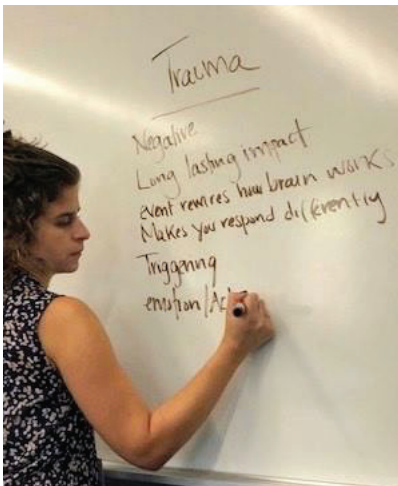
FY24 Human Service Program Recommended Awards

#93-23

Agency	Projects	Allocation
West Suburban YMCA	Childcare Financial Aid Program	\$24,900.00
Horace Cousens Industrial Fund	Emergency Grants for Vulnerable Individuals and Families	\$24,900.00
Newton Community Development Foundation	NCDF Resident Services Program	\$35,000.00
Newton Housing Authority	NHA Resident Services Program	\$35,000.00
The Second Step	Community Programs for Adult Survivors of Domestic Violence	\$35,000.00
Family ACCESS of Newton	Social Mobility for Young Families	\$15,000.00
2Life Communities, Inc	CaringChoices and Wellness Nursing for Low-Income Seniors	\$15,000.00
Newton Department of Parks, Recreation and Culture	Financial Aid for Youth Summer Camp	\$14,900.00
John M. Barry Boys and Girls Club of Newton	Financial Aid for Teens and Families	\$24,900.00
The Carroll Center for the Blind	Career and Vocational Rehabilitation Services for the Blind and Visually Impaired	\$13,000.00
Jewish Big Brothers & Big Sisters (JBBBS)	JBBBS Mentoring Initiatives	\$10,000.00
Jewish Family and Children's Services	Stabilization and Recovery Services for People with Persistent Mental Illness and/or Autism Spectrum Disorder (ASD)	\$15,300.00
Pathway to Possible	Part Time Funding for P2P Clinical Social Worker	\$10,000.00
Plowshares Education Development Center, Inc.	Tuition Assistance for Pre-School and School-Age Care and Education	\$11,000.00
Riverside Community Care	Mental Health Services Promoting Health, Well-Being, and Self-Sufficiency	\$21,700.00
Total		\$305,600.00

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

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

FY24 Emergency Solutions Grant #93-23

Recommended Awards

ESG Component	Agency	Project	Recommended Award
Emergency Shelter Services	Community Day Center of Waltham	Integrated Day and Seasonal Night Shelter Program	\$43,180.00
	REACH Beyond Domestic Violence	Emergency Shelter for Survivors of Domestic Violence	\$25,060.00
	The Second Step, Inc	Residential Shelter Program	\$30,070.00
Homelessness Prevention	Brookline Community Mental Health Center	Homelessness Prevention	\$27,290.00
Rapid Re-housing	Brookline Community Mental Health Center	Rapid Re-housing	\$26,460.00
Administration <i>(capped at 7.5%)</i>	City of Newton	Program Administration	\$12,328.00
Total			\$164,388.00

ESG funds support projects and programs in the Brookline – Newton – Waltham – Watertown CoC region

11

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



5% (\$95,000) of FY24 CDBG funds will fund:

- City Hall Campus Exterior Access Improvements (\$42,000)
- Architectural Access projects TBD (\$48,210)

12

WestMetro HOME Consortium Goals

Rehabilitation of Existing Units

- Brookline – BHA, 154-156 Boylston St. (6 units)
- Framingham (Carlson Crossing, 125 units)
- Newton (Coleman House, 146 units)
- Waltham (Beaverbrook, 60 units)

Production of Affordable Units

- Brookline (108 Centre Street, 54 units)
- Framingham (Carlson Crossing, 7 units)
- Newton (Gold Meir House, 68 units; West Newton Armory, 43 units)
- Wayland (12 Hammond Road, 1 unit)

Tenant Based Rental Assistance

- Bedford
- Framingham
- Natick
- Waltham
- Wayland

TOTAL: 30 estimated households in FY24

13

HOME-ARP

- ❖ The WestMetro HOME Consortium was awarded approximately \$5 million as part of the American Rescue Plan that will be administered through the HOME program (HOME-ARP). HOME-ARP funds will assist individuals and/or families who are experiencing or are at-risk of homelessness and other vulnerable populations.
- ❖ The WestMetro HOME Consortium underwent an extensive public consultation, Needs Assessment, and Gap Analysis developed by Barrett Planning Group to write the HOME-ARP Allocation Plan. The Plan describes the current regional unmet housing and program delivery needs, the proposed HOME-ARP activities, and the production goals of affordable rental units. **The plan was submitted to HUD on March 29, 2023.**
- ❖ Based on the findings from the Plan, the Consortium voted to allocate the HOME-ARP funds to the following eligible activities:
 - \$2,545,918 (47%) to the development of affordable rental housing
 - \$1,000,000 (18%) to the acquisition and development of non-congregate shelters
 - \$750,000 (14%) to supportive services
 - \$300,000 (6%) to tenant-based rental assistance
 - \$811,044 (15%) to administration and planning

City Council Vote

HER HONOR THE MAYOR requesting City Council authorization, pursuant to the 2020 Revised Citizen Participation Plan, to submit the FY24 Annual Action Plan to the US Department of Housing and Urban Development (HUD) for the City of Newton Community Development Block Grant (CDBG) and Emergency Solution Grant (ESG) funds and the WestMetro HOME Consortium.

15

30-Day Public Comment Period

Plan available at: www.newtonma.gov/gov/CDBG

- Email comments and questions to aberman@newtonma.gov
 - 30-day comment period ends Tuesday, May 2, 2023
 - Submission deadline to HUD: May 15, 2023
- 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>

16

Policy Proposal

By-Right Bonus for Affordable Housing within Village Center Zoning

		Village Center 3 (VC3) & Village Center 2 (VC2) Districts		
		Base Condition	Option 1	Option 2
Allows for	Height Bonus (stories)	N/A	+ 1	+ 2
	Building Footprint Bonus (sq ft)	N/A	+ 2,500	+ 2,500
Must provide	Required Affordable Units (min)	17.5%	25%	30%
	Required AMI for Bonus Affordable Units (average)	65%		