



Zoning & Planning Committee **Report**

City of Newton **In City Council**

Monday, April 13, 2020

Present: Councilors Crossley (Chair), Danberg, Leary, Albright, Baker, Ryan, Wright, and Krintzman

Also Present: Councilors Greenberg, Bowman, Kelley, Markiewicz, Gentile, Laredo, Auchincloss, Malakie, Kalis, Norton, and Lipof

Planning Board: Peter Doeringer and Kevin McCormick

City Staff: Gabriel Holbrow, Community Engagement Specialist; Barney Heath, Director of Planning and Development, Zachery LeMel, Chief of Long-Range Planning; Tiffany Leung, Senior Community Development Planner; Amanda Berman, Director of Housing and Community Development; Jonathan Yeo, Chief Operating Officer; Andrew Lee, Assistant City Solicitor; Katy Hax Holmes, Chief Preservation Officer; Nathan Giacalone, Committee Clerk

#213-20 **Authorization to submit the FY21-FY25 Consolidation Plan and FY21 Annual Action Plan**
HER HONOR THE MAYOR requesting City Council Authorization, pursuant to the 2019 Revised Citizen Participation Plan, to submit the FY21-FY25 Consolidation Plan and FY21 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.

Action: **Zoning and Planning Approved 7-0-1 (Councilor Ryan Abstained)**

Notes: Barney Heath, Director of Planning and Development, Amanda Berman, Director of Housing and Community Development, and Tiffany Leung, Senior Community Development Planner, presented the FY21-FY25 Consolidation Plan and FY21 Annual Action Plan.

Action plans are reviewed annually to assess outcomes, progress, and to look ahead in light of CDBG, HOME, and ESG allocations for the coming year. This year the five-year consolidated plan is also due. The Consolidated Plan drives the Action Plans for the next five years. In addition, the Mayor has made known that the City will receive additional funds to address economic hardships resulting from COVID-19. A plan related to emergency rental assistance, for example, is being developed and will come forward under a separate docket item. Ms. Berman and Ms. Leung then presented to the Committee (PowerPoint attached). Also attached to the report is a letter by Ms. Josephine McNeil on behalf of U-

CHAN (Uniting Citizens for Housing Affordable in Newton) that references a Brandeis University survey conducted with Newton's low-income population to determine priority needs.

Ms. Berman presented the desired timeline for decision making, through to seeking authorization from the Council. A comprehensive program of data collection and public outreach concluded with the Planning and Development Board recommending approval. The presentation of the plan to the Zoning and Planning Committee this night seeks the Committee's recommendation to authorize the Plan. If approved by the full Council, the Department will submit the final plan to HUD by May 15.

Ms. Berman described three distinct sets of funds the City receives from HUD: Community Development Block Grant (CDBG), the HOME Investment Partnerships Program (HOME), and the Emergency Solutions Grant (ESG). The funds are proposed to be allocated in order to meet the five goals for the FY21-25 Consolidated Plan: 1. creating and sustaining affordable housing, 2. assuring fair housing requirements are met, 3. Providing human services, 4. providing supportive services for homeless and at-risk of homelessness persons, and 5. expanding architectural access.

Funds allocated for FY21 are as follows: CDBG-\$1,931,323, HOME-\$1,480,032, ESG-\$167,734. The Recommended FY21 CDBG Allocation is for 60% of the funds to go towards creating and sustaining affordable housing with the rest divided (in descending order of percentage share) among Program Administration, Human Services, and Architectural Access. Some of these percentages are capped in which case the recommended funding is the maximum amount possible. Ms. Berman then explained how the funds would be used to address each goal.

Goal #1: Affordable Housing

The intention is to develop affordable rental and ownership options and to provide financial support to income-eligible first-time homebuyers. Three projects in Newton were highlighted. FY20 funding was allocated to develop 55 affordable rental units at the Haywood House. The FY21 funds allocated through this Action Plan will continue that development with construction set to begin in the Summer of 2020. The Golda Meir House expansion project, run in coordination with 2Life Communities is a public-private partnership to develop 57 affordable rental units for seniors, including 9 for chronically homeless with disabilities. Construction is set to begin in Fall 2020. The Newton Housing Authority has also acquired CAN-Do's Affordable Housing Portfolio consisting of 33 units spread across 12 sites in Newton. There are also Rehabilitation efforts underway in 3 homeowner and 25 rental units and a down payment Assistance program for low-to moderate income first time homebuyers.

Goal #2: Fair Housing

The intention is to collaborate with the FHC and WestMetro HOME Consortium to increase knowledge about fair housing laws and practices. It also seeks to research fair housing impediments and implement actions to address them.

Goal #3: Human Services

These services provide direct aid to Newton's low-to moderate-income residents. A chart is provided (see attached PowerPoint) naming the agencies, their respective programs, and the allocation needed for each.

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

This is to provide direct support services to Newton's homeless population including financial support for existing emergency and transitional housing. A chart shows ESG service categories, provider agencies, their respective programs, and the allocation needed for each (page 17 of PowerPoint #213-20).

Goal #5: Architectural Access

The objective is to continue to fund projects across the city to facilitate accessible environments particularly for elderly and severely disabled persons, such as reconstruction of the Marty Sender Path and adding curb cuts in desirable locations.

Since Newton alone is not eligible to receive the HOME funds, the WestMetro HOME Consortium was formed in 1991 with Brookline, Waltham, and Watertown with Newton as the lead member. Since then Consortium membership has expanded to include several more communities in the Boston metro west area. The WestMetro HOME Consortium Goals were then summarized as the rehabilitation of existing units, the production of affordable units, and tenant based rental assistance.

Public comment on the Consolidated Plan and the Action Plan will be ongoing until May 5, 2020. Residents are provided the resources to properly direct their questions and feedback.

The presentation concluded. Questions, answers, and comments are as follows:

The Chair reminded the Committee that there is a separate docket item which will address emergency rental assistance made necessary due to the COVID-19 related shutdowns.

Are the affordable housing developments coming from the first year of the action plan or prior to it?

Haywood House is identified in the Action Plan as items that could be spent in 2021, the 9 units for the chronically homeless with disabilities are a requirement of the HUD settlement with the city due to shutting down the Engine 6 project.

How much of this money comes to Newton through HOME compared to the rest of the metro west consortium?

Newton has received about \$140 thousand out of the total fund of about \$1.4 million.

Referring to Ms. McNeil's letter, there was agreement that it was an important step to survey the residents receiving aid to find out what they perceive their own needs to be. Citing one of the most discussed needs being job training, is there a plan to find someone to do this?

There is a challenge for this as it needs to be an organization that meets all CDBG requirements. Secondly, if it is a public service request it comprises many other needs and most job training organizations charge high fees. Further, economic development funds are stipulated by HUD to go towards for-profit entities, eliminating many possible agencies. As an example, this condition prevented these funds from going to Newton-Wellesley Hospital for job training programs in the past as it is a non-profit. The Planning Department will continue to investigate this matter.

On the recommended service program applications, 15 were made and 13 accepted, is there somewhere an overlap of services, Career Family Opportunity Program, or is there another reason why it wasn't chosen as its funding was cut from \$35k to 0?

Being able to fund 13 proposals meant that cuts had to be made somewhere, the Committee looked hard at which programs can meet the most critical needs for the most people in the most effective way possible. The Review Committee felt that this program did not have a strong enough presence in Newton and that there were more efficient ways to spread the money to help more people. It also felt comfortable making this cut as the program said it would still work to help its individuals.

Referring to the ESG, who decides the difference between FY20 and 21 on the recommendations of the money allocated. What is the reason behind two Waltham-based organizations seeing their funding downgraded?

The Review Committee consists of HHS, Planning Staff, as well as representatives from Waltham, Brookline, and Watertown as ESG money supports all these communities as a former continuum of care group. Most service providers are also based outside the city. Some of these homeless providers are also on the committee. The reduction of funding for the mentioned proposals is due to some challenges from the programs. Specifically, this is due to strict requirements from HUD on how these programs should operate and concerns that these programs were not doing enough to permanently move individuals out of homelessness.

A formal request that in the next period of data gathering there should be an effort to speak to the recipients of the services as done in the U-CHAN survey.

The Chair clarified that the Committee role would be to vote on whether to authorize this plan to move forward for approval. She requested that through the Planning Department, an update be given on the progress of the Plan and its allocation of funds in the short term, to address the fast changing economic conditions due to the COVID-19 virus, and changing needs.

Councilor Albright moved approval which carried 7-0 (Councilor Ryan abstaining).

#88-20

Discussion and review relative to the draft Zoning Ordinance

DIRECTOR OF PLANNING requesting review, discussion, and direction relative to the draft Zoning Ordinance.

Action: **Zoning and Planning Held 8-0**

Notes: [The Notes of this section require final edits to be made and will be updated prior to the Council meeting on April 21.]

Councilor Krantzman moved hold which carried 8-0.

#30-20 Ordinance amendment to repeal Zoning Ordinance 3.4.4 Garages

COUNCILOR ALBRIGHT requesting amendment to Chapter 30 of Newton's Zoning Ordinance, section 3.4.4 on garages (delayed implementation until July 1). This ordinance has been delayed five times.

Action: **Zoning and Planning Held 8-0**

Notes: Items #30-20, #38-20, and #148-20 were discussed and voted on simultaneously with item #88-20.

#38-20 Request for discussion relative to single-family attached dwellings

COUNCILOR LAREDO requesting a review of the zoning requirements for single-family attached dwelling units.

Action: **Zoning and Planning Held 8-0**

Notes: Items #30-20, #38-20, and #148-20 were discussed and voted on simultaneously with item #88-20.

#148-20 Request to amend Chapter 30 to eliminate parking minimums

COUNCILORS ALBRIGHT, AUCHINCLOSS, BOWMAN, CROSSLEY, DANBERG, DOWNS, GENTILE, GREENBERG, KALIS, KELLEY, LIPOF, MARKIEWICZ, NOEL, KRINTZMAN, AND RYAN seeking amendments to Chapter of the Revised City of Newton Ordinances to eliminate mandated parking minimums to improve vitality of local businesses, reduce the cost of housing, and support the climate action goals.

Action: **Zoning and Planning Held 8-0**

Notes: Items #30-20, #38-20, and #148-20 were discussed and voted on simultaneously with item #88-20.

#29-20 Review and possible amendment of Demolition Delay and Landmark Ordinances

COUNCILORS KELLEY, ALBRIGHT, AUCHINCLOSS, CROSSLEY, GREENBERG, KALIS, KRINTZMAN, LEARY, LIPOF, MARKIEWICZ, BOWMAN, HUMPHREY, RYAN AND NORTON requesting a review and, if appropriate, an update of Chapter 22, Sections 22-50 to 22-76 that relate to demolition delays, historic designation, and landmarking.

Action: **Zoning and Planning Held 8-0**

Notes: The purpose at this meeting is to update the progress of the historical ordinance working group, on proposed revisions to the landmarking section of the ordinance. Director Heath, Katy Hax Holmes, Chief Preservation Officer, and Andrew Lee, Assistant City Solicitor compared the changes proposed by the working group to the current ordinance in a PowerPoint, which is attached to this report.

The presentation and discussion covered the following subjects:

Who may nominate, what makes a property eligible for Nomination, who must receive notice of a nomination (and by when), what are criteria for acceptance or rejection of a nomination, notice required to and the role of the Planning Board, designation criteria, minimum votes required for designation, and how to amend or rescind a landmark designation.

The Working Group plans to finalize Draft Ordinance language by Friday, April 17 and present its draft ordinance language at the Thursday, May 7th Zoning and Planning meeting. In advance of that meeting the Planning Department will present the draft to the NHC.

Questions, comments, and answers are as follows:

What is the role of the National Parks Service in this process?

They have no direct role; their standards were used to guide the drafting of recognized criteria.

What is the status of the appeals process?

The Working Group is looking to other communities to develop a best practices model for this. The Metropolitan Area Planning Council is still cited for administrative appeals but has indicated they wish to back out. Atty. Lee is seeking a formal response from the MAPC but meanwhile the Committee will continue to consider an alternative.

When can the demolition delay be addressed?

This still needs to be determined.

Is there any consideration for removing a designation?

The current ordinance allows for removal, but the Working Group wants to clarify and improve the process.

Does the eligibility nomination review process also include properties not on the National Register or is that a separate step? Do properties currently on the National Register continue to be eligible?

Properties on the National Register will remain eligible for nomination. There is a separate review process for other properties deemed historically significant. There would have to be a request of the NHC to initiate this administrative review process.

Are the criteria for nomination eligibility and the NHC part of the review process?

Properties on the National register can still be nominated, others deemed historically significant are part of a separate process.

Should the presentation say notice received “within 14 days” of nomination petition being received instead of “14 days after?”

Yes, this should say “within 14 days”

Is there a timeframe for Planning Board review?

Not yet, the Working Group is developing an answer to this question.

Councilor Danberg motioned hold which carried 8-0.

The meeting adjourned at 10:49 PM.

Respectfully Submitted,

Deborah J. Crossley, Chair

U-CHAN (UNITING CITIZENS FOR AFFORDABLE HOUSING IN NEWTON

53B TAFT AVENUE

WEST NEWTON, MA 02465

PHONE: [REDACTED]

EMAIL: [REDACTED]

April 13, 2020

Deborah Crossley, Chair
Zoning and Planning Committee (ZAP)
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

RE: FY 21-25 Consolidated Plan and FY 21 Annual Action Plan

Dear Ms. Crossley,

It is my understanding that ZAP will be asked to ratify the FY 21-25 Consolidated Plan and the FY'21 Annual Action Plan (the "Plans"). By and large this will be a perfunctory exercise given the need to submit the Plans to HUD by May 15th. Despite that U-CHAN would like to highlight several shortcomings in the Plans. We are of the opinion that even though the expenditure of these funds are within the total prerogative of the Mayor, you the city council should be concerned about the housing and human services needed by the citizens of Newton, especially the most needy.

1. FY 21-25 Consolidated Plan
 - a. Citizen Participation Plan –

- i. In recognition of past failures to include the voices of low-income residents of affordable housing, we commissioned a survey of low-income residents in Several subsidized housing projects, public housing Units and units created by inclusionary housing in Newton. Results of that survey are included in the survey results and letter to the Planning Department transmitting those results. – *the results of those survey are not included in the plan.*
- ii. Public notices are to be sent to TAB; it is not clear that TAB will be published long term – *alternate notice method should be included.*
- iii. Access to drafts only online – *at least five copies should be placed in Newton library with at least 3 available for limited circulation.*

b. Needs Assessment

i. Human Services

The attached survey mentioned above, identified two areas of need most identified by the low-income residents were housing supports and services related to increasing their economic status such as help with preparing cover letters, Resumes and interviewing skills i.e. pathways to economic mobility – *this need was not included in Newton's Strategic Plan section of the plan.*

ii. Housing

The assessment identifies those individuals and families who are most housing cost burdened are those with incomes below 50% of the AMI – *Newton does not prioritize its use of federal funds for this population.*

FY'21 Annual Action Plan

1. Citizens Participation Plan

- a. The Newton Housing Partnership (NHP) is mentioned as playing a central role in review of CDBG, HOME funds and activities – *with respect to housing proposal, the NHP's advice should be sought earlier in the vetting process.*
- b. Written communications to Planning Department will receive written response within 15 days – *that process in not being followed.*

2. The City Council is the final citizen policy board to review and take action – *the timing of the submission is too late for meaningful input; they should receive interim reports so they are in a position to make knowledgeable decisions in a short period of time.*

3. Human Services

The plan shows the ESG funds are awarded to many sub recipients but not broken down by community – *quarterly reports from sub recipients should include data by community including race and ethnicity and amount Awarded or what purpose.*

4. HOME Funding for Housing

No plans shown for use of funds in Newton – *HOME funds should be used for tenant based rental assistance program with economic mobility funding.*

In closing, U-CHAN believes that the City Council has among its numerous responsibilities; the care of its citizens, especially the most vulnerable, even if that care is being paid for by federal funds as opposed to Newton taxes.

Therefore, we recommend that the City Council request the Planning Department make a detailed and comprehensive report to ZAP

(housing) and the Programs and Services committee (human services) over the next several months to address the shortcomings above and others. It is possible for the Plans to be changes by a process called “Substantial Change”; if it is determined that changes should be made to better serve the needs of Newton’s low and moderate income citizens.

Thank you for your attention to these matters. They are especially important now in light of the devastation that is being inflicted upon the low income population by COVID 19.

In the recently passed CARES ACT congress appropriated additional CDBG and ESG funds specifically to assist persons whose housing is impacted as a consequence of the virus. The City of Newton will receive additional funds at the same rate it currently receives for those funds.

Please feel free to contact me with any questions.

Sincerely,

Josephine McNeil
Co-chairperson of U-CHAN

Cc: Mayor Ruthanne Fuller
Barney Heath, Director of Planning and Development
Amanda Berman, Manager of the Housing Department
Peter Doeringer, Chair of the Planning and Development Board

UNITING CITIZENS FOR HOUSING AFFORDABILITY (U-CHAN)

53B TAFT AVENUE

WEST NEWTON, MA 02465



January 17, 2020

Amanda Berman, Director of Housing and Community Development
Department of Planning and Development
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

Dear Ms. Berman.

I am writing to submit information which U-CHAN believes should be considered as the Housing Department composes its DRAFT of the 2021-2025 Consolidated Plan.

Many of us for many years have been disappointed and frustrated at the lack of participation in the public meetings by the direct beneficiaries of the human service programs and housing projects funded by the federal funds. We do not believe it is because they are disinterested rather it has been due to meetings being held at a time not convenient for them to attend i.e. middle of the day when they are working or evening when they would need to have childcare.

This year we decided that we would seek an alternative way to seek their input – a survey. To that end we contracted with a Brandeis student under the supervision of Tatjana Meschede, Ph.D. Associate Director, Institute on Assets and Social Policy (IASP), Senior Scientist/Senior Lecturer at the Heller School for Social Policy and Management at Brandeis University to prepare an online survey which would be used by (1) nonprofits that service this population and (2) managers of housing subsidized by public funds. Those nonprofits and property managers distributed the surveys. While the number of respondents was limited – 28 -; it is substantial compared to the number of attendees at the Planning Department public presentations. So we think the data are meaningful.

We included questions in the survey about (1) family income; (2) housing and neighborhood, including experience of homelessness ; (3) transportation; (4) employment need/desires.; (5) perceived social supports and (6) connection with the community. With the assistance of our Brandeis collaborators, we compiled what we consider the most important

results in a summary report that is attached. I hope that you will consider them as you prepare the draft.

Please feel free to contact me if you have need of any further information. We have more results than those highlighted in the report and would be happy to share them with you.

Sincerely,

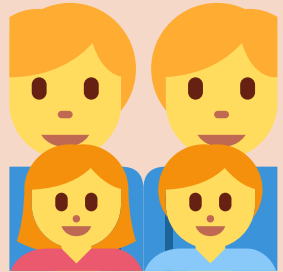
Josephine McNeil
Co-Chair U-CHAN

Cc: Ruthanne Fuller, Mayor
Barney Heath, Director of Planning and Development Department
Peter Doeringer, Planning and Development Board Chair
Susan Albright, President of City Council

SURVEY OF LOW-INCOME NEWTON FAMILIES

ABOUT THE RESPONDENTS:

All families surveyed have kids in either **elementary or middle school**



90% are registered voters

36% earn < \$35,000 annually and most respondents are currently working

HOUSING

54% live in subsidized housing

20% were treated **unfairly** in securing housing

43% have been homeless in the past. Causes of homelessness include eviction (9%), **domestic violence** (36%), **foreclosure** (9%), and other (36%)



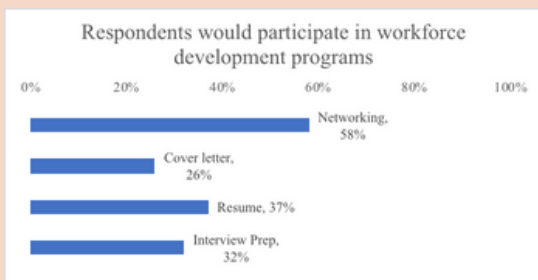
TRANSPORTATION

Cost was the most cited barrier to transportation



PROGRAMS NEEDED TO SUPPORT WORK

The most sought programs are networking, cover letters and resume workshops and interview preparation



HOUSING SUPPORTS

62% say assistance navigating rental assistance programs would be helpful.

54% would like assistance finding units that accept vouchers

42% want more temporary housing in support of transitioning from shelter to permanent housing



For more information contact
Josephine McNeil - [REDACTED]





FY21-25 Draft Consolidated Plan and FY21 Draft Annual Action Plan

Zoning & Planning Committee
April 13, 2020

The City of Newton and
the WestMetro HOME Consortium

Consolidated Plan / AAP Timeline

Summer – Fall 2019	FY21-25 Consolidated Plan Needs Assessment & Market Analysis – Data Collection; Public Meetings, Brown Bags, Focused Groups, etc.
Winter 2019-2020	Development of Strategic Plan
February 3, 2020	P&D Board Public Hearing of Draft Consolidated Plan and Citizen Participation Plan
Feb. – April 2020	Development of FY21 Annual Action Plan (AAP)
April 6, 2020	P&D Public Hearing on Draft FY21 AAP
April 13, 2020	Presentation to ZAP
May 15, 2020	Submission of FY21-25 Consolidated Plan and FY21 Annual Action Plan

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.

Planning Process






Goals for FY21-25 Consolidated Plan

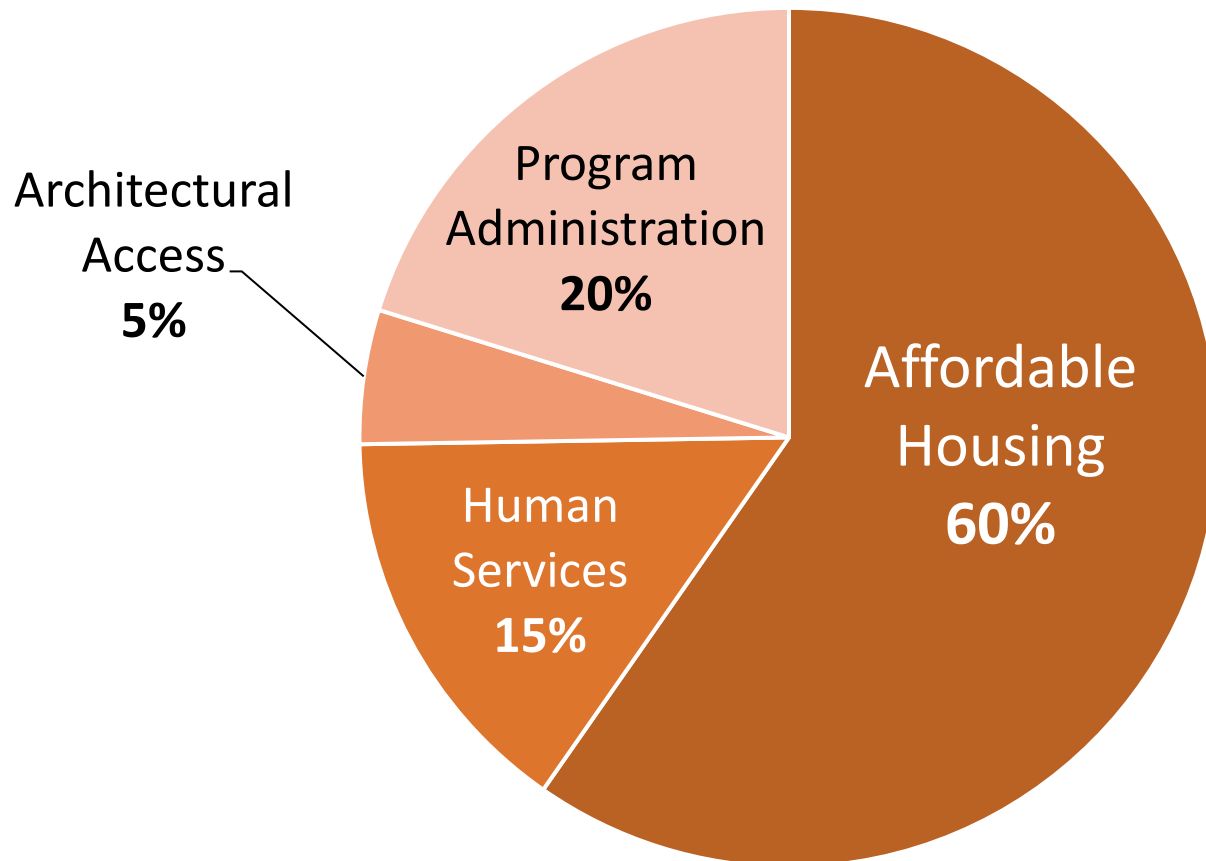
1. Affordable Housing
2. Fair Housing
3. Human Services
4. Supportive Services for Homeless and At-Risk of Homelessness
5. Architectural Access

FY21 Annual Action Plan

FY21 Allocation of Funds

Program	FY21	% Change
Community Development Block Grant (CDBG)	\$1,931,323	1.0% 
HOME Investment Partnerships Program (HOME)	\$1,480,032	3.0% 
Emergency Solutions Grant (ESG)	\$167,734	3.0% 
Total	\$3,579,089	

Recommended FY21 CDBG Allocation



FY21 Goals and Activities

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 ^{#213-20}

1.) Haywood House – Newton Housing Authority

- \$625,000 in FY20 CDBG funding to develop 55 affordable rental units for seniors between 30% - 99% AMI
- Construction to begin Summer 2020

2.) Golda Meir House Expansion Project – 2Life Communities

- Public Private Partnership (former City-owned land)
- \$3.25 million in Newton CPA Funds to develop 57 affordable rental units for seniors ranging from 30%-99% AMI, including 9 units for chronically homeless adults with disabilities
- Construction to begin Fall 2020

3.) NHA Acquisition of CAN-DO's Affordable Housing Portfolio

- 33 units spread across 12 scattered site projects in Newton
- In FY20, NHA received approval from P&D Board and Mayor to acquire the CAN-DO portfolio with \$1.2 million in CDBG funding (FY19, 20, and 21 funds), reduce the portfolio's existing debt, and fund capital improvements across all 12 sites.

Rehabilitation of Affordable Units & Downpayment Assistance

1.) Housing Rehabilitation Program

- NHA Acquisition of CAN-DO's Affordable Housing Portfolio
 - Of the 1.2 million in CDBG funds approved by P&D Board and Mayor, \$82,415.82 of FY21 CDBG dollars will be put towards the rehabilitation of the units across the 12 sites.
- Rehabilitate 3 homeowner units and 25 rental units (CAN-DO portfolio / NHA Acquisition)

2.) Downpayment Assistance Program

- To provide financial support for low- to moderate-income first-time homebuyers purchasing deed-restricted affordable units
- Up to 1 income-eligible homebuyer will be assisted in FY21

Goal #2: Fair Housing

Increase Awareness of Fair Housing Policies & Practices

- Collaborate with the FHC and WestMetro HOME Consortium to increase knowledge about fair housing laws and obligations
- Finalize the WestMetro HOME Consortium's Analysis of Impediments to Fair Housing Choice and begin implementation of recommended actions

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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Goal #3: Human Services



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



**Above (clockwise): Dept. of Senior Services, Newton Community Development Foundation, and Newton Housing Authority*

FY21 Human Service Program Recommended Awards ^{#213-20}

Agency	Program	Allocation
Riverside Community Care	Mental Health Services Promoting Economic Mobility	\$50,000.00
Family ACCESS	Social Mobility for Young Families	\$48,000.00
The Second Step	Community Programs for Adult Survivors of DV	\$35,000.00
Newton Housing Authority	Resident Services Program	\$33,410.00
Newton Community Development Foundation	Resident Services Program	\$31,000.00
John M. Barry Boys and Girls Club	Financial Aid for Teens/Families	\$17,000.00
Jewish Family & Children's Services	Stabilization & Recovery Services	\$15,408.00
2Life Communities (formerly JCHE)	CaringChoices and Wellness Nursing for Low-Income Seniors	\$15,000.00
Barry L. Price Rehabilitation Center	Independence/Employment Programs	\$15,000.00
Plowshares Ed. Development Center	Tuition Assistance	\$15,000.00
Horace Cousens Industrial Fund	Emergency Payments	\$12,000.00
REACH Beyond Domestic Violence	Ind. Support & Advocacy for Adult Survivors of DV	\$11,880.00
Society of St. Vincent de Paul	Housing Emergency Assistance Program	\$6,000.00
Total		\$304,698.00

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 (clockwise): Middlesex Human Service Agency, Brookline Community Mental Health Center, and Community Day Center of Waltham.*

FY21 ESG Program Recommended Awards

ESG Category	Agency	Program	Allocation
Emergency Shelter Services	The Second Step	Transitional Shelter for Survivors of Domestic Violence	\$21,250.00
	REACH Beyond Domestic Violence	Emergency Shelter for Survivors of Domestic Violence	\$21,250.00
	Community Day Center of Waltham	Day Shelter	\$16,500.00
	Middlesex Human Service Agency	Bristol Lodge Men's and Women's Shelters	\$11,000.00
Homelessness Prevention	Brookline Community Mental Health Center	Homelessness Prevention	\$49,670.78
	The Second Step	Homelessness Prevention	\$6,500.00
Rapid Re-housing	Brookline Community Mental Health Center	Rapid Re-housing	\$23,383.17
HMIS	REACH Beyond Domestic Violence	Comparable HMIS Database	\$5,600.00
Administration (capped at 7.5%)	City of Newton	Program Administration	\$12,580.05
Total			\$167,734.00

Goal #5: Architectural Access



Removal of material and architectural barriers restricting mobility and accessibility of elderly or severely disabled persons.

- Phase I of the Reconstruction of Marty Sender Path (connecting Lyons Park and Auburndale Cove)
- Installation of Curb Cuts
 - Watertown & West St.
 - Watertown & Edinboro St.
 - Centre & Trowbridge St.

WestMetro HOME Consortium Goals

Rehabilitation of Existing Units

- Framingham
- Waltham

TOTAL: 5 units

Production of Affordable Units

- Belmont
- Sudbury

TOTAL: 4 units

Tenant Based Rental Assistance

- Bedford
- Framingham
- Natick
- Waltham
- Wayland

TOTAL: 57 households

Public Comment

Plan available at:

www.newtonma.gov/gov/planning/resources/special_reports_n_studies.asp
www.newtonma.gov/gov/planning/bc/board/

- Email comments and questions to aberman@newtonma.gov
 - 30-day comment period ends Wednesday, May 5, 2020
 - Submission deadline to HUD: May 15, 2020

Write to:

Department of Planning and Development
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459
Attn: Amanda Berman

- Call the Planning Department at 617.796.1146
- Sign up for the Department's Friday Report by registering at:
<http://www.newtonma.gov/gov/planning/news.asp>

Questions / Comments?

Thank you!



Workshop Two – Building Types (cont.)

Article 3

04.13.20 – ZAP Committee

Presentation Tonight

- **Two parts -**
 - **Part I: Comparing the current and proposed ordinance
Residence Districts ONLY**
 - **Part II: Case studies on Building Types and Alternative Lot Configurations**

Part I: Comparison Goals

What are We Comparing

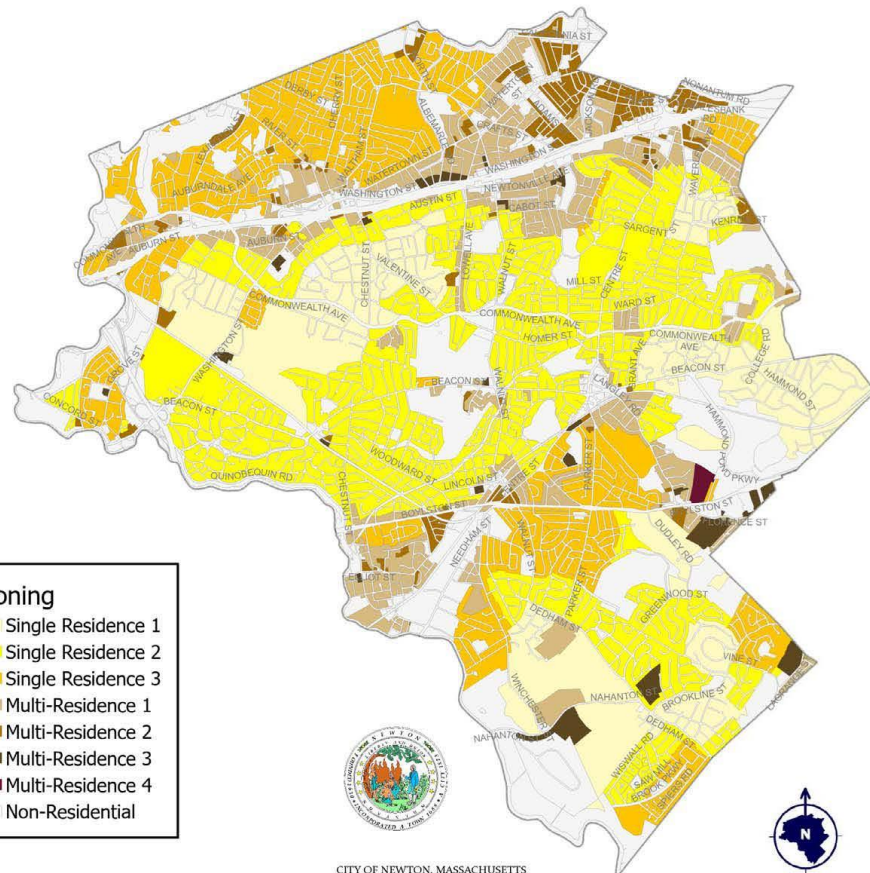
- **Only Residence Districts**
 - **Current (SR & MR)**
 - **Proposed (R1-R4 & N)**

Current and Proposed Zoning Districts

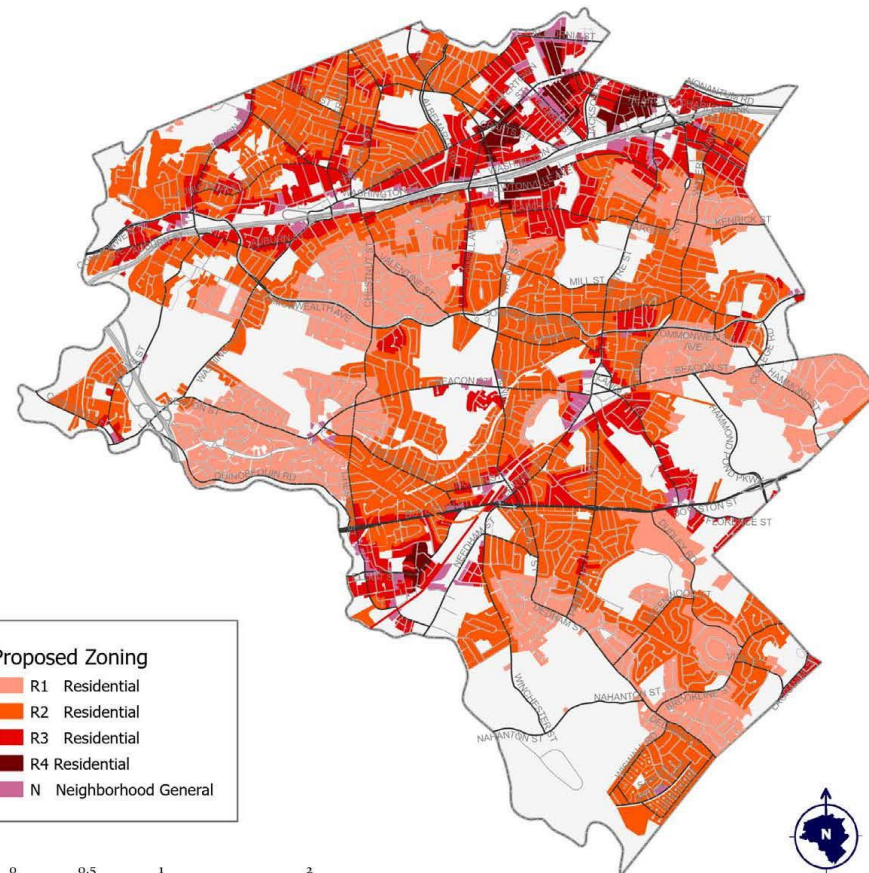
City of Newton, Massachusetts

#88-20

Current Residential Zoning



Proposed Residential Zoning



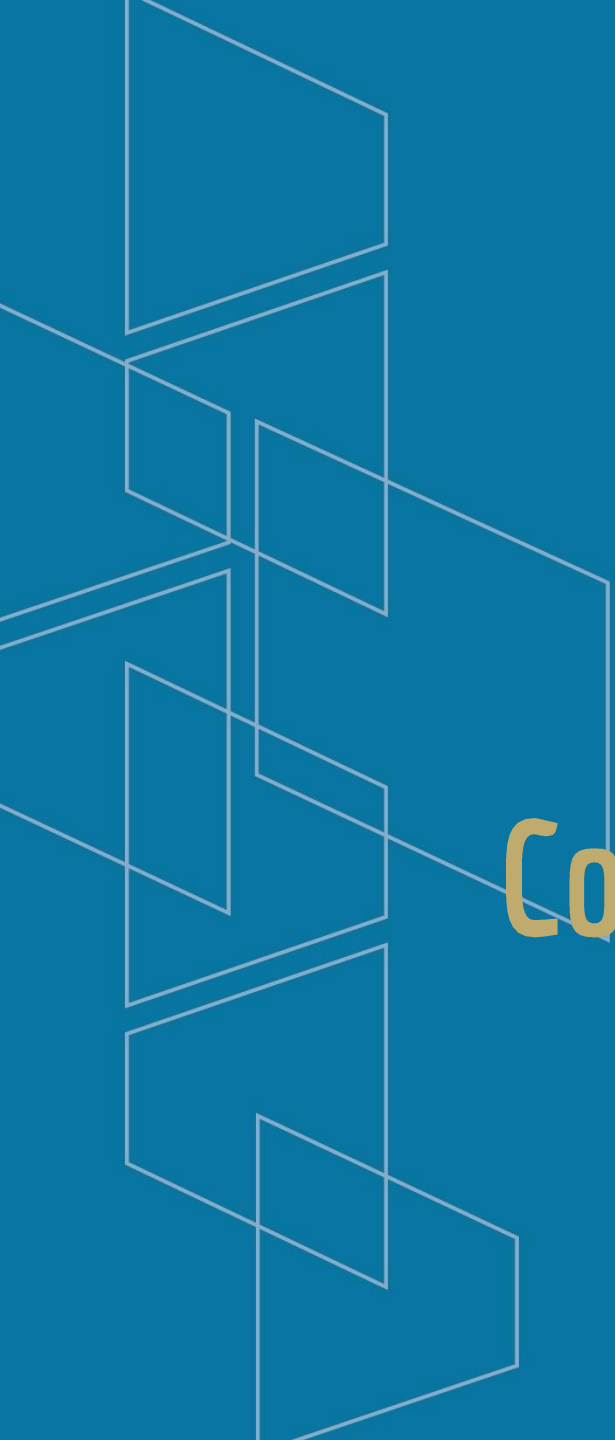
Map Date: April 02, 2020

Proposed = Existing

- **Proposed Residence Districts are derived from the Pattern Book Analysis**
- **Refinement will continue throughout this process**

Citywide Comparison is Best

- Analysis is most useful when looking across the City
- Current \neq Proposed
 - SR1 does not equal R1
 - SR2 does not equal R1
 - Etc.



Part I: Comparison Maps/Tables of Residence Districts

Lot Standards

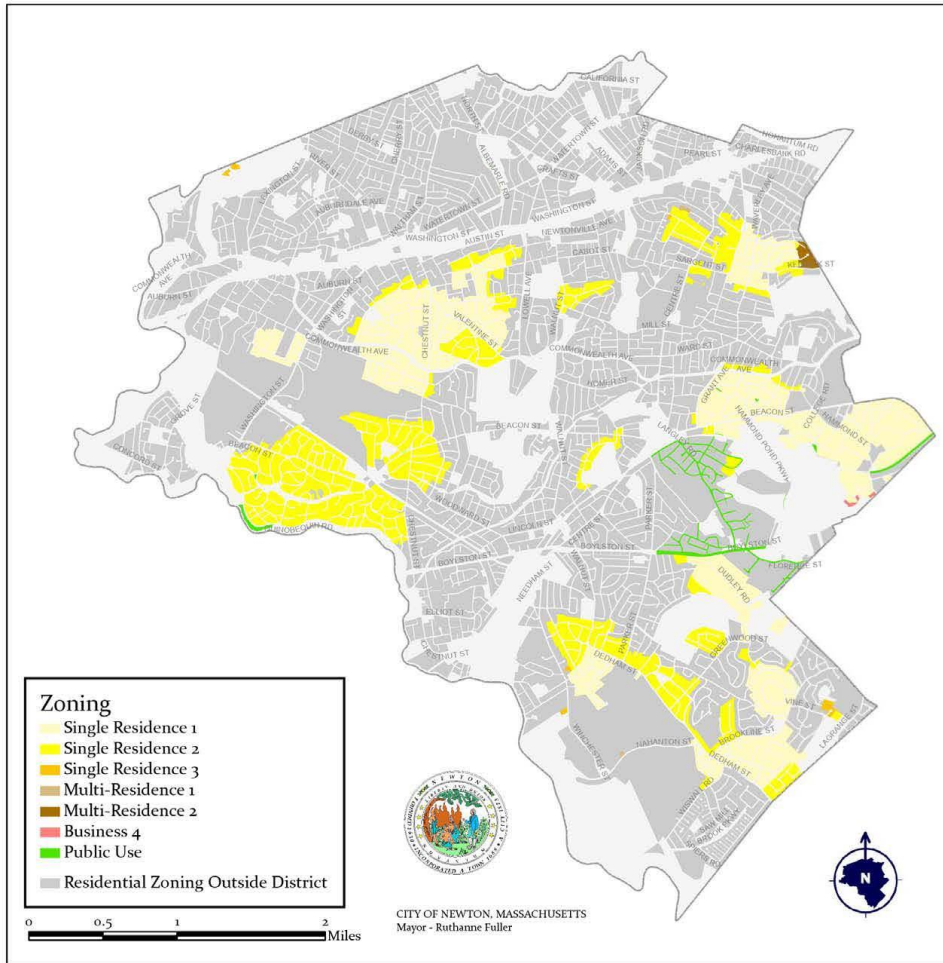
	Current													Proposed				
	SR1		SR2		SR3		MR1		MR2		MR3		MR4	R 1	R2	R3	R4	N
	New Lot	Old Lot	New Lot	Old Lot	New Lot	Old Lot	New Lot	Old Lot	New Lot	Old Lot	New Lot	Old Lot	New Lot					
Lot Area (sf) (min)	25,000	15,000	15,000	10,000	10,000	7,000	10,000	7,000	10,000	7,000	10,000	7,000	10,000	N/A	N/A	N/A	N/A	N/A
Lot Frontage (min)	140 ft	100 ft	100 ft	80 ft	80 ft	70 ft	80 ft	70 ft	80 ft	70 ft	80 ft	70 ft	80 ft	80 ft	60 ft	50 ft	40 ft	50 ft
Lot Frontage (max)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	110 ft	100 ft	100 ft	100 ft
Lot Coverage (max)	15%	20%	20%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	25%	30%	50%	60%	70%
Open Space (min)	70%	65%	65%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	N/A	N/A	N/A	N/A	N/A
Front Setback (min)	40 ft	25 ft	30 ft	25 ft	30 ft	25 ft	30 ft	25 ft	25 ft	25 ft	15 ft	15 ft	15 ft	25 ft	20 ft	10 ft	5 ft	5 ft
Front Setback (max)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	40 ft	35 ft	35 ft	25 ft
Side Setback (min)	20 ft	12.5 ft	15 ft	7.5 ft	10 ft	7.5 ft	10 ft	7.5 ft	10 ft	7.5 ft	7.5 ft	7.5 ft	10 ft	20 ft	12.5 ft	10 ft	7.5 ft	10 ft
Rear Setback (min)	25 ft	25 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	40 ft	30 ft	20 ft	15 ft	20 ft
Frontage Buildout (min)^	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12 ft/25%	12 ft/25%	12 ft/25%	12 ft/40%

Proposed R1 Zoning District

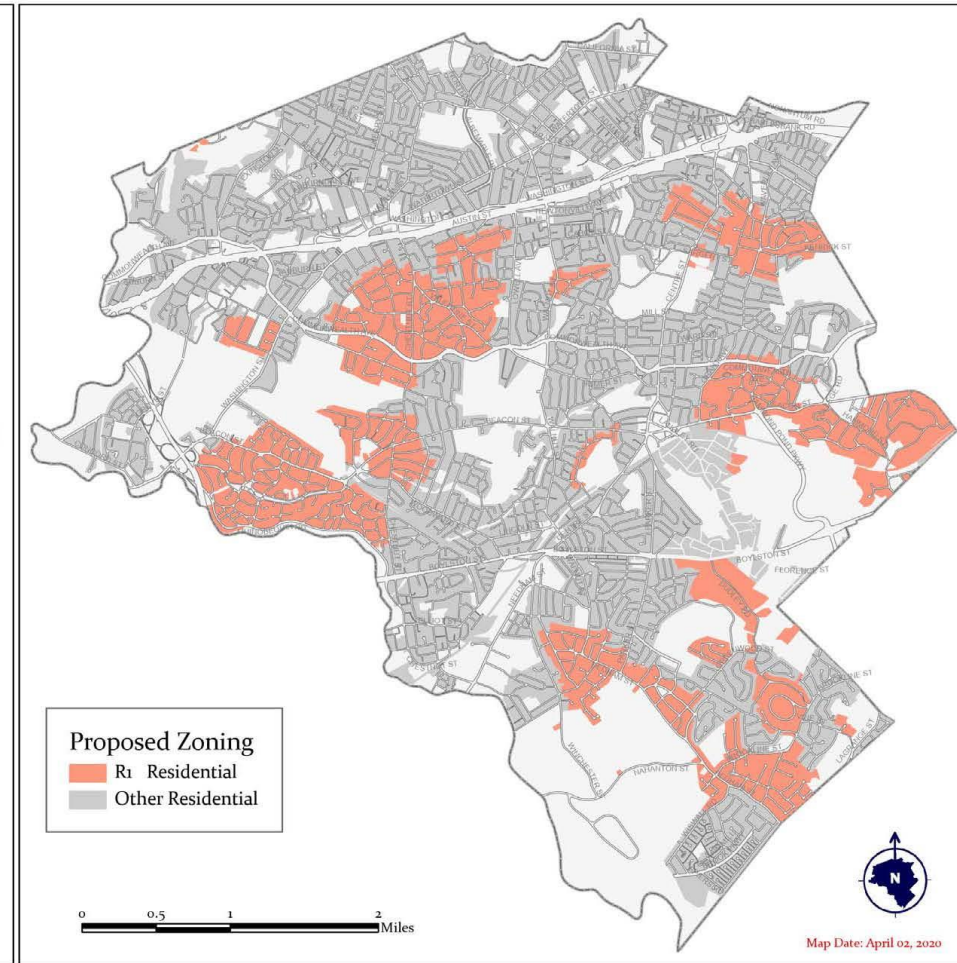
City of Newton, Massachusetts

#88-20 **R1**

Current Zoning of Lots Proposed R1



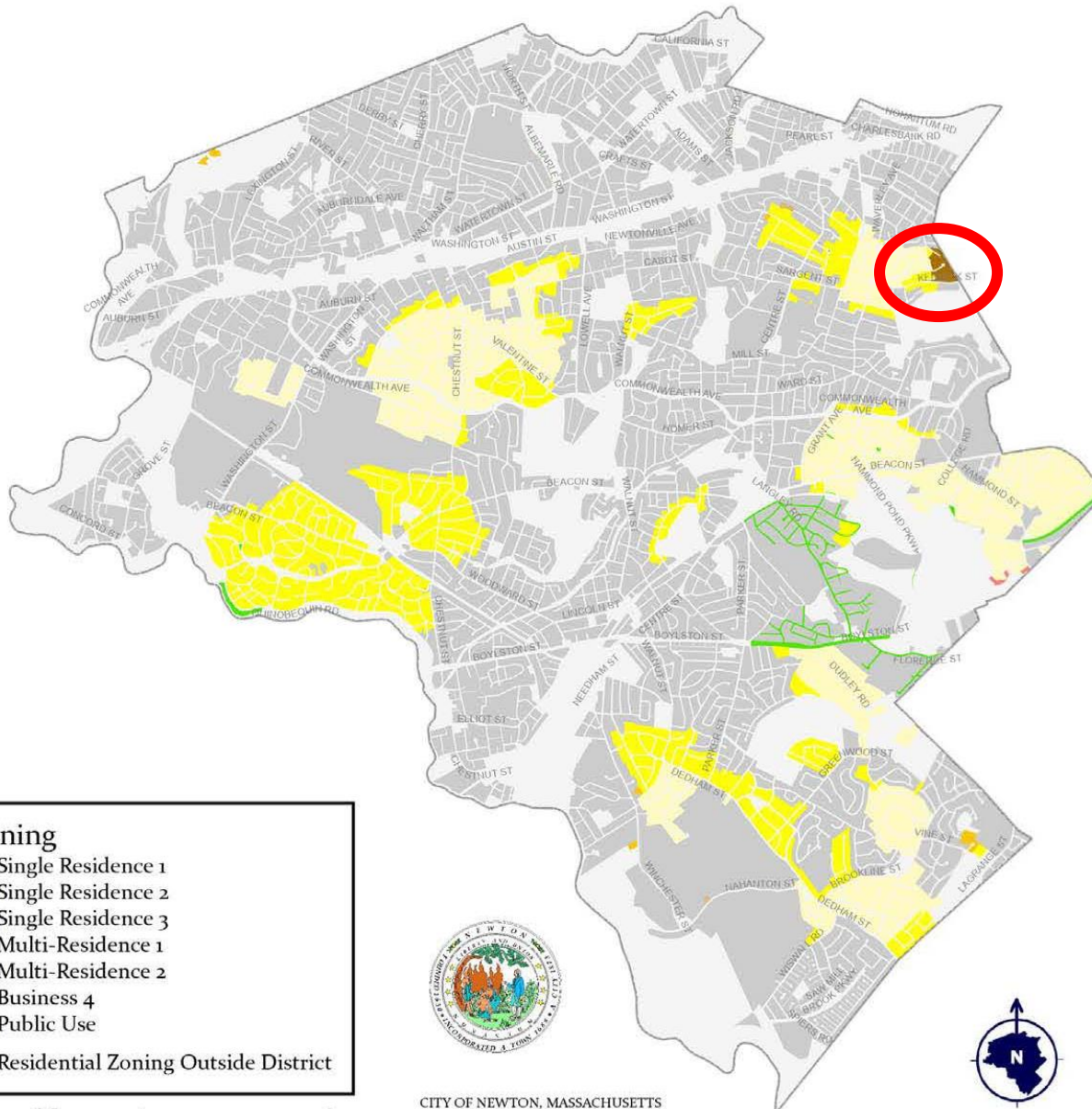
Lots Proposed R1



Current Zoning of Lots Proposed R1

#88-20 **R1**

**Very large-single
family homes (MR2)**



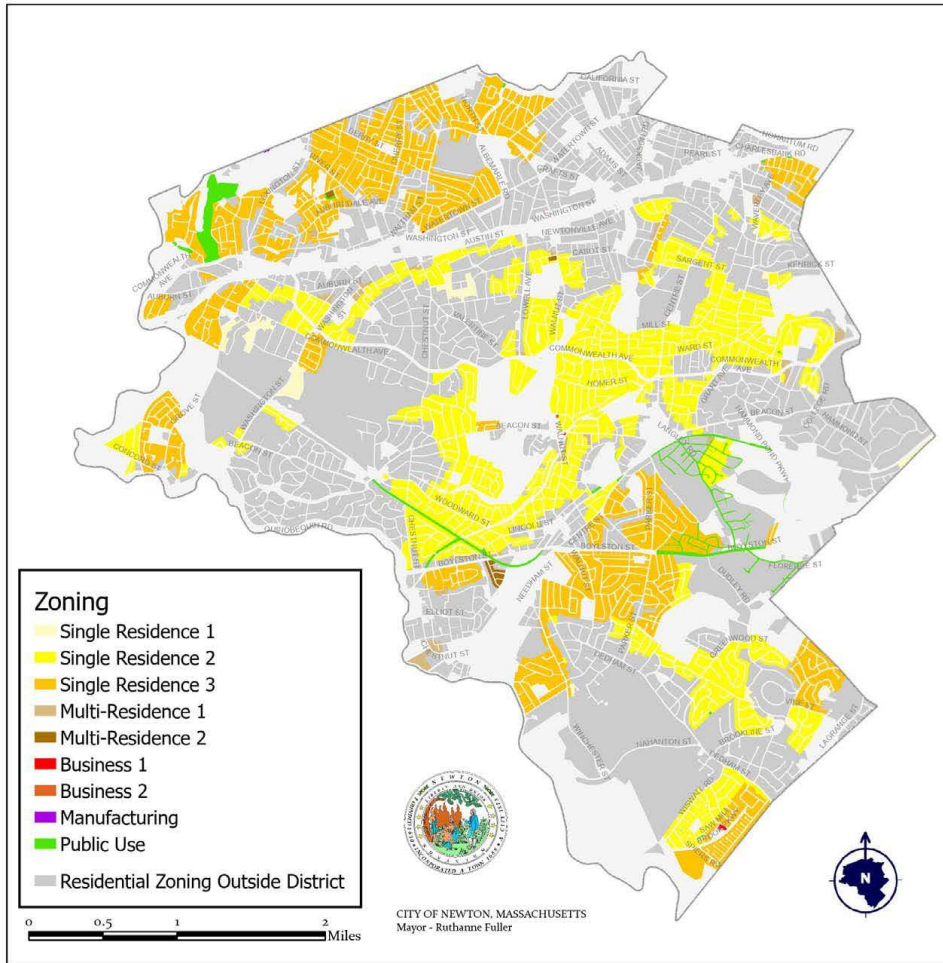
Proposed R2 Zoning District

City of Newton, Massachusetts

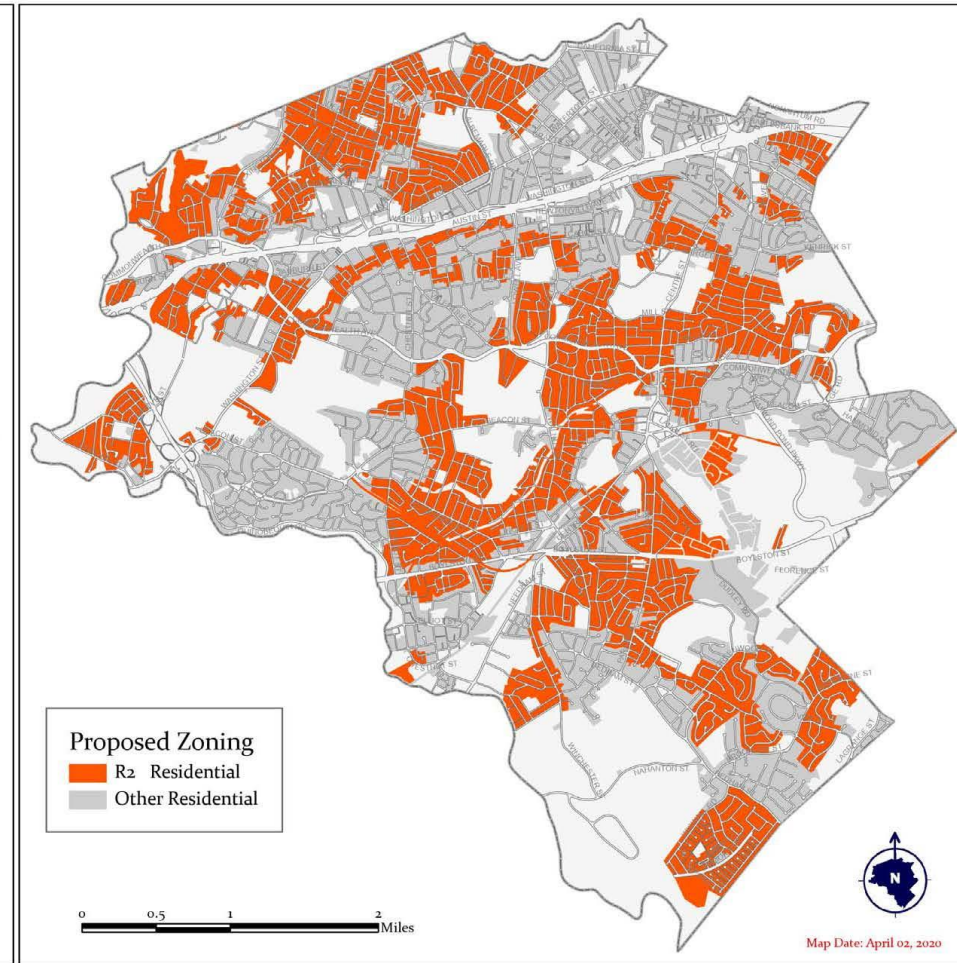
#88-20

R2

Current Zoning of Lots Proposed R2



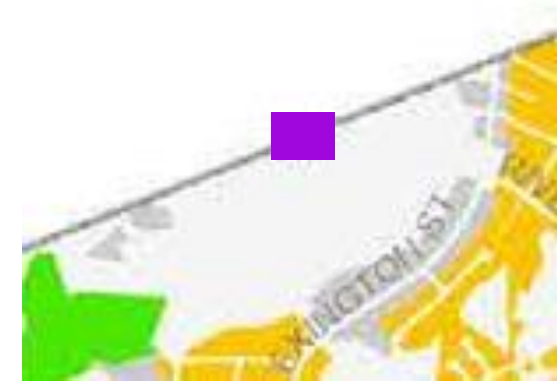
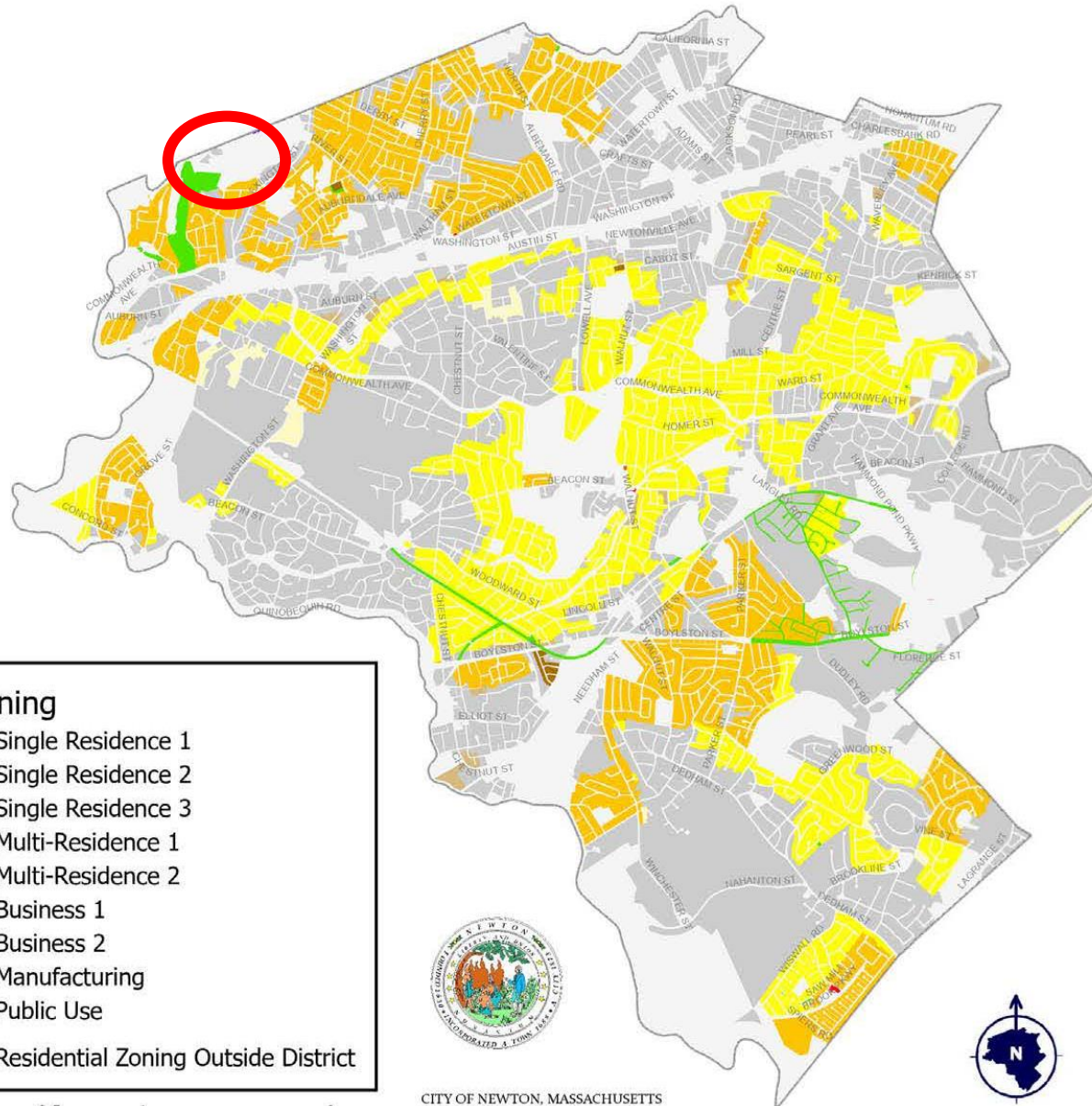
Lots Proposed R2



Current Zoning of Lots Proposed R2

#88-20 **R2**

Remnants of a
bungalow
neighborhood (MAN)

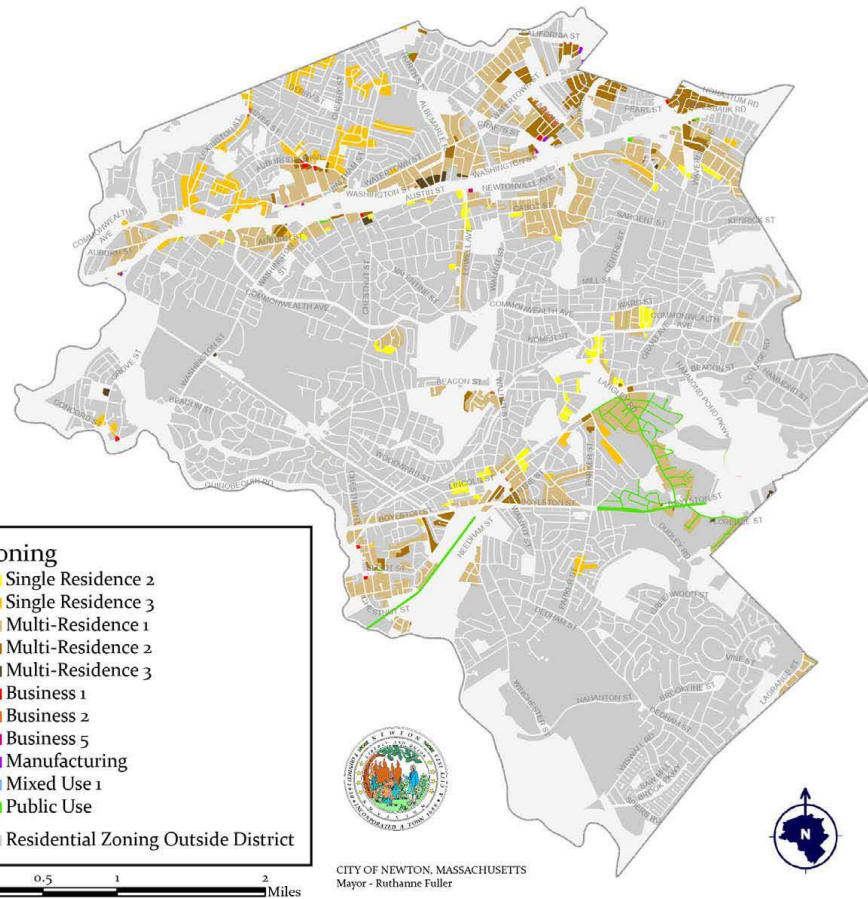


Proposed R3 Zoning District

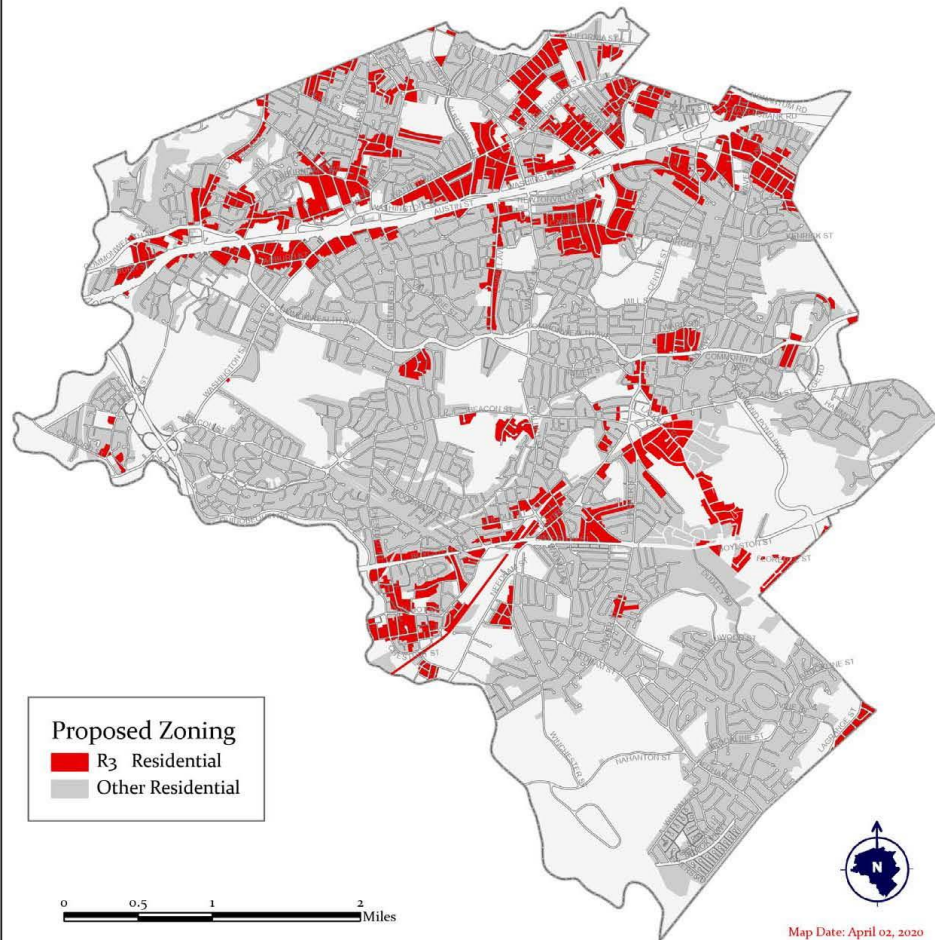
City of Newton, Massachusetts

#88-20 **R3**

Current Zoning of Lots Proposed R3



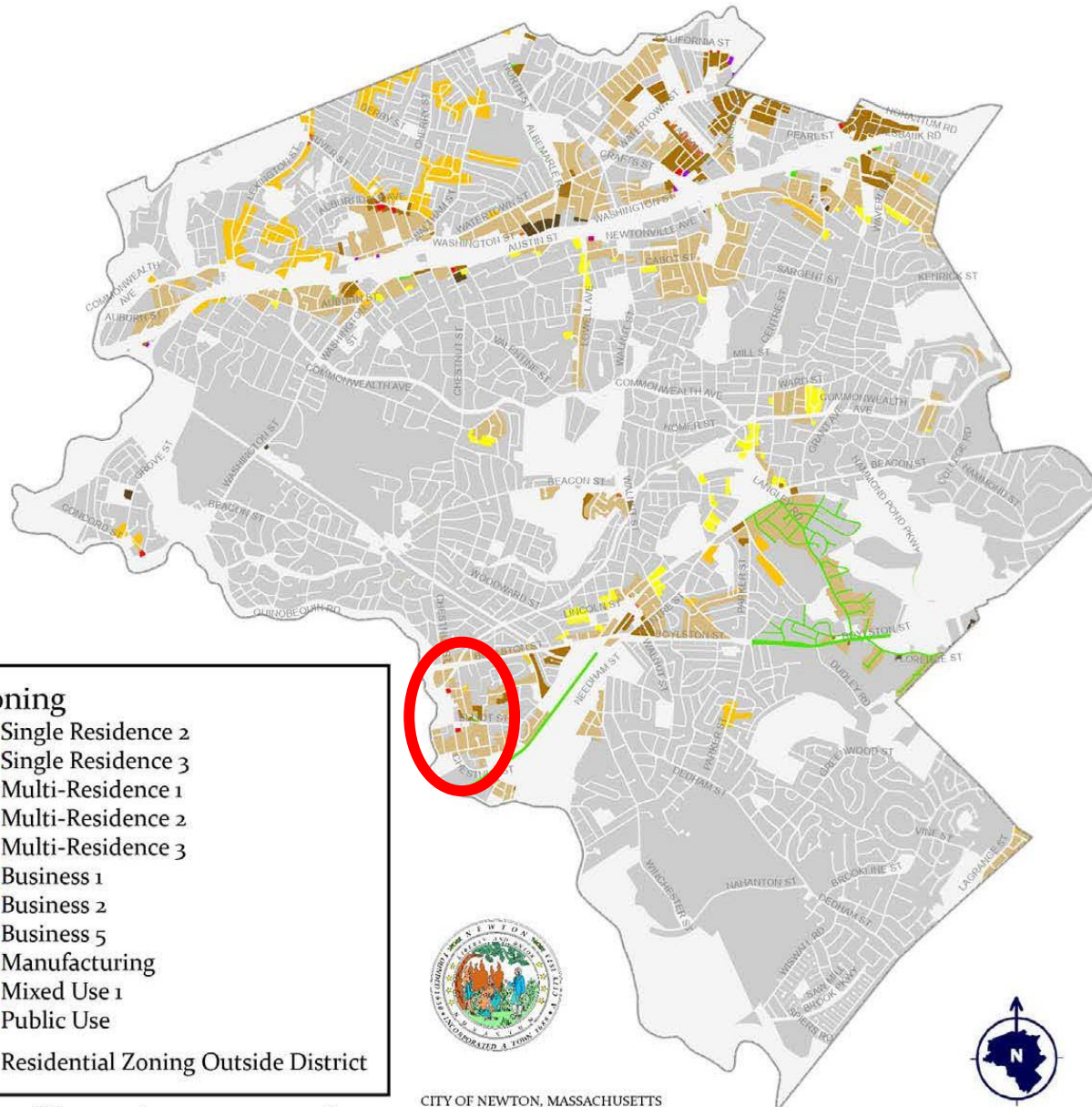
Lots Proposed R3



Current Zoning of Lots Proposed R3

#88-20 **R3**

Residential along Chestnut St (BU)

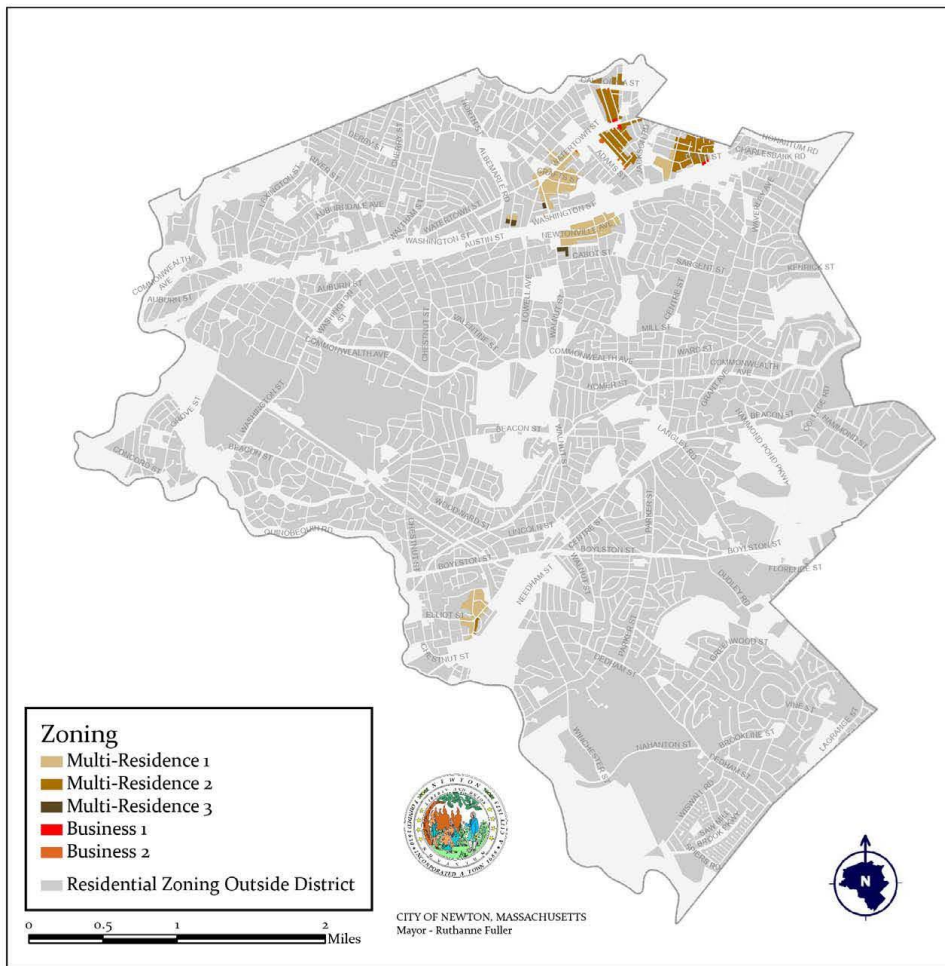


Proposed R4 Zoning District

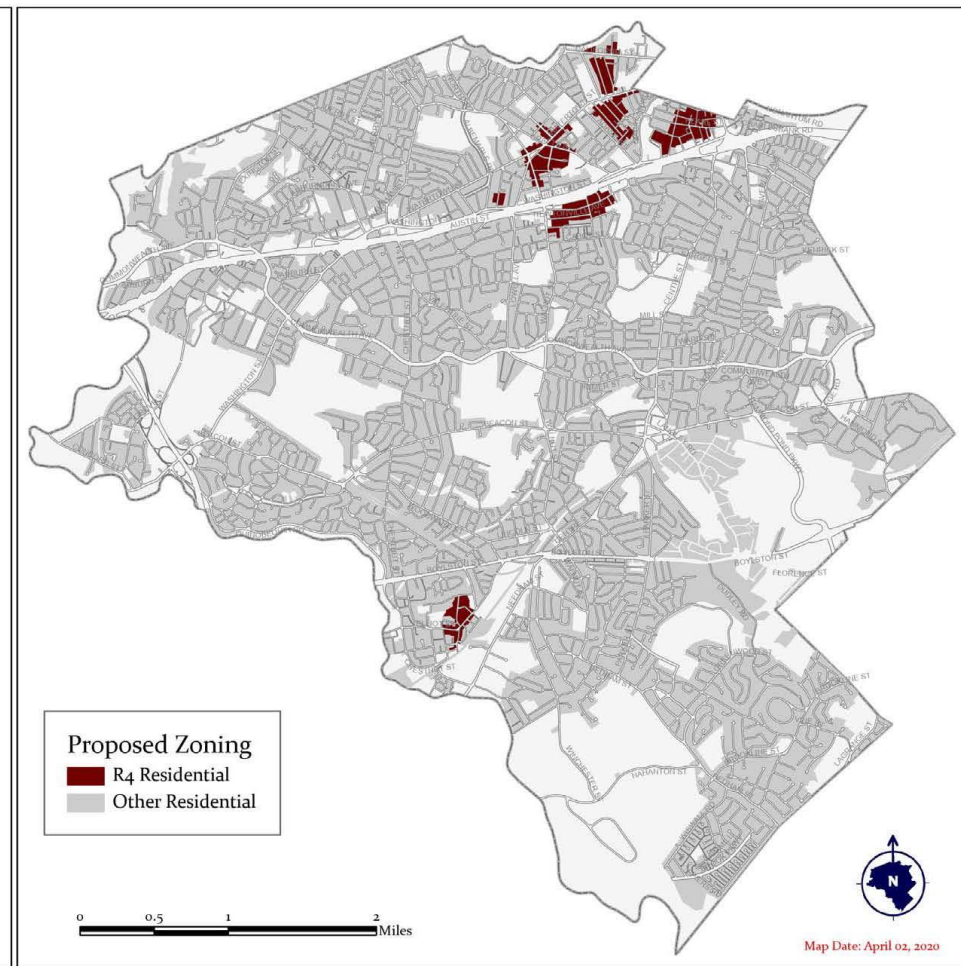
City of Newton, Massachusetts

#88-20 **R4**

Current Zoning of Lots Proposed R4



Lots Proposed R4



Current Zoning of Lots Proposed R4

#88-20 **R4**

Residential along Chestnut St (BU)



Zoning

- Multi-Residence 1
- Multi-Residence 2
- Multi-Residence 3
- Business 1
- Business 2
- Residential Zoning Outside District



CITY OF NEWTON, MASSACHUSETTS
Mayor - Ruthanne Fuller



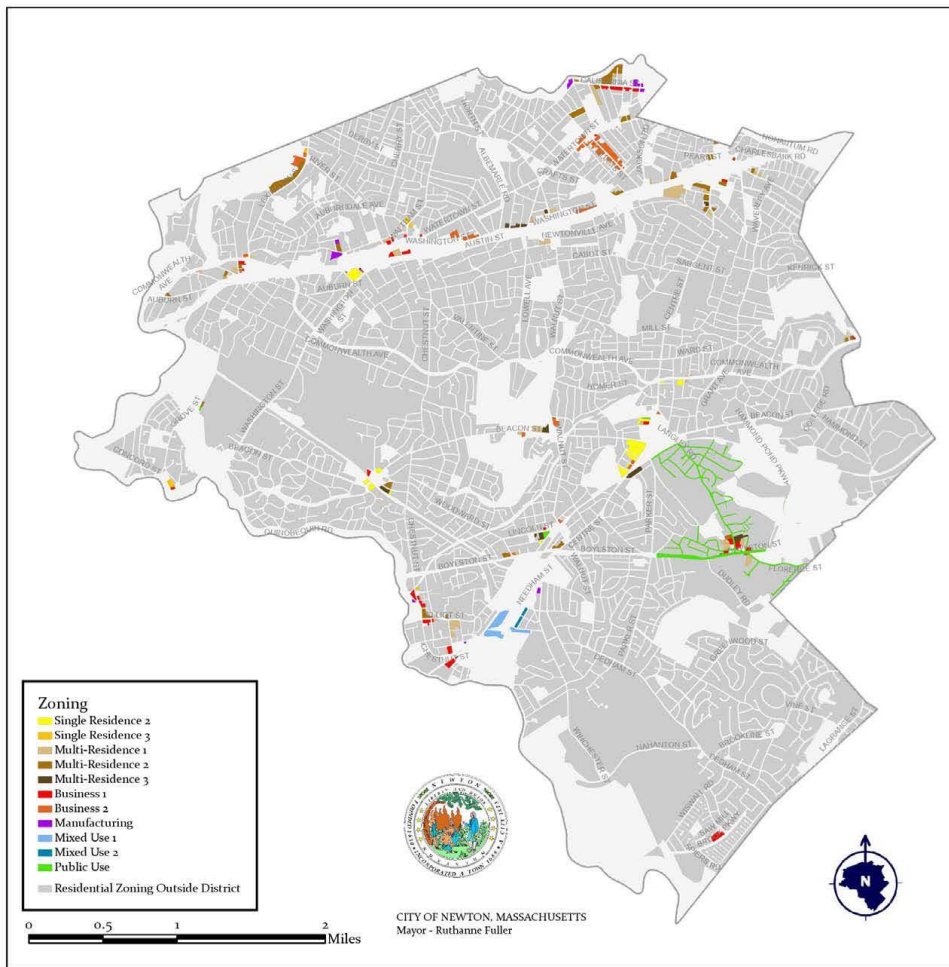
Proposed Neighborhood General Zoning District

City of Newton, Massachusetts

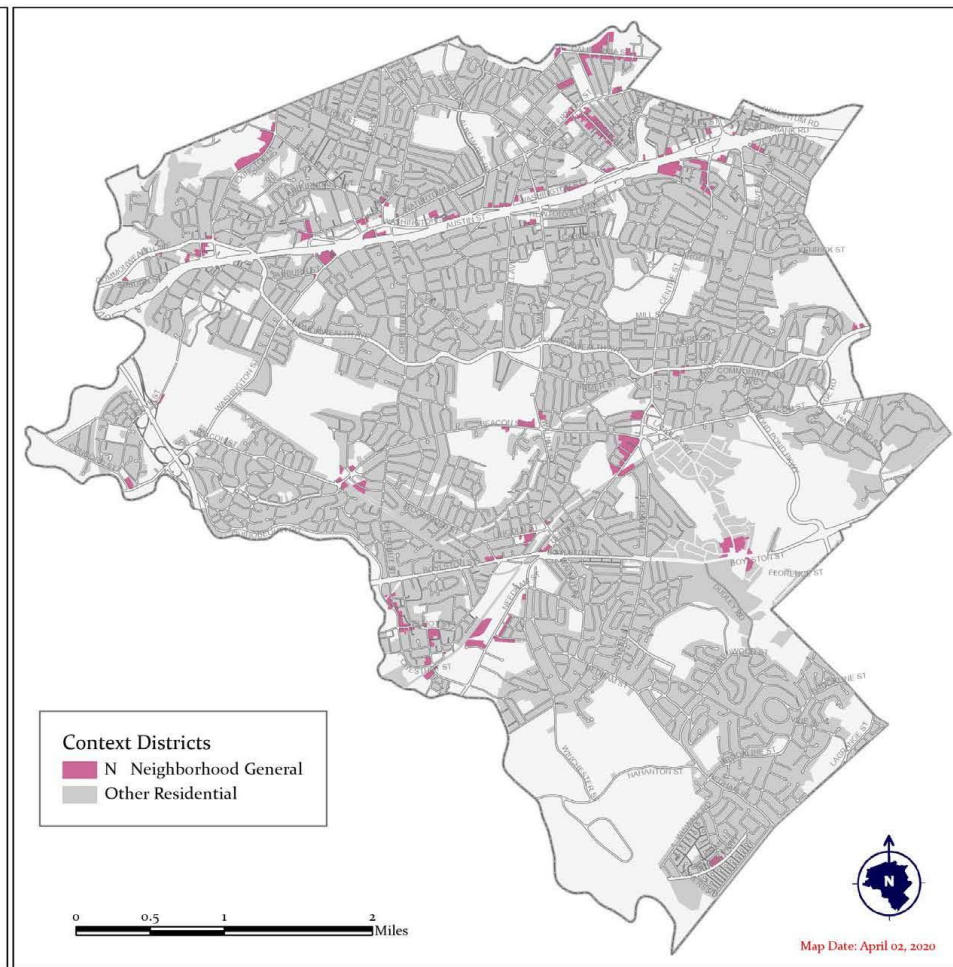
#88-20

N

Current Zoning of Lots Proposed N



Lots Proposed N



Current Zoning of Lots Proposed N

#88-20

N

Residential along Chestnut St (BU)



Part I Recap

- **Derived from the Pattern Book**
- **Proposed is a DRAFT**
- **Applies to Oranges**

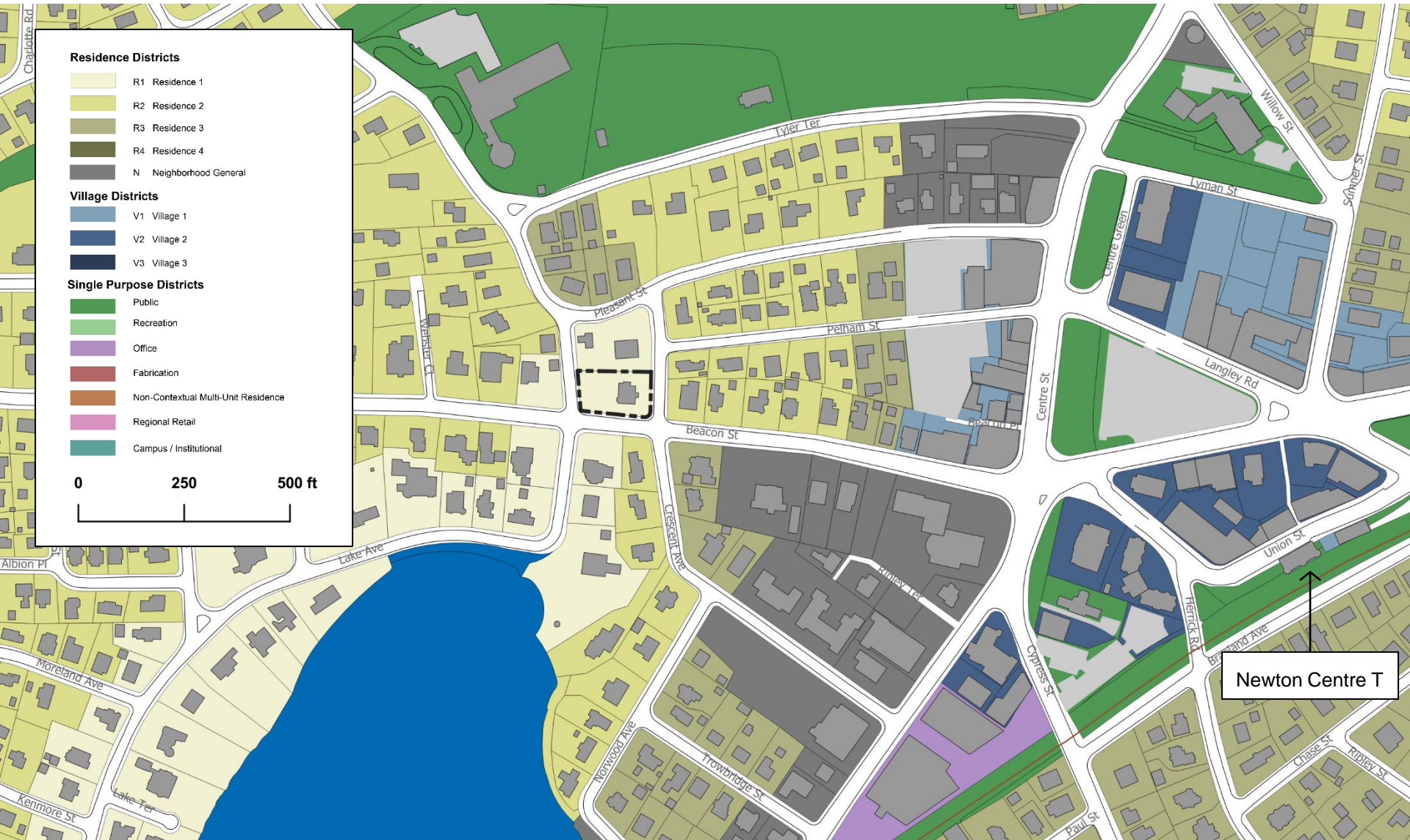
Case Studies

Lot Subdivision

19 Crescent Ave

Current Zoning: SR2

Proposed Zoning: R1

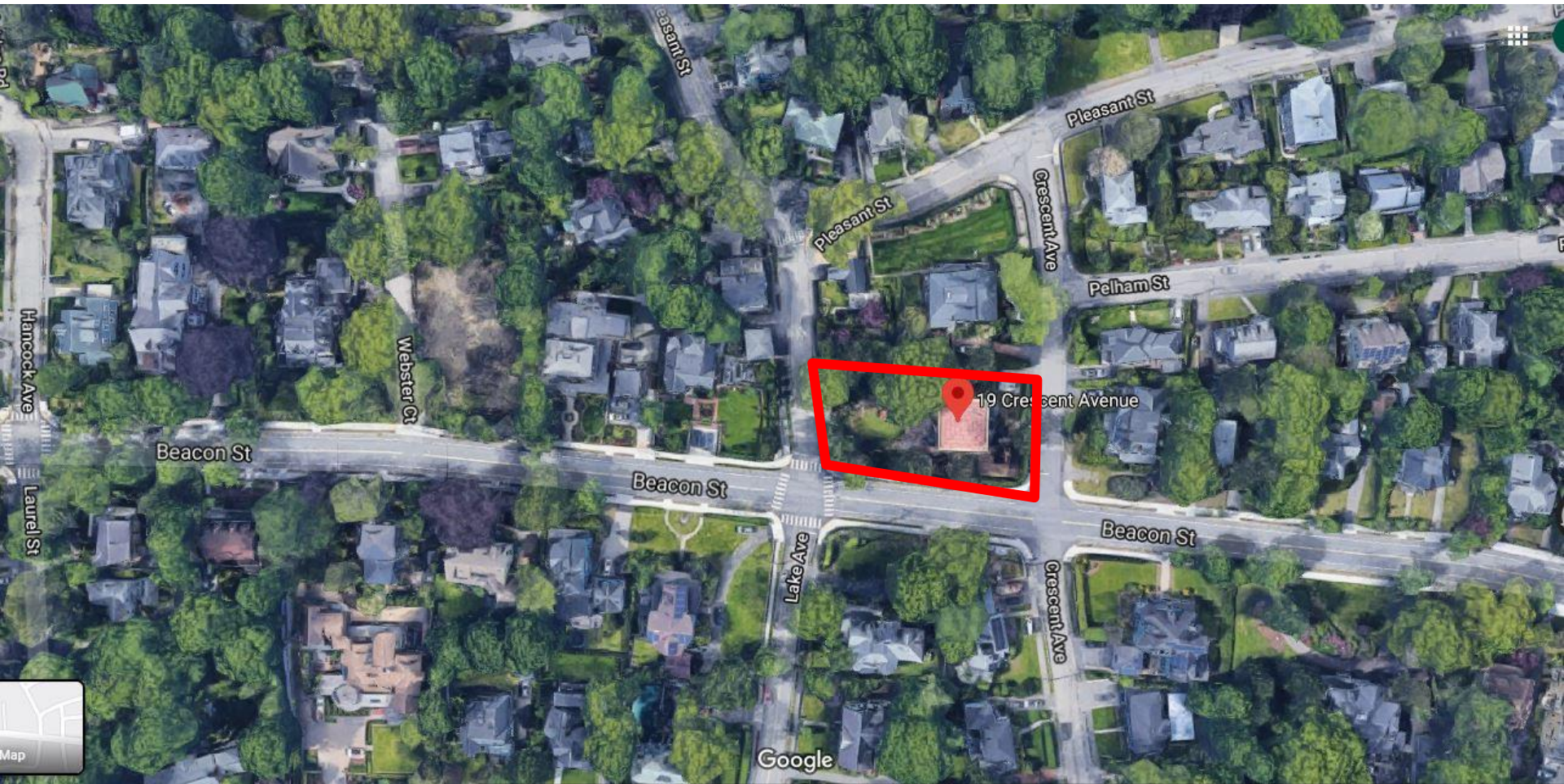


19 Crescent Ave

Current Zoning: SR2

Proposed Zoning: R1

#88-20



19 Crescent Ave

Current Zoning: SR2

Proposed Zoning: R1

Existing

#88-20



19 Crescent Ave

Current Zoning: SR2

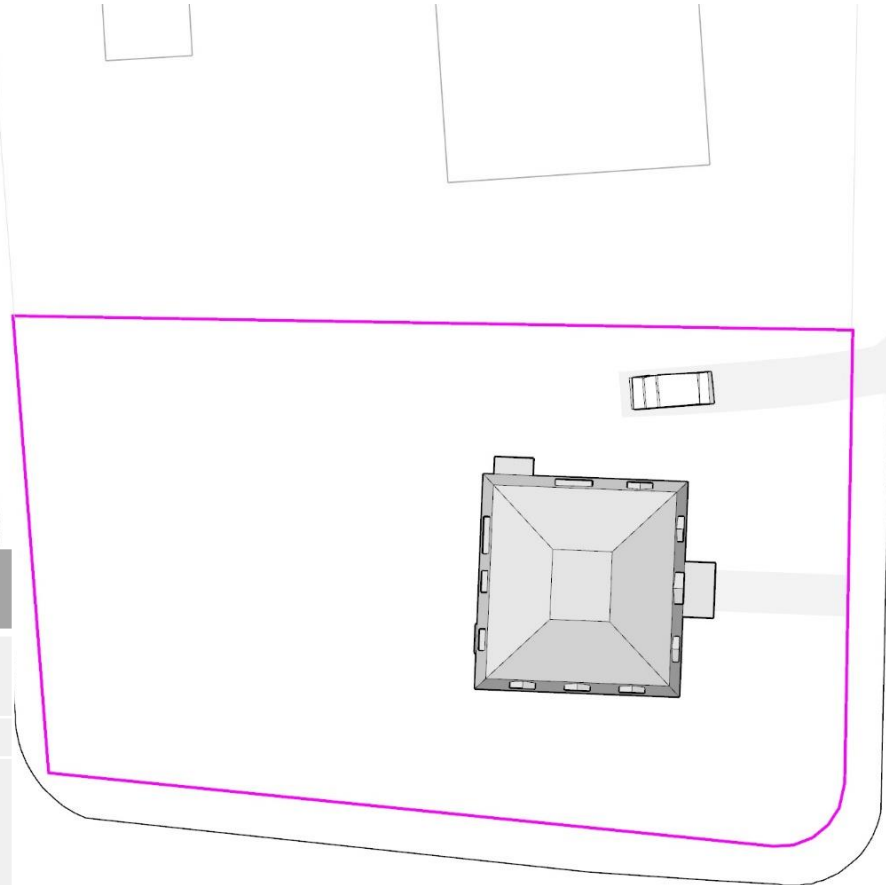
Proposed Zoning: R1

Existing

#88-20

Existing – 17,259 sf lot with 137 ft of frontage

Single Family



SR2 Zone	Required Old Lot	Required New Lot
Lot Size	10,000 square feet	15,000 square feet
Frontage	80 feet	100 feet
Setbacks - <ul style="list-style-type: none">FrontSideRear	25 feet 7.5 feet 15 feet	30 feet 15 feet 15 feet
Height	36 feet	36 feet
Stories	2.5	2.5
FAR	.33 (3,300 sf)	.29 (4,350 sf)
Max Lot Coverage	30%	20%
Min. Open Space	50%	60%

19 Crescent Ave

Current Zoning: SR2

Proposed Zoning: R1

Proposed - Option I

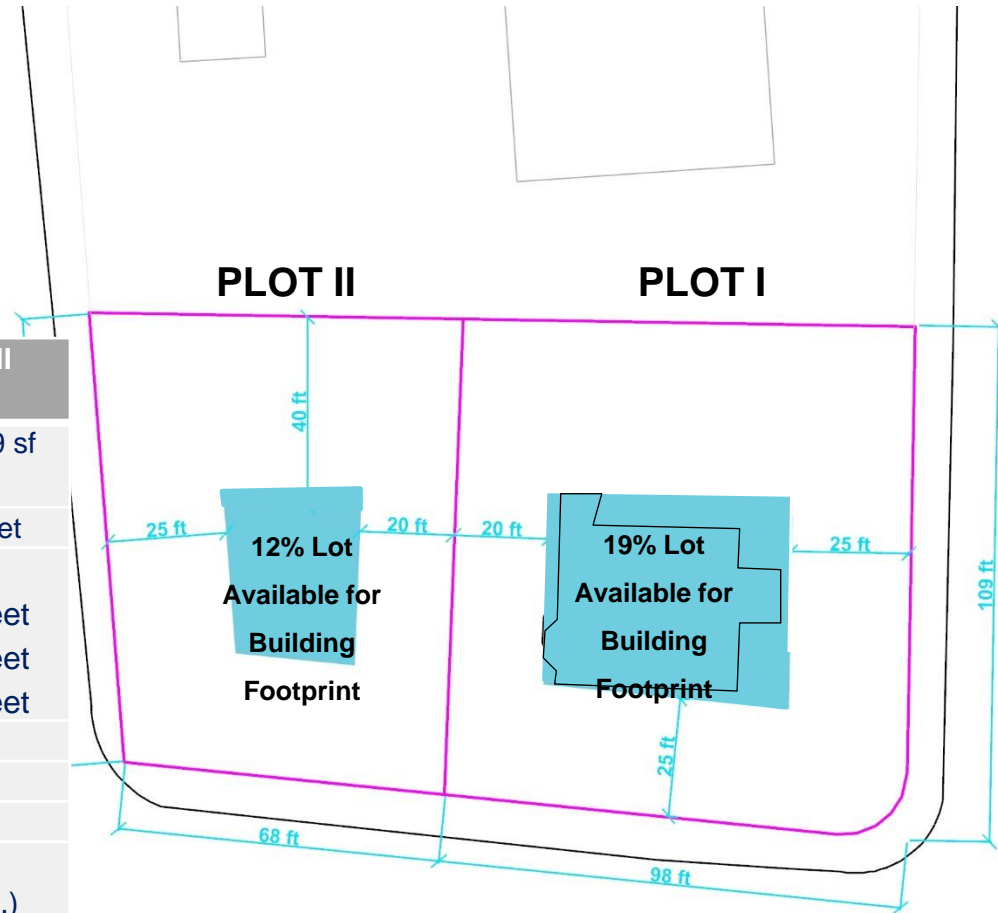
#88-20

Subdivide keeping existing building

PLOT II

PLOT I

R1 Zone (sec. 3.1.2)	Proposed Zoning	Plot I	Plot II
Lot Size	--	10,000 sf	7,259 sf
Frontage	80 feet	109 feet	95 feet
Setbacks -			
• Front	25 feet	25 feet	25 feet
• Side	20 feet	20 feet	20 feet
• Rear	40 feet	40 feet	40 feet
Height	--	--	--
Stories (max)	--	2.5	2.5
FAR	--	--	--
Lot Coverage	25% (max)	19% (prop.)	12% (prop.)
Min. Open Space	--	--	--



19 Crescent Ave

Current Zoning: SR2

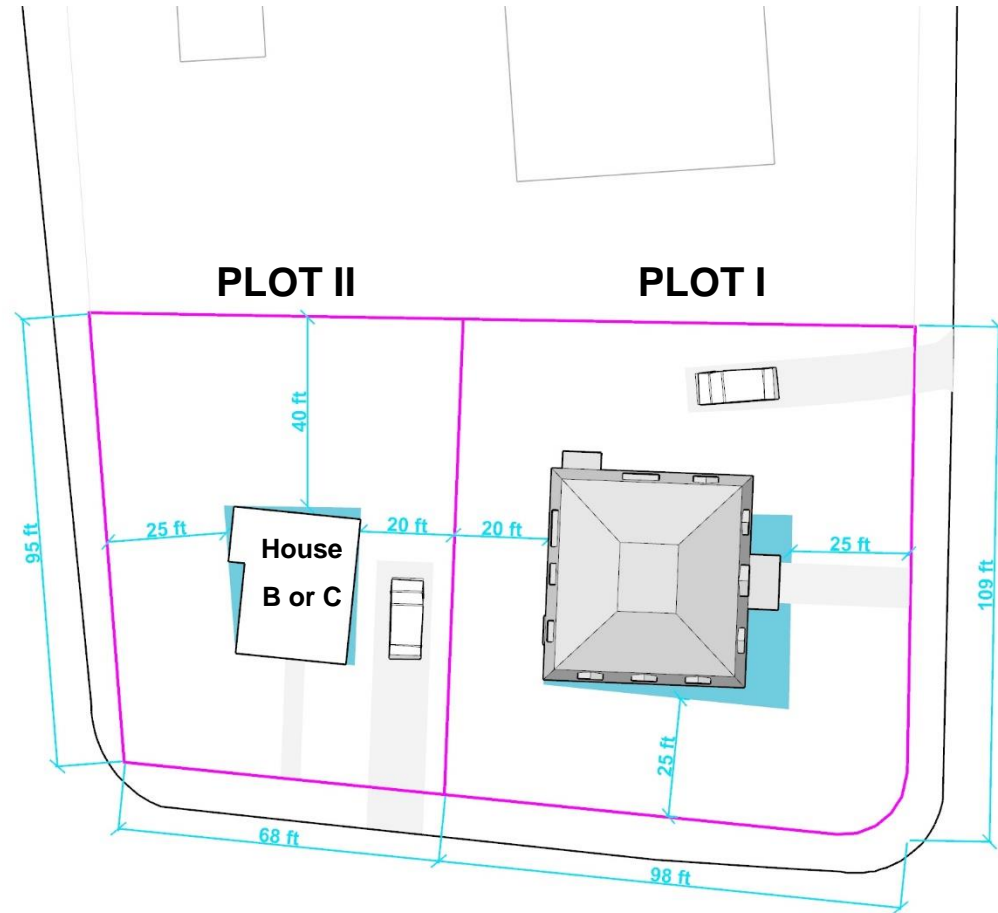
Proposed Zoning: R1

Proposed - Option I

#88-20

**OPTION 1 – subdivide keeping
existing building**

	Actual Size Footprint
PLOT I HOUSE A Building Footprint 2,400 sf max	1,874 sf (existing)
PLOT II HOUSE B Building Footprint 1,400 sf max -or- HOUSE C Building Footprint 1,200 sf max	764 sf



19 Crescent Ave

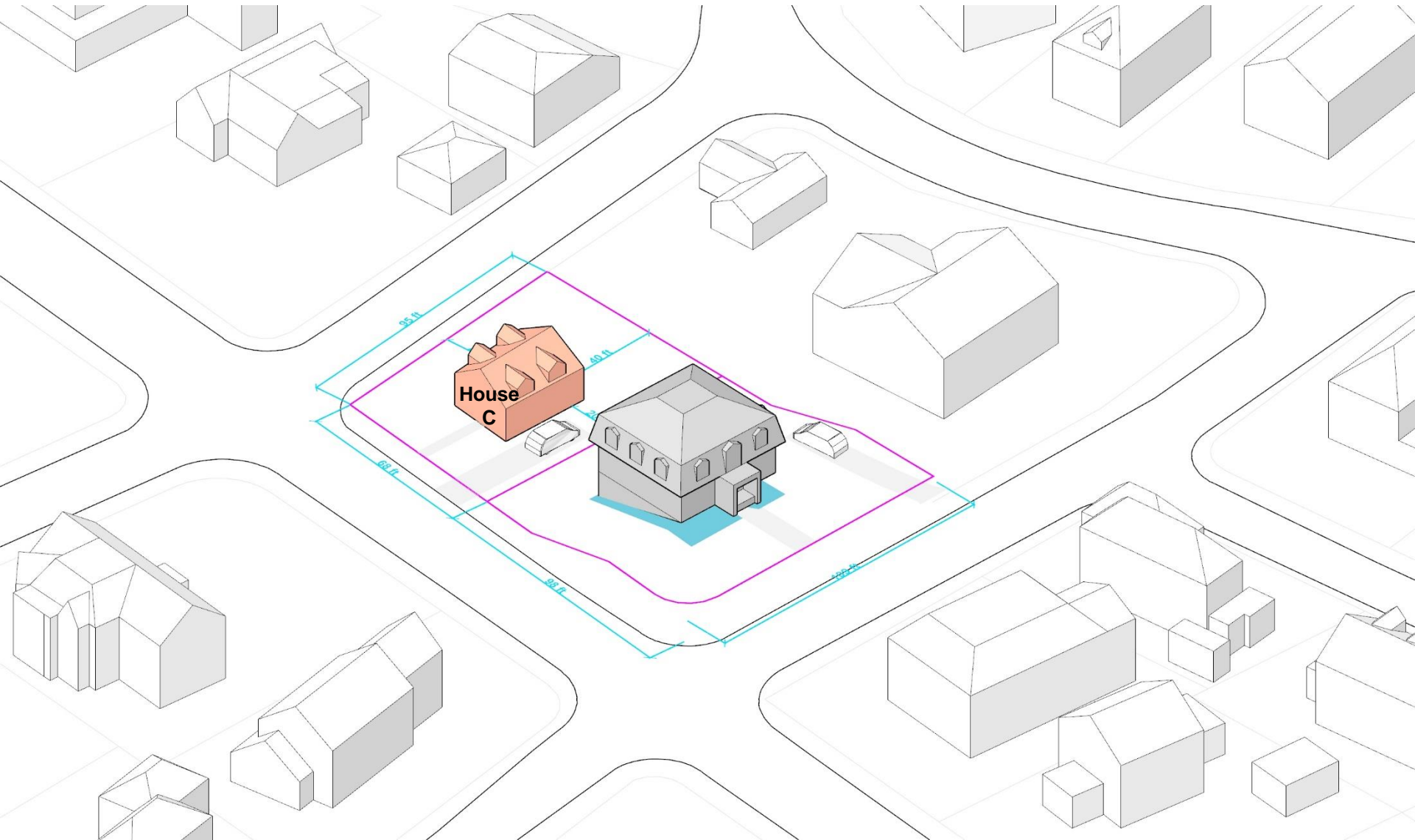
Current Zoning: SR2

Proposed Zoning: R1

Proposed - Option I

#88-20

**OPTION 1 – subdivide keeping
existing building**



19 Crescent Ave

Current Zoning: SR2

Proposed Zoning: R1

Proposed - Option II

#88-20

Subdivide removing existing building

PLOT II

PLOT I

R1 Zone (sec. 3.1.2)	Proposed Zoning	Plot I	Plot II
Lot Size	--	9,215 sf	7,891 sf
Frontage	80 feet	109 feet	95 ft
Setbacks -			
• Front	25 feet	25 feet	25 feet
• Side	20 feet	20 feet	20 feet
• Rear	40 feet	30 feet	40 feet
Height	--	--	--
Stories	--	2.5	1.5
FAR	--	--	--
Lot Coverage	25% (max.)	14% (prop.)	19% (prop.)
Min. Open Space	--	--	



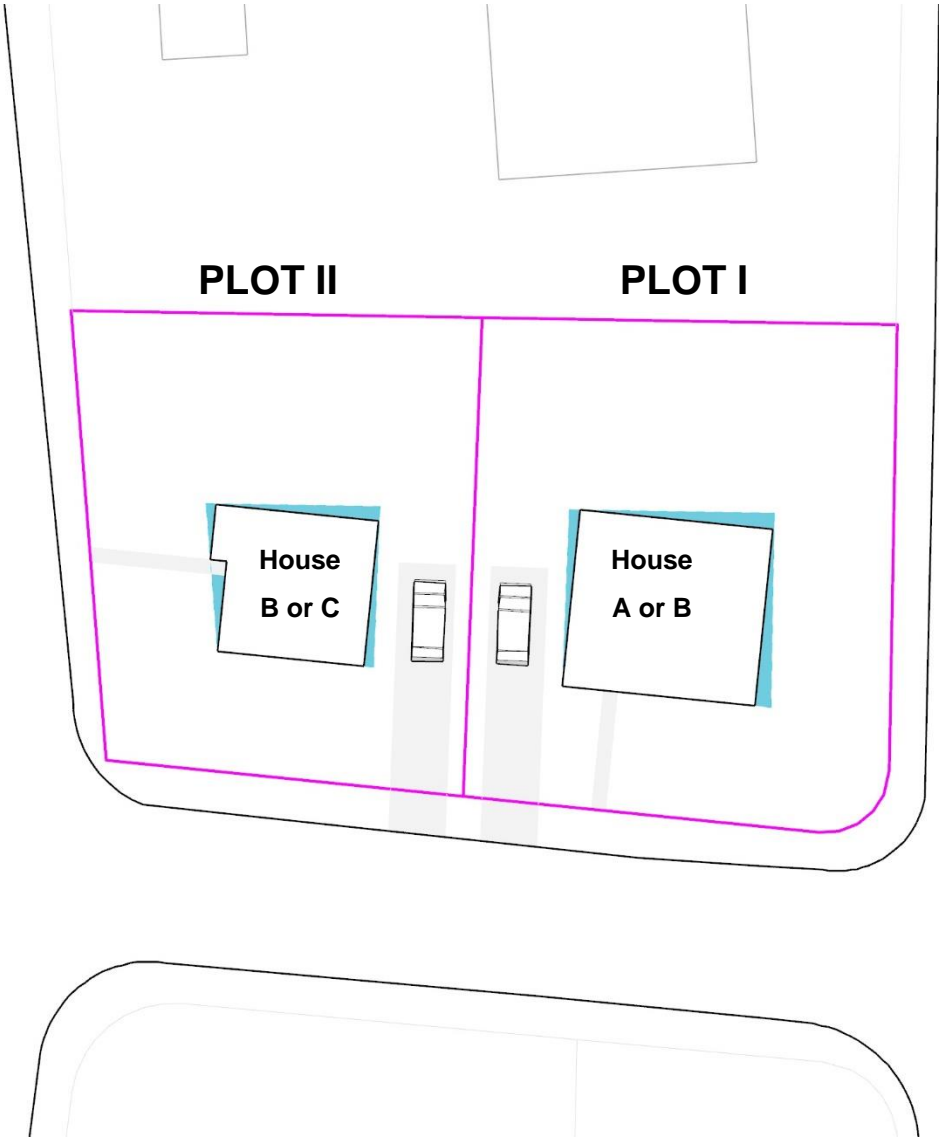
19 Crescent Ave

Current Zoning: SR2
Proposed Zoning: R1

#88-20

**OPTION 2 – subdivide removing
existing building**

	Actual Size Footprint
PLOT I HOUSE A Building Footprint 2,400 sf max	1,535 sf
PLOT II HOUSE B Building Footprint 1,400 sf max -or- HOUSE C Building Footprint 1,200 sf max	1,000 sf

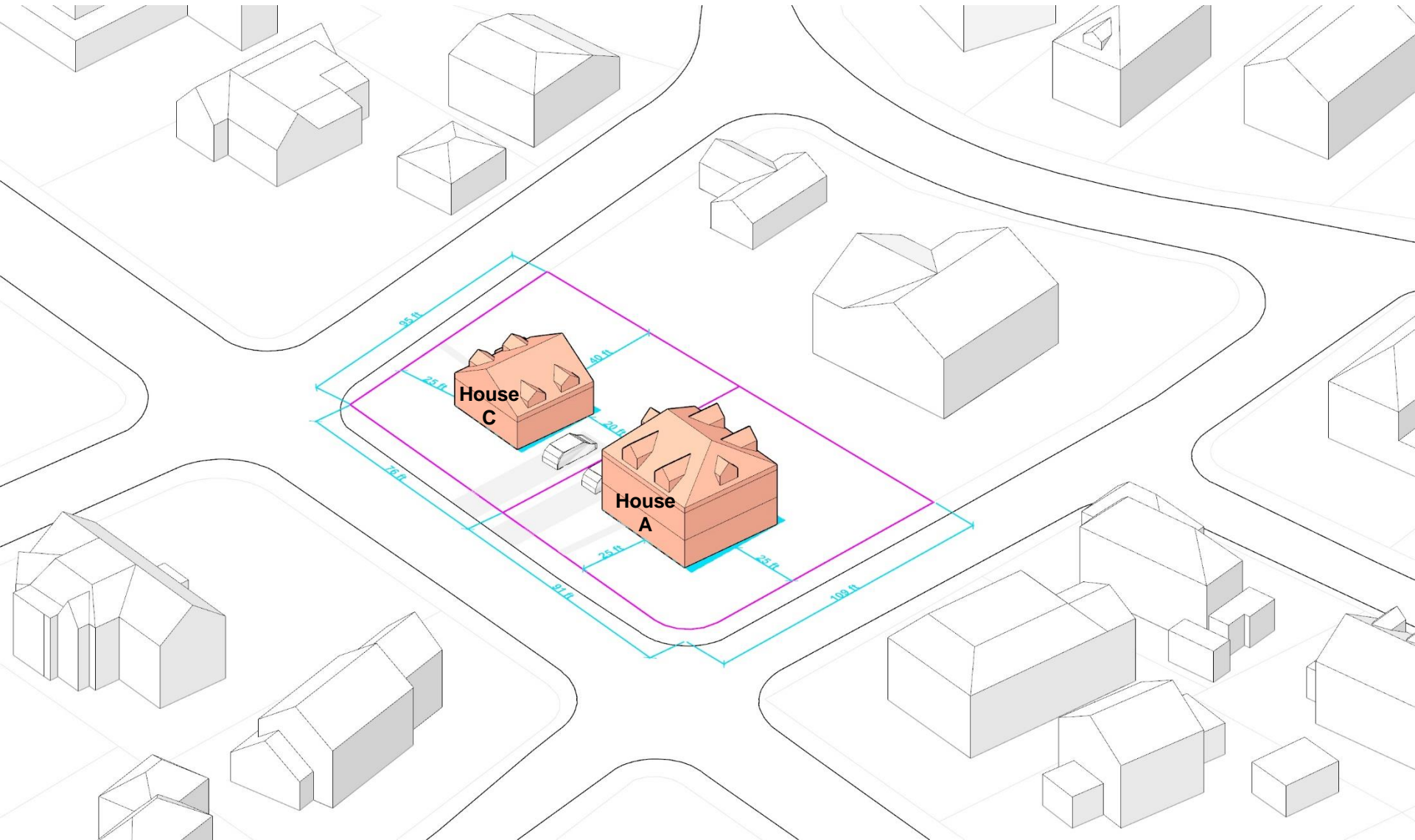


19 Crescent Ave

Current Zoning: SR2

Proposed Zoning: R1

**OPTION 2 – subdivide removing
existing building**

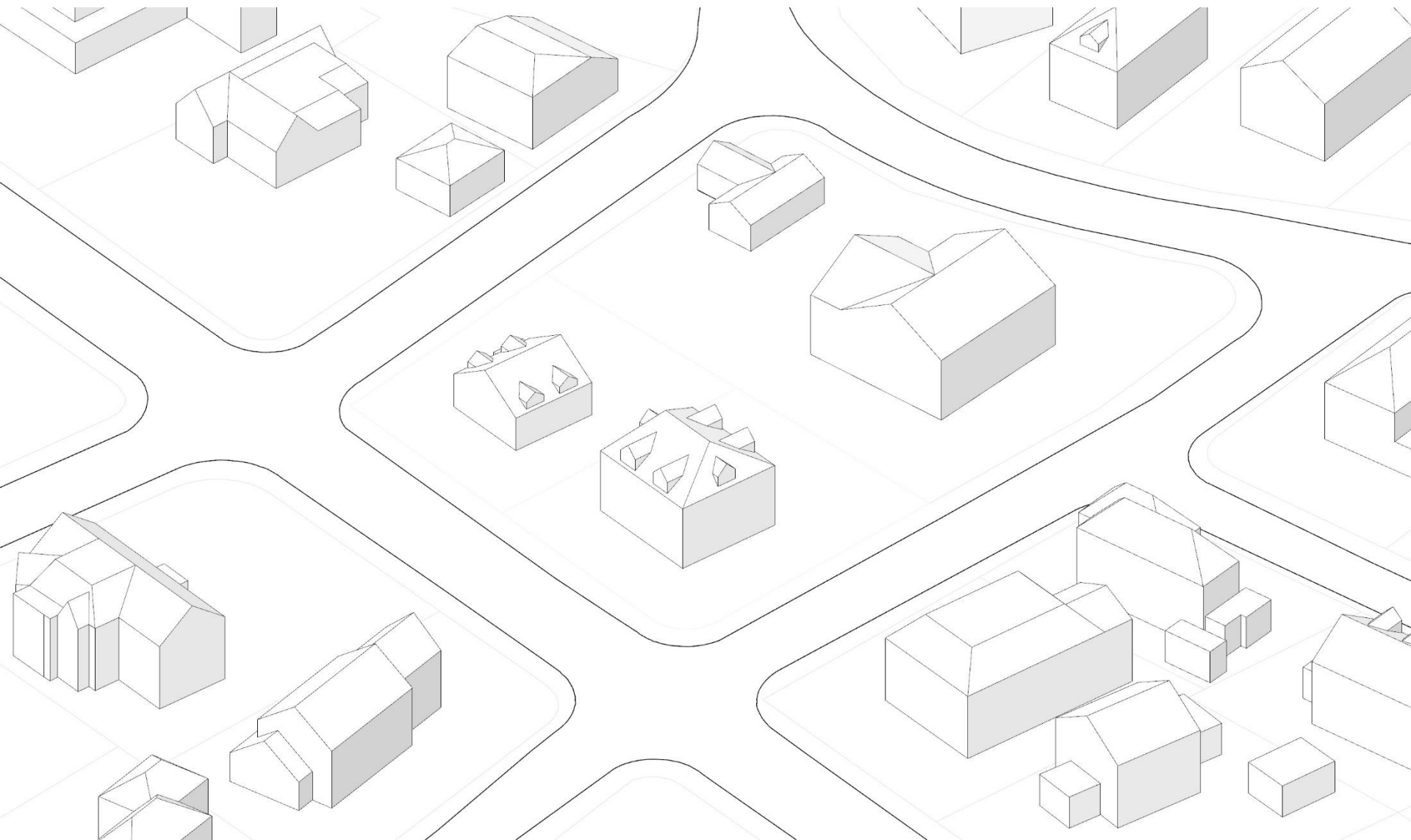


19 Crescent Ave

Current Zoning: SR2

Proposed Zoning: R1

**OPTION 2 – subdivide removing
existing building**



Courtyard Cluster

General Information

- **WHY/WHAT:** New housing type that sensitively increases housing supply with smaller than average units for the area
- **WHERE:** Limited application throughout the City given the lot size requirements

473 Waltham St

Current Zoning: SR3

Proposed Zoning: N

#88-20

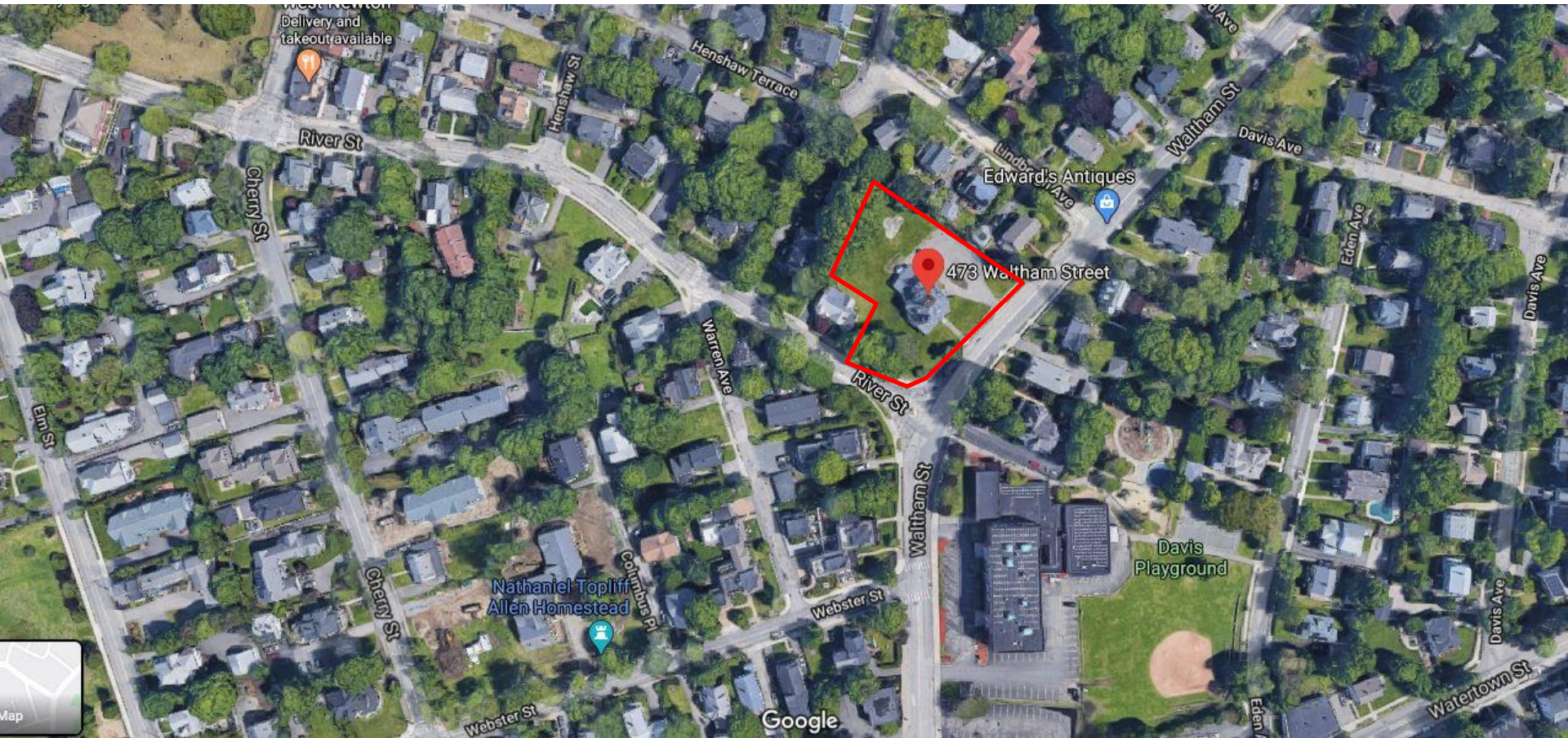


473 Waltham St

Current Zoning: SR3

Proposed Zoning: N

#88-20



473 Waltham St

Current Zoning: SR3

Proposed Zoning: N

Existing

#88-20



473 Waltham St

Current Zoning: SR3

Proposed Zoning: N

Existing

#88-20

Existing – 33,719 sf lot with 154ft/51ft of frontage

Three Family

SR3 Zone	Required Old Lot	Required New Lot
Lot Size	7,000 sf	10,000 sf
Frontage	70 feet	80 feet
Setbacks - <ul style="list-style-type: none">• Front• Side• Rear	25 feet 7.5 feet 15 feet	30 feet 10 feet 15 feet
Height	36 feet	36 feet
Stories	2.5	2.5
FAR	0.36-0.40	0.36-0.40
Max Lot Coverage	30%	20%
Min. Open Space	50%	60%



473 Waltham St

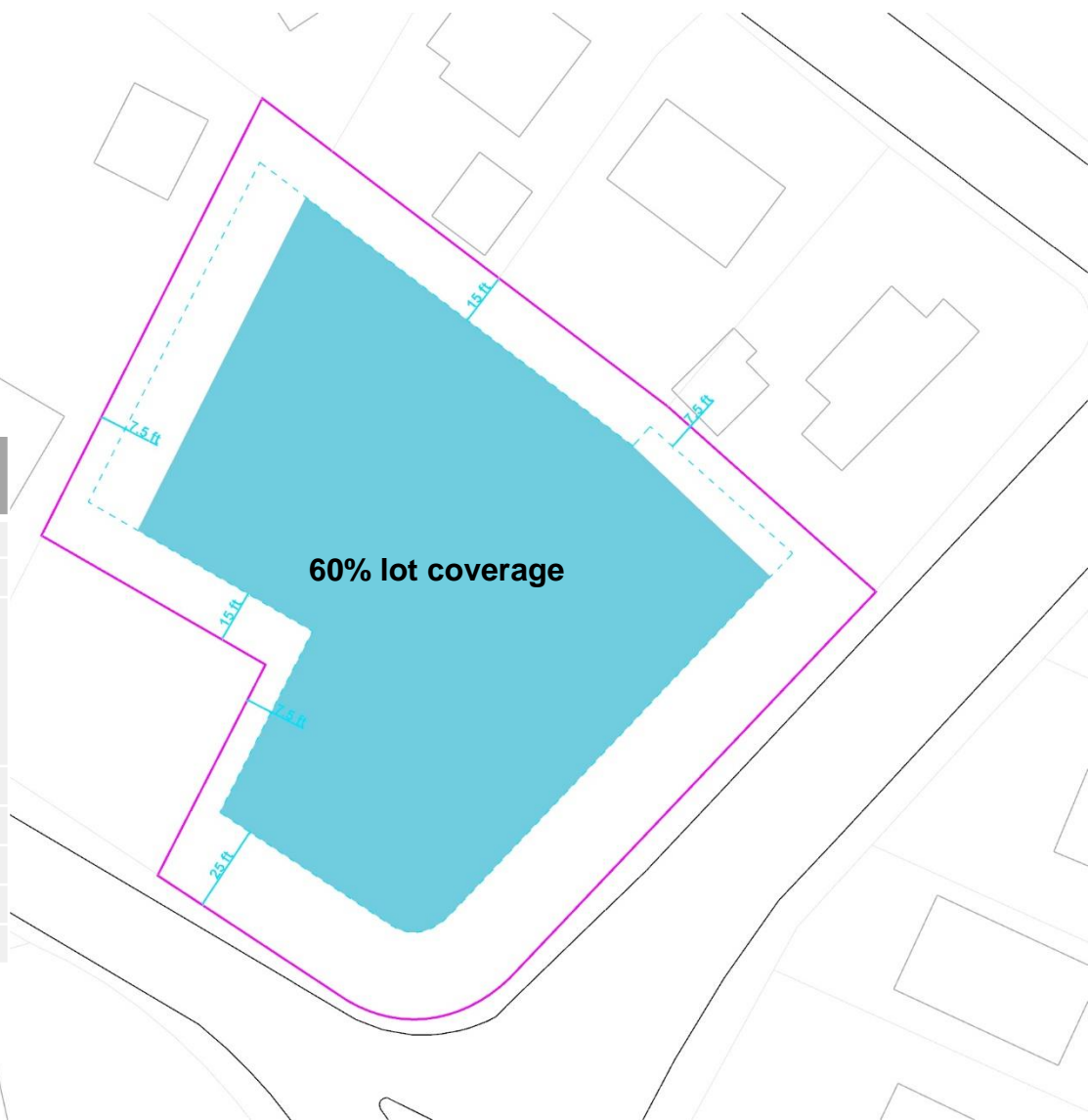
Current Zoning: SR3

Proposed Zoning: N

Proposed - District Standards

#88-20

N District (Sec. 3.1.6 & 3.5.B.1) (Courtyard Cluster)	Proposed Zoning
Lot Size	0.75 acres
Frontage (min)	50 feet
Setbacks - <ul style="list-style-type: none">• Front (max)• Side• Rear	25 feet 10 feet 20 feet
Height	--
Stories	--
FAR	--
Max Lot Coverage	60%
Min. Open Space	--



473 Waltham St

Current Zoning: SR3

Proposed Zoning: N

Proposed - Analysis

#88-20

14 Buildings at max footprint

N District (Sec. 3.5.B.2) (Courtyard Cluster)	Proposed Zoning
Building Types	House Type B House Type C Two-Unit Residence Three-Unit Building
Footprint (max)	1,400 sf



473 Waltham St

Current Zoning: SR3

Proposed Zoning: N

Proposed - Analysis

#88-20

Min Courtyard and Parking

42 units / 14 buildings

	Proposed Zoning	Test Fit
Courtyard Area (Sec. 3.5.B.4)	400 sf / unit max	400 sf / unit
Parking Requirements (sec. 3.5.B.7)	1 parking space / DU	42 parking spaces (assume 3 units per building)



473 Waltham St

Current Zoning: SR3

Proposed Zoning: N

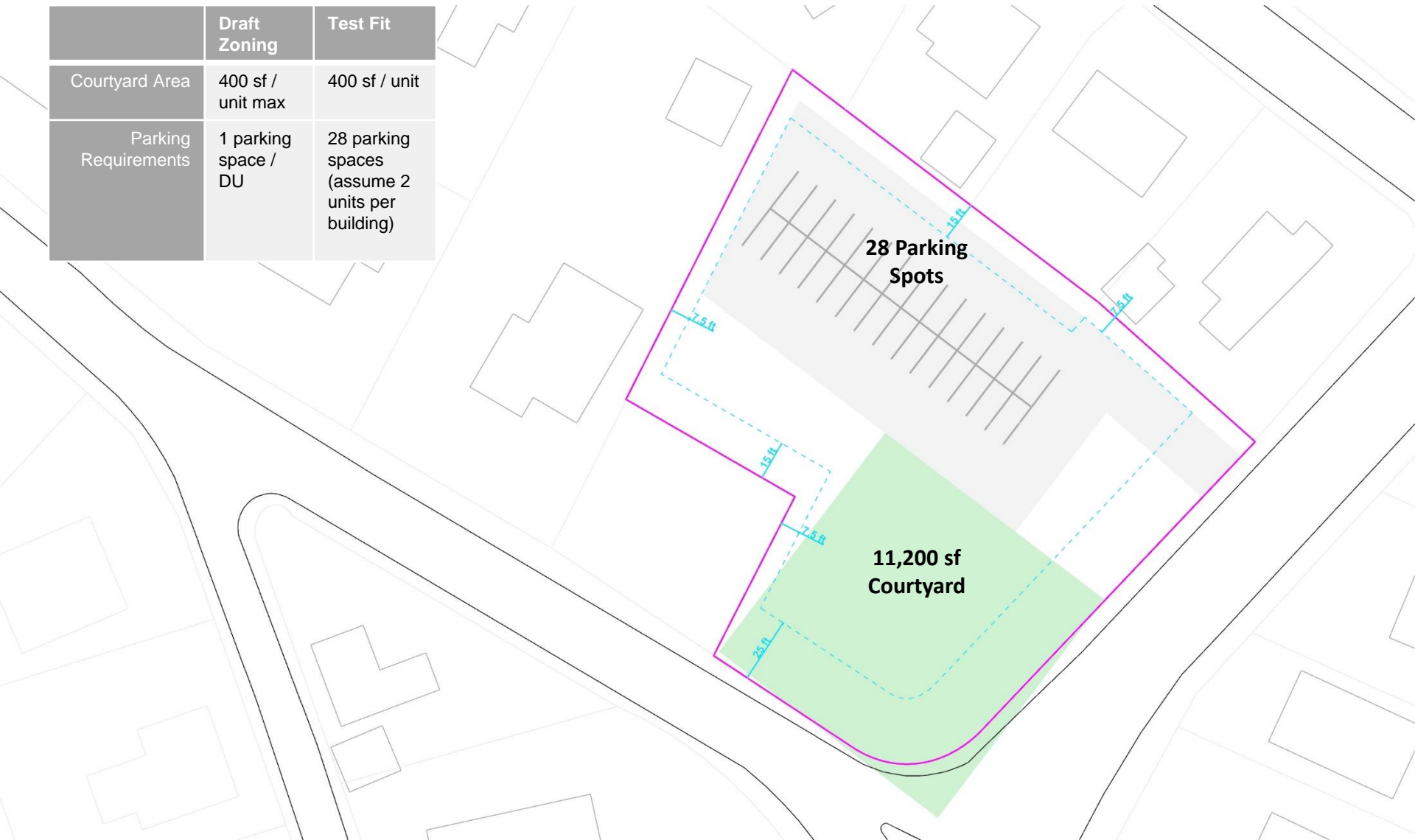
Proposed - Analysis

#88-20

Min Courtyard and Parking

28 units / 14 buildings

	Draft Zoning	Test Fit
Courtyard Area	400 sf / unit max	400 sf / unit
Parking Requirements	1 parking space / DU	28 parking spaces (assume 2 units per building)



473 Waltham St

Current Zoning: SR3

Proposed Zoning: N

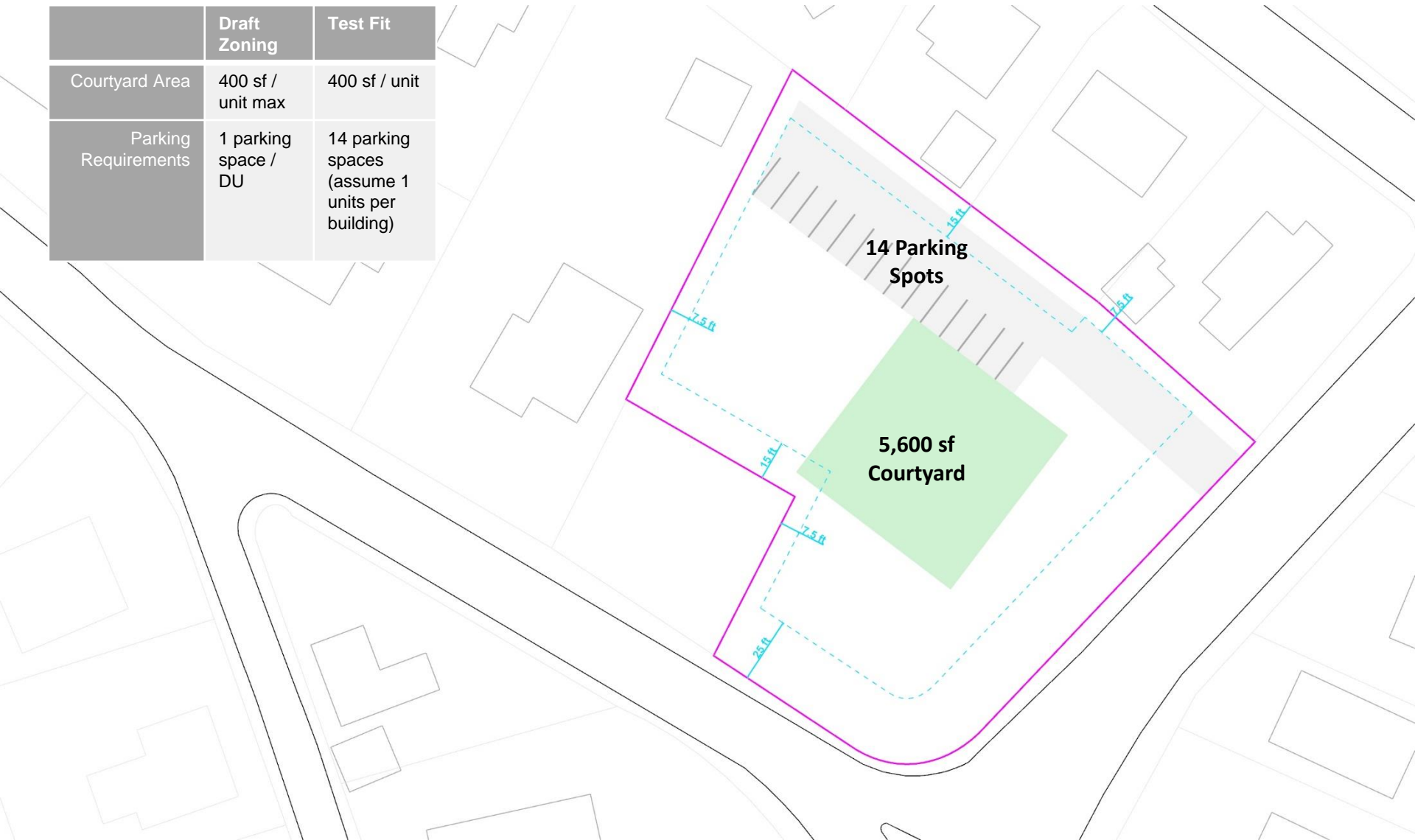
Proposed - Analysis

#88-20

Min Courtyard and Parking

14 units / 14 buildings

	Draft Zoning	Test Fit
Courtyard Area	400 sf / unit max	400 sf / unit
Parking Requirements	1 parking space / DU	14 parking spaces (assume 1 units per building)



473 Waltham St

Current Zoning: SR3

Proposed Zoning: N

Proposed - Option I

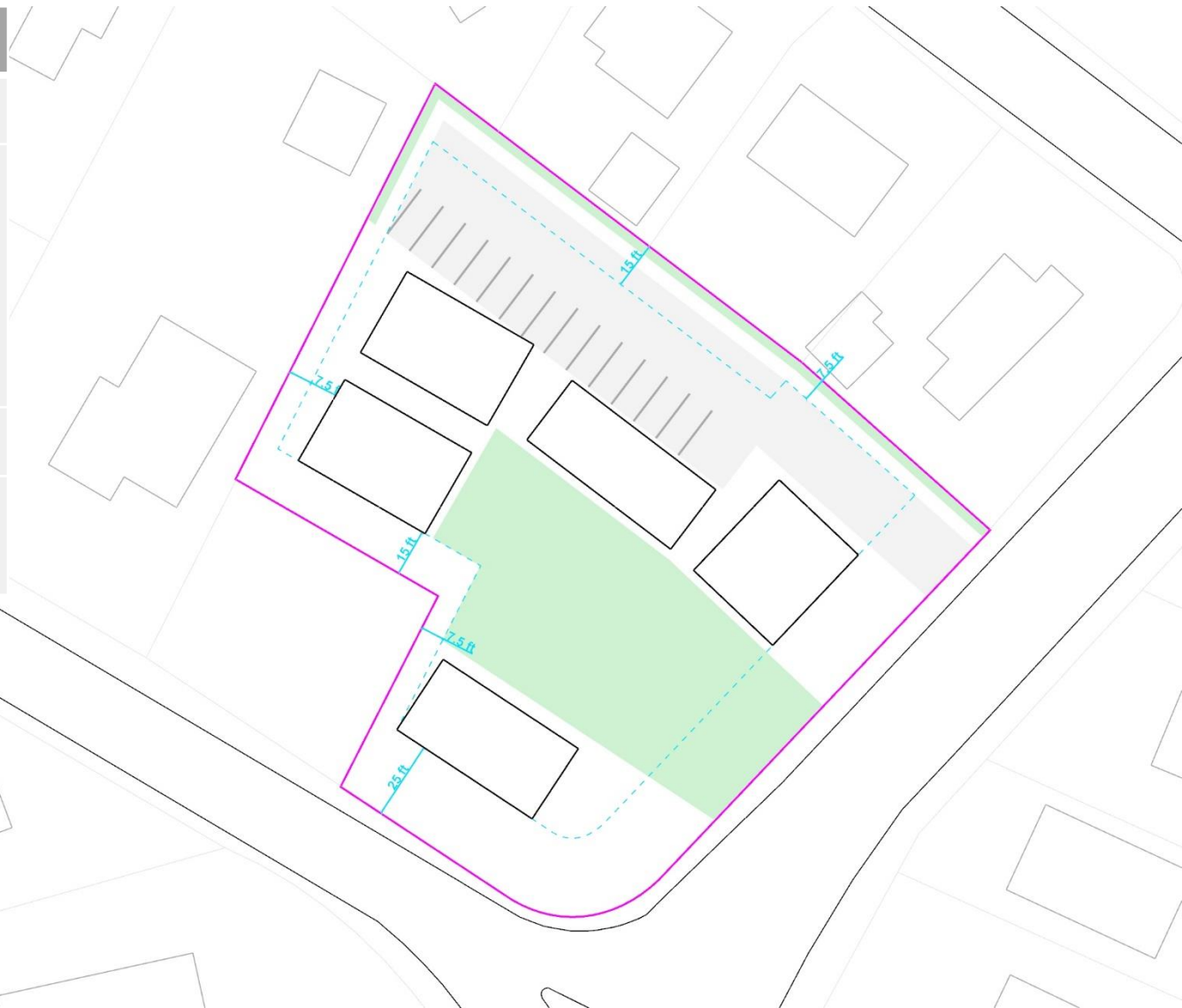
#88-20

5 buildings / 15 units

All Three-Unit Buildings

Min 10' between buildings

	Draft Zoning	Test Fit
Lot Coverage	60% max	43%
BUILDING TYPES		
Allowed Building Types	House B House C Two-Unit Residence Three-Unit Building	5 Three-Unit Buildings (15 units total)
Courtyard Area	400 sf / unit max	489 sf / unit
Parking Requirements	1 parking space / DU	15 parking spaces



473 Waltham St

Current Zoning: SR3

Proposed Zoning: N

Proposed - Option I

#88-20

15 units / 5 buildings
All Three-Unit Buildings



473 Waltham St

Current Zoning: SR3

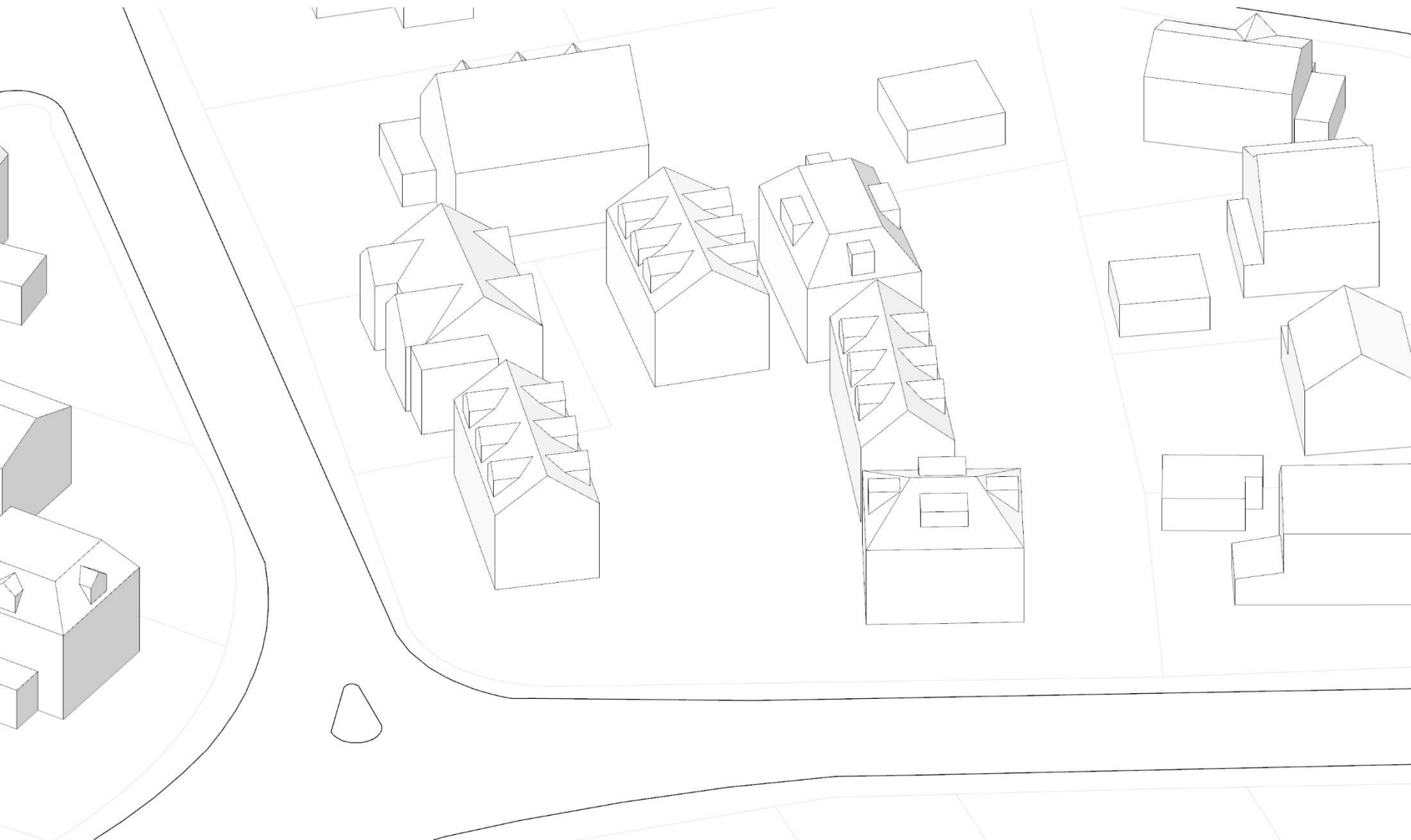
Proposed Zoning: N

Proposed - Option I

#88-20

15 units / 5 buildings

All Three-Unit Buildings



473 Waltham St

Current Zoning: SR3

Proposed Zoning: N

Proposed - Option II

#88-20

5 buildings / 8 units

3 House C

1 Two-Unit Building

1 Three-Unit Building



473 Waltham St

Current Zoning: SR3

Proposed Zoning: N

Proposed - Option II

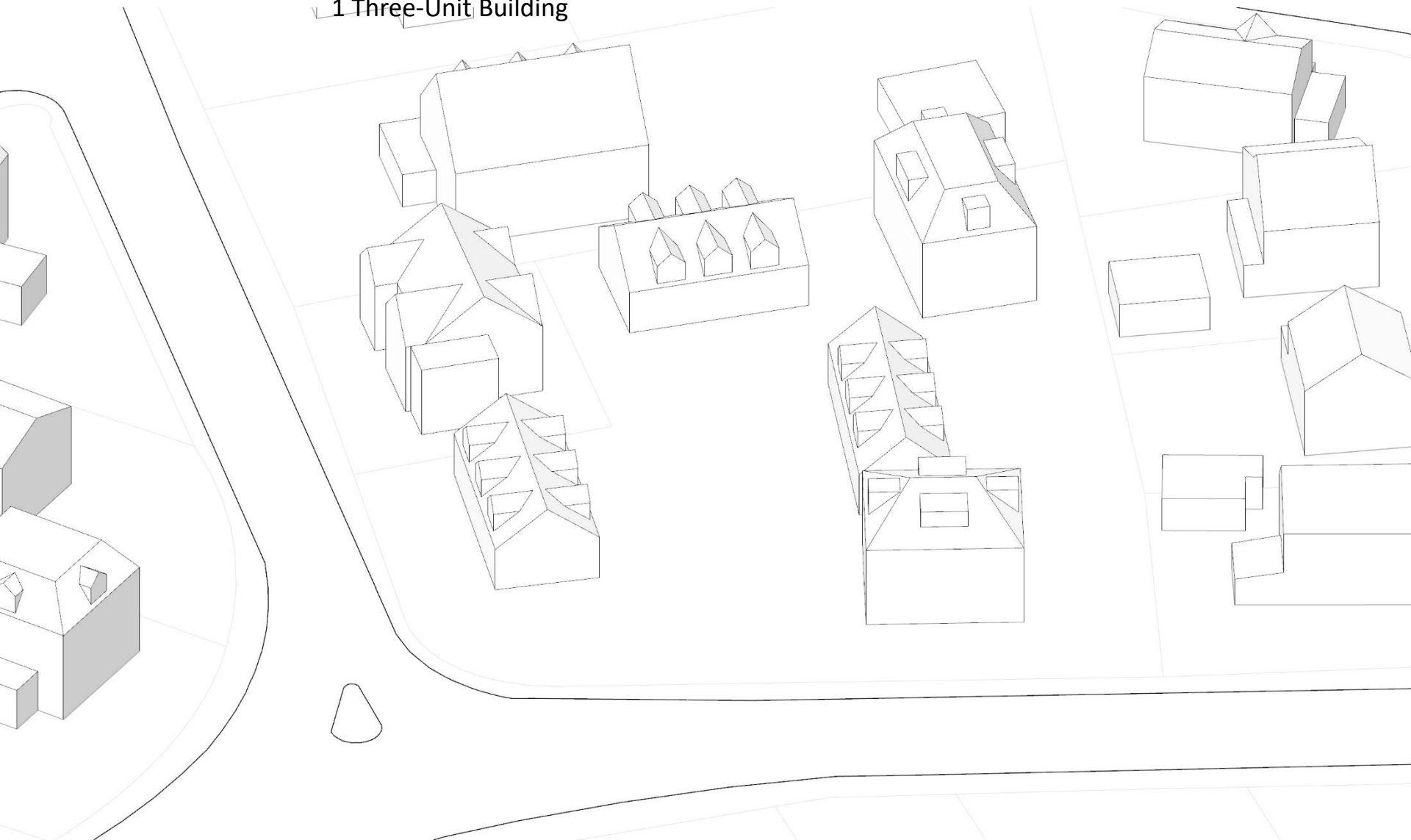
#88-20

5 buildings / 8 units

3 House C

1 Two-Unit Building

1 Three-Unit Building



Part II Recap

- **Case studies are the best way to analyze current ordinance standards vs. proposed ordinance standards**
- **Possibility of more subdivisions**
- **Limited application of Courtyard Clusters throughout Newton**

Next Steps & Schedule

Next Steps

4/27 at ZAP - Garages (building components and accessory structures)

Homework

Article 3 - Section 3.3
Article 2

Questions & Ideas

Thank You!

#88-20



City of Newton Landmark Ordinance

Working Group Update
4/13/2020

Who may nominate

CURRENT

- Members of the City Council
- The Mayor
- The Director of Planning and Development
- The Commissioner of Inspectional Services
- Members of the Newton Historical Commission (NHC)

PROPOSED

- Added Owners of the property
- Required that members of the City Council, the Mayor, the Director of Planning and Development, or the Commissioner of Inspectional Services be joined by at least one member of the NHC.
- Required that at least two members of the NHC nominate a property

Eligibility for nomination

CURRENT

- Properties listed on the National Register, either individually or as part of a Historic District
- Properties that are certified by the Massachusetts Historical Commission as eligible for listing on the National Register, either individually or as part of a district

PROPOSED

- Removed the Massachusetts Historical Commission from the eligibility process
- Properties that are not on the National Register may be eligible if deemed historically significant by the NHC

Notice of nomination

CURRENT

- To the owner of the nominated property
- Upon the NHC's receipt of the written nomination
- No particular method of notice is prescribed

PROPOSED

- Added notice to the immediate butters
- Notice must be sent at least 14 days after the NHC receives the petition for nomination
- Notice is by certified mail to the owner and regular mail to the immediate abutters
- Notice must include the petition and date of the commission meeting to review the nomination



NHC meeting to review nomination

CURRENT

- The current ordinance does not require that a meeting be held to review the nomination.

PROPOSED

- The NHC must hold a meeting to consider any petition for nomination.
- The meeting must be held within 45 to 90 days from the date of the NHC's receipt of the petition.

Acceptance or rejection of a nomination

CURRENT

- The NHC may only reject the nomination of a property that is listed on the National Register as part of an historic district, but not individually
- Nominations of properties that are listed on the National Register may not be rejected and no additional investigation and report on the property shall be required

PROPOSED

- The NHC must make a determination to accept or reject any nomination
- All accepted nominations will allow for additional investigation



Designation – public hearing notice

CURRENT

- The NHC must hold a public hearing prior to any designation of landmarks.
- Minimum of 14 days notice of public hearing
- Notice by publication and regular mail to the owner

PROPOSED

- The public hearing must be held within 30 to 90 days from the date of the NHC's vote to accept the nomination.
- Minimum of 14 days notice of public hearing
- Notice by publication and certified mail to the owner

Other boards/commissions

CURRENT

- The NHC must transmit the agenda for the public hearing to the Planning Board
- The Planning Board may make a recommendation to the NHC

PROPOSED

- The NHC must notify the planning and development board upon the acceptance of a nomination
- The Planning and Development Board's recommendation must advise whether the designation of the nominated property as a landmark is in concert with the City's policies and adopted plans

Designation – Criteria

CURRENT

- The current Designation criteria uses the same definition as “historically significant” in the demolition delay ordinance

PROPOSED

- The proposed Designation criteria tracks the criteria used by the National Park Service in evaluating properties for National Historic Landmark status

Vote for designation

Current

- The NHC by a 3/4 vote of those members present may designate a property as a landmark

Proposed

- The NHC by a 3/4 vote of those members present, but in no instance fewer than 4 votes in the affirmative, may designate a property as a landmark

Next Steps

- Working Group to finalize Draft Ordinance Language (Friday, April 17th)
- Present Working Group Draft Ordinance Language at Thursday, May 7th ZAP Meeting