Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Somerville is an entitlement jurisdiction that receives federal funds from the U.S. Department of Housing and Urban Development (HUD) to support local community development and affordable housing activities. The federal block grant programs that provide these resources include the Community Development Block Grant (CDBG), the HOME Investment Partnerships Program (HOME) and the Emergency Solutions Grant (ESG). This Annual Action Plan will identify how the city plans to allocate its HUD funding to address these priority needs.

The City of Somerville 2026-2027 Annual Action Plan is the third plan of the 2024-2028 consolidated planning cycle. The annual action plans are guided by the needs, goals, and assessments set forth and established in the consolidated plan. The consolidated plan represents a collaborative process that was undertaken to identify current housing and community development needs and to develop goals, priorities, and strategies to address those needs, especially for low- and moderate-income households. Goals, priorities, and strategies are carried from the consolidated plan into each annual action plan. In this plan, a robust process was undertaken to better guide and focus funding from the U.S. Department of Housing and Urban Developments formula block grant programs.

2. Summarize the objectives and outcomes identified in the Plan

In developing the 2026-2027 Annual Action Plan, the city identified several areas that continue to present major impediments to low- and moderate-income residents. The city along with the greater Boston metro area continues to experience persistently elevated rents and home values. In addition, the aging housing stock of Somerville also presents challenges in preserving and maintaining the city's affordable housing inventory. Despite these conditions, overall demand for housing remains high and vacancies remain low, further straining the availability of affordable housing. This is especially true for the homeless and extremely low-income populations. Beyond the high need for affordable housing, the city continues to experience increased costs related to maintaining its aging infrastructure and public facilities. The significant and prolonged slowdown in commercial real estate, stubborn inflationary cost pressures, and declining federal, state, and local revenue sources have been hindering the city's ability to address these key areas. Lastly, there is concern over a changing economic landscape and its effect on the low- and moderate-income population of Somerville. As outlined in the Consolidated Plan, the overarching goal is to focus resources and projects across the following project goals:

- Creating and Preserving Affordable Housing
- Neighborhood Stabilization and Revitalization
- Infrastructure and Urban Environment Improvements
- Improve Facilities that Serve Community Needs

OMB Control No: 2506-0117 (exp. 09/30/2021)

- Supporting Vulnerable Populations
- Mitigating and Ending Homelessness

3. Evaluation of past performance

The 2025-2026 program year has been spent making progress towards the goals of creating and preserving affordable housing, creating more vibrant and suitable living environments in target neighborhoods, unlocking economic opportunities for local small businesses while supporting them through changing environments, and delivering key public and social service programs through these funds.

Housing cost burden and affordable housing supply remain the largest issues facing low- and moderate-income residents of the city. While market conditions remain extremely challenging, the City continues to take steps to address these problems. The City has leveraged CDBG, HOME, and local funds to support new housing construction in partnership with the Somerville Housing Authority, Somerville Community Corporation, Somerville Community Land Trust, and other nonprofit developers. The Somerville Housing Trust Fund has also supported housing assistance programs aimed at stabilizing tenancies and preventing homelessness.

The city has also made investments to revitalize struggling business districts and make physical improvements to enhance the natural landscapes of target neighborhoods, and to improve the recreational and open space opportunities available to low- and moderate-income residents by renovating several parks in low- and moderate-income neighborhoods.

The City of Somerville allocates all the allowable 15% of public services to local non-profit agencies that provide a wide range of social services to the neediest populations in Somerville. The populations served by these funds include low to moderate income youth, the elderly, people with disabilities and special needs, and other low to moderate income residents in need of targeted services.

The City of Somerville's homelessness assistance efforts encompass a comprehensive range of services, including Homelessness Prevention, Rapid Re-housing, Street Outreach, Homeless Management Information System (HMIS) tracking and reporting, Emergency shelter provision, participation in the Balance of State CoC, and financial assistance for housing search and placement.

4. Summary of Citizen Participation Process and consultation process

A survey was sent out to internal City and external nonprofit partners to gather input on the status of projects as well as identified needs in the community. The survey received 17 responses. City staff attended the meetings of two local groups to gather feedback on the draft plan, as well as held their own public hearing to gather public input. Small meetings were held with internal teams regarding the drafting of the plan as well.

OMB Control No: 2506-0117 (exp. 09/30/2021)

5. Summary of public comments

In the process of developing this plan, the city held a public hearing to gain input on the draft before submission. A form was sent out to city staff and community stakeholders to gather input during the drafting process as well that garnered 17 responses. City staff also attended two local board meetings to get feedback on goals and needs from relevant populations. A public RFP process was held to solicit bids for local nonprofit organizations and public service providers to allocate the 15% Public Services allocation and ESG allocation. This plan will be approved by the City Council's committee on Housing and Community Development in May.

6. Summary of comments or views not accepted and the reasons for not accepting them

There were no comments or views that were not accepted.

7. Summary

Somerville does its best to leverage limited funding to address the needs of its low- and moderate-income residents and vulnerable members of the population through housing, capital improvements, and social service programs. Nevertheless, as housing costs escalate rapidly in Somerville and the Boston region, the need for affordable housing, economic assistance, and community investments is greater than ever.

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

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

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

The following are the agencies/entities responsible for preparing the Annual Action Plan and those responsible for administration of each grant program and funding source.

Table 1 – Responsible Agencies

Agency Role	Name	Department/Agency
CDBG Administrator	SOMERVILLE	OSPCD
HOME Administrator	SOMERVILLE	OSPCD
ESG Administrator	SOMERVILLE	OSPCD

Narrative

The Mayor's Office of Strategic Planning and Community Development (OSPCD) is the department responsible for the management and oversight of the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) entitlement grant programs. OSPCD is comprised of seven functional divisions which include Finance and Community Development; Economic Development; Housing; Mobility; Housing Stability; Planning, Preservation, and Zoning; and Public Space and Urban Forestry. Each division carries out grant activities and programs related to their specific functional area. The Finance and Community Development Division is largely responsible for the administration, oversight, and compliance of CPD funded programs. In addition, the division also is responsible for the general financial management of the office of Strategic Planning. The City of Somerville is a member of the Balance of State Continuum of Care (CoC). OSPCD also utilizes subrecipient organizations and agencies, identified through an RFP process, to implement specific public service programs and projects identified in the Consolidated Plan.

Consolidated Plan Public Contact Information

Questions concerning the Annual Plan may be directed to:

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OMB Control No: 2506-0117 (exp. 09/30/2021)

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

Introduction

The consultation process for the 2026-2027 Action Plan entailed a public hearing, a survey which was distributed to city staff and relevant stakeholders, conversations with relevant stakeholders and staff, and findings from recent public surveys and planning efforts were incorporated into the Plan where relevant.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The City of Somerville and OSPCD coordinate activities between public housing and assisted housing agencies through funding and reporting outcomes to state and federal agencies. Nonprofit and for-profit housing developers and housing providers are in regular contact with OSPCD staff regarding permits, project ideas and potential state and federal grants and local funding sources that could be combined with CDBG and HOME funds for a successful housing project proposal, in line with community development goals. The HOME program provides vital funding to affordable housing providers that also apply for tax credit funding to develop affordable housing units. OSPCD and other City departments are involved in many community collaborations with an aim to enhance coordination between housing and service providers to better serve the community, such as the Anti-Displacement Task Force, Food Security Coalition, and Public Safety for All Taskforce.

OSPCD is in partnership with housing providers and health and human services providers to create subsidized affordable housing units that are linked to mainstream and social services. The City issues RFPs each year where community agencies can submit plans and bids, and through that process the City selects agencies to operate anti-poverty programs with CDBG public services and ESG funds. In conjunction with energy assistance and weatherization assistance programs that provide home repairs, these efforts emphasize community development energy efficiency and services to low-income residents. The City regularly meets with nonprofit partners— including homeless service providers, affordable housing developers, and the local housing authority— to plan affordable housing projects and incorporate Permanent Supportive Housing (PSH) units. City departments such as Housing, Health and Human Services, Fire, and Police also coordinate with these partners to identify how the city can best support their work. These collaborative efforts help ensure safe, affordable housing for the community's most vulnerable residents.

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.

Somerville is a member of the Balance of State (BoS) CoC. The BoS is a CoC that encompasses several Massachusetts municipalities in the Greater Boston area and is administered by the state's Executive Office of Housing and Livable Communities. Each year, in response to the annual NOFO, the BoS applies for CoC funding on behalf of the providers who are part of the BoS. Prior to the CoC funding application

OMB Control No: 2506-0117 (exp. 09/30/2021)

being submitted, the BoS receives individual applications from providers who are looking for renewed funding for their programs or for funding for a new program. The BoS then ranks the applications received and the application for CoC funding is reflective of those project rankings. Once funding is received, funding is dispersed to providers based on the BoS project rankings. The BoS also manages Coordinated Entry (CE) in the CoC and provides a CE Regional Navigator which directs CE applicants to the appropriate region to access CE within the BoS. The Somerville Homeless Coalition is the CE point of contact for the Metro Region of the BoS, which includes Somerville.

OSPCD staff attend monthly BoS planning meetings to stay abreast of all CoC activities. OSPCD staff also participate as needed in various BoS committees, including the Project Evaluation Committee and the committee to review and revise the BoS governance charter. OSPCD staff convene quarterly meetings with Somerville providers who operate programs in the BoS CoC. The goal of the meetings is for OSPCD staff and providers to provide updates and share experiences related to CoC work.

The OSPCD Housing Division is responsible for planning and carrying out the annual Point in Time (PIT) count of unsheltered individuals on a specific night (usually the last Wednesday in January). Following the count, staff report the unsheltered data to the BoS, and work with local providers to make sure the BoS receives shelter data from the night of the count.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Somerville has been a member of the Massachusetts Balance of State CoC since 2019. Several members of OSPCD's Housing Division staff serve on the CoC, and members of the CoC participate on the ESG Advisory Committee. Feedback on the Plan was solicited regarding permanent supported housing needs; allocation of ESG funds; updating performance standards for ESG funded activities; and use of the Homeless Management Information System (HMIS) from ESG funded agencies and other stakeholders in preparation for the city's formula funding. Participants were asked for opinions on activities to address homelessness and subpopulations to be served by homeless assistance programs and consideration was given to HUD's encouragement of allocating ESG funds for rapid re-housing.

Addressing the needs of the chronically homeless population has proven challenging due to the severe shortage of affordable rental housing in Somerville, particularly for those with limited or no income and special needs often associated with chronic homelessness. Low vacancy rates have created a highly competitive rental market, where landlords are less inclined to house individuals experiencing chronic homelessness. As a result, Emergency Solutions Grants (ESG) recipients have focused on homelessness prevention and serving at-risk populations. However, recognizing that serving the chronically homeless is a priority for the Continuum of Care (CoC), the Office of Strategic Planning and Community Development (OSPCD) will increase efforts to gather information and identify successful strategies to inform ESG funding allocations for this priority population.

2. **Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

Table 2 – Agencies, groups, organizations who participated

	Agency/Group/Organization	**Somerville Council on Aging**
	Agency/Group/Organization Type	Services – Elderly Persons Services – Health Services – Narrowing the Digital Divide Other Government – Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs
	Briefly Describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Members of the Action Plan team attended a board meeting of the Council on Aging, and Council on Aging staff members answered the survey. They had concerns on lifestyle affordability for seniors, particularly related to housing. They also raised concerns about the quality of infrastructure of their program spaces.
	Agency/Group/Organization	**The Welcome Project**
	Agency/Group/Organization Type	Services – Housing Services – Education Services – Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly Describe how the Agency/ Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A member of the organization responded to the survey with concerns over access to services for low-income and immigrant households, specifically housing and job opportunities.
	Agency/Group/Organization	**Office of Strategic Planning and Community Development**
	Agency/Group/Organization Type	Housing Services – Housing Service – Fair Housing Services – Narrowing the Digital Divide Agency – Management of Public Land or Water Resources Other government – Local Planning organization Grantee Department

OMB Control No: 2506-0117 (exp. 09/30/2021)

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs – Chronically homeless Homeless Needs – Families with children Homeless Needs – Veterans Homeless Needs – Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Lead-based Paint Strategy Anti-poverty Strategy
	Briefly Describe how the Agency/ Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Members of the team reviewed the draft plan and helped with financial allocation decisions. Several staff members also answered the survey, citing concern over housing affordability, the availability of green space, rising costs across the city, and service barriers to low-income households.
	Agency/Group/Organization	**Somerville Housing Authority**
	Agency/Group/Organization Type	Housing Services – Housing Service – Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly Describe how the Agency/ Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A member of the organization responded to the survey and expressed concerns for a lack of permanent supportive housing programs, and affordable housing in general.
	Agency/Group/Organization	**Somerville Veteran's Services**
	Agency/Group/Organization Type	Other Government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs – Veteran's Non-Homeless Special Needs
	Briefly Describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A member of the organization's staff responded to the survey and noted concerns for veterans and low-moderate income people in general in areas of housing affordability, employment challenges, and homelessness.
	Agency/Group/Organization	**Somerville Office of Infrastructure and Asset Management**
	Agency/Group/Organization Type	Agency – Management of Public Land or Water Resources Other Government – Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis

OMB Control No: 2506-0117 (exp. 09/30/2021)

	Briefly Describe how the Agency/ Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A member of the organization responded to the survey and expressed concern over housing costs, open space, and families being priced out of the city.
	Agency/Group/Organization	**Somerville Public Schools**
	Agency/Group/Organization Type	Services – Children Services – Education Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs – Families with children Non-Homeless Special Needs
	Briefly Describe how the Agency/ Group/ Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A staff member of the organization responded to the survey. They expressed concern over the high cost of living in the city and the particular need for programs for the very low-income population, as well as the needs of the immigrant community and youth.
	Agency/Group/Organization	**Mystic Learning Center**
	Agency/Group/Organization Type	Services – Children Services – Education Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs – Families with Children
	Briefly Describe how the Agency/ Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A member of the organization's staff responded to the survey and worried about the wellbeing of several vulnerable populations in the city, including those in the organization's teen/young adult programs.
	Agency/Group/Organization	**Somerville Food Access and Healthy Communities**
	Agency/Group/Organization Type	Services – Health Other Government – Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly Describe how the Agency/ Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A member of the organization responded to the survey with concerns about vulnerable populations not being able to access services, and issues with housing affordability in the city. Long waitlists for services and need for food access were also mentioned.
	Agency/Group/Organization	**Somerville Community Corporation**

OMB Control No: 2506-0117 (exp. 09/30/2021)

	Agency/Group/Organization Type	Housing Services – Housing Services – Employment Service – Fair Housing Services – Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs
	Briefly Describe how the Agency/ Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A member of the organization responded to the survey with concern over affordability of housing for homeowners and renters, and for the wellbeing of the immigrant community.
	Agency/Group/Organization	**East Somerville Main Streets**
	Agency/Group/Organization Type	Services – Employment Business and Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis Economic Development
	Briefly Describe how the Agency/ Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A member of the organization responded to the survey with concern for small business owners in the current economy, and the need for affordable commercial space in the city.
	Agency/Group/Organization	**Somerville Homeless Coalition**
	Agency/Group/Organization Type	Housing Services – homeless
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homeless Needs – Chronically homeless Homeless Needs – Families with children Homeless Needs – Veterans Homeless Needs – Unaccompanied Youth Homelessness strategy
	Briefly Describe how the Agency/ Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A member of the organization responded to the survey with concerns for the well-being of community members experiencing food insecurity and homelessness, with the need for more deeply affordable housing options and better infrastructure to help those experiencing homelessness and at risk of homelessness.
	Agency/Group/Organization	**Massachusetts Alliance of Portuguese Speakers**

OMB Control No: 2506-0117 (exp. 09/30/2021)

	Agency/Group/Organization Type	Services – Housing Services – Children Services – Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly Describe how the Agency/ Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A member of the organization attended the public hearing. They expressed that affordable housing is the biggest issue affecting the city, and they see seniors as the group with the largest amount of needs.

Identify any Agency Types not consulted and provide rationale for not consulting

The city contacts many organizations through various outreach methods and techniques including meetings, emails, phone calls and surveys to solicit input and participation in the planning process. OSPCD believes that all critical agency types were consulted during the participation and consultation process and did not intentionally fail to consult with any particular agency/interest group.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Table 3 – Other local / regional / federal planning efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Balance of State	Reduce and Mitigate Homelessness

OMB Control No: 2506-0117 (exp. 09/30/2021)

AP-12 Participation – 91.105, 91.200(c)

Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

The City opened the opportunity for citizen participation through a public meeting, held during the drafting process, advertised two weeks in advance through the local paper and web posting, and began a 30 day comment period through which citizens could voice their opinions on the plan via email or paper letter.

Citizen Participation Outreach

Table 4 – Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	Non-targeted/ broad community, Other - City Staff/Service Providers	17 respondents to online survey	There were a variety of comments, but common themes were cost of housing/need for more affordable housing, and access to services for populations in need.	There were no comments not accepted.	
2	Public Meeting	Non-targeted/ broad community	2 persons were in attendance	Comments about public housing logistics, affordable housing in general, and senior needs	There were no comments not accepted.	
3	Meeting Attended	Other - Seniors	14 persons were in attendance, 2 were city staff	Questions about availability of funds and possible future projects to be funded for seniors.	There were no comments not accepted.	
4	Meeting Attended	Non-targeted/ broad community, Other – Service Providers	27 persons in attendance, 5 were city staff	Question about using CDBG for physical updates to buildings v. services, several attendees had already responded to survey	There were no comments not accepted.	
5	Newspaper Ad	Non-targeted/ broad community	No responses were received	N/A	There were no comments not accepted.	

OMB Control No: 2506-0117 (exp. 09/30/2021)

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The 2026-2027 Annual Action Plan details the programs, allocated entitlement funds, and other resources that will carry out the objectives of Somerville's larger community development and homelessness strategies. The flexible nature of the CDBG program enables the city to implement a multi-faceted strategy to address the housing, economic development, and Urban Landscape challenges faced by low- and moderate-income residents in Somerville. The HOME program will continue to provide a range of direct housing assistance programs including rental assistance, homeownership assistance, and the creation of new units in conjunction with a local CHDO and financing partners. The ESG program will continue to provide funds for emergency shelters and transitional housing to help people reach independent living, striving to help homeless individuals and families, and groups at-risk of homelessness (victims of domestic violence, youth, people with mental illness, families with children, and veterans). Social service agencies receiving ESG funds will demonstrate a match. Somerville has also received an allocation of HOME-ARP funds, which will be used to fund supportive services for qualifying populations and operating and capacity support for non-profits that will carry out those supportive service activities.

In addition to these federal funding resources, the City of Somerville uses local funding to support these goals.

- The Community Preservation Act (CPA) program supports affordable housing, open space, and outdoor recreation. The source of funding is a surcharge on local property taxes with a proportional annual distribution from the state. In 2024 Somerville voters doubled the level of funding that will generate approximately $6,000,000 annually starting in FY26. Somerville commits slightly more than half of its CPA funds to affordable housing each year, with the balance going to public improvements. CPA has been an important source of funding for accessibility improvements, capital improvements to buildings that serve vulnerable populations, and park upgrades. CPA often serves as a match for projects which receive CDBG and other state grants.
- The Somerville Affordable Housing Trust Fund (SAHTF) aggregates funding from numerous sources, primarily CPA, linkage fees, certain fractional unit payments, and one-time appropriations to support a range of affordable housing projects including acquisition, construction, rehabilitation, and renter or homeowner assistance. SAHTF revenue varies annually but can be expected to generate approximately $2,000,000 annually from sources other than CPA.
- The Somerville Job Creation and Retention Trust (SJCRT) funds job training and workforce readiness programs geared especially towards the low to moderate income population in Somerville. The Trust focuses on preparing individuals for entering or improving their standing in the up-and-coming job industries emerging in the local economy. The SJRT receives funding through linkage fees on commercial developments which vary widely year to year but have averaged approximately $200,000 annually over the past decade.

OMB Control No: 2506-0117 (exp. 09/30/2021)

Anticipated Resources

Table 5 - Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of ConPlan: $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public-federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,467,345	75,000	2,477,825	5,020,170	5,000,000	Funding will be spent on a range of activities covering affordable housing, economic development, public infrastructure, and social service activities
HOME	public-federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	479,045.53	50,000	517,544.40	1,046,589.93	1,000,000	Funding will be spent on a range of activities targeting various affordable housing needs including rental assistance, home ownership assistance, and new housing development.
ESG	public-federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	217,775	0	218,817	436,592	400,000	Funding will be spent on various activities targeted towards homelessness prevention.

OMB Control No: 2506-0117 (exp. 09/30/2021)

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 of Somerville seeks to leverage or supplement many of the activities it undertakes with some type of match or leveraging component. The following is a brief description of the matching or leveraging strategy for different program areas.

Housing: The city has had a successful track record of using HOME funds as matching funds in larger scale development projects. These projects typically utilize multiple funding sources including low-income tax credit financing, State Affordable Housing Trust funds, and other subsidy sources. The City's primary source of match is the value of real property permanently contributed to HOME-eligible units through certain Zoning Ordinances. The match value is the difference between the appraised value and the sale value of 80% AMI homeownership units. Additional funding sources that are used for affordable housing projects are the local Affordable Housing Trust, Community Preservation Act, and fee/permit wavering. Local Affordable Housing Trust and Community Preservation Act funding is typically provided to develop HOME-assisted or HOME-eligible housing units at below market interest rates which provide further match support.

Economic Development: The city encourages any participant of any of the City's economic development programs to demonstrate leverage or provide matching funds during the application process. The business retention and expansion programs require that any business seeking CDBG financing demonstrate the ability to obtain a portion of the financing needed from private banks or other lending sources. The city, in turn, will provide gap financing in exchange for compliance with job creation requirements. The City also requires matching funds from any business participating in the Small Business technical assistance program. The City's Jobs Trust Fund does ask nonprofits that apply for funding about matching funds, and many accepted proposals do include matching funds, but for Jobs Trust funding this is not a requirement.

Streetscape and Infrastructure: Most recently the city has been able to leverage CDBG funds with funds obtained from the State's Rideshare surcharge fee to deliver pedestrian safety improvements in eligible neighborhoods. The city has also received state funded Safe Streets grants for certain traffic calming and pedestrian safety improvements. The city will continue to use this model as suitable projects and opportunities present themselves.

Parks and Open Space: The city has successfully leveraged CDBG funding with State PARC grant funds and Community Preservation Act funds to deliver quality recreational and open space projects in low-income neighborhoods. The city will continue to seek opportunities using these funding models and any others that the Parks team deems relevant. The city has an Open Space and Recreation Plan which will guide investment in parks and open space over the next six years.

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

Not relevant.

OMB Control No: 2506-0117 (exp. 09/30/2021)

Discussion

The City of Somerville has been highly successful in maximizing the full programmatic and financial efficacy of its entitlement funds. The city has developed innovative programs to leverage both financial and non-financial resources to improve the living standards of the low to moderate income community in terms of affordable housing, economic opportunities, and improved living environments.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Table 6 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	
1	Create and Preserve Affordable Housing	2026	2027	Affordable Housing Public Housing	City Wide	Bridging the Equity Gap	CDBG: $1,462,243.25 HOME: $479,045.53	Rental units constructed: 10 Household Housing Units Rental units rehabilitated: 4 Household Housing Units Homeowner housing rehabilitated: 4 Household Housing Units Direct financial assistance to homebuyers: 5 Households Assisted TBRA/Rapid Re-housing: 5 Households Assisted
2	Neighborhood Stabilization and Revitalization	2026	2027	Non-Homeless Special Needs Non-Housing Community Development	City Wide East Somerville Union Square	Bridging the Equity Gap	CDBG: $135,000	Businesses assisted: 20 Businesses Assisted
3	Infrastructure and Urban Environment Improvements	2026	2027	Non-Housing Community Development	City Wide	Modernizing and Creating Sustainability	CDBG: $375,000	Public facility or infrastructure activities other than low/moderate income housing benefit: 10,000 Persons Assisted

OMB Control No: 2506-0117 (exp. 09/30/2021)

4	Improve Facilities that Serve Community Needs	2026	2027	Non-Homeless Special Needs Non-Housing Community Development	City Wide	Modernizing and Creating Sustainability	CDBG: $125,000	Public facility or infrastructure activities for low/moderate income housing benefit: 5,000 households assisted Buildings Demolished: 1 Building
5	Supporting Vulnerable Populations	2026	2027	Non-Homeless Special Needs Non-Housing Community Development	City Wide	Serving the needs of at-risk populations	CDBG: $370,101.75	Public services activities other than low/moderate income housing benefit: 500 Persons Assisted
6	Mitigating and Ending Homelessness	2026	2027	Homeless	City Wide	Serving the needs of at-risk populations	ESG: $217,775	Tenant-based rental assistance/Rapid Rehousing: 2 Households Assisted Homeless Person Overnight Shelter: 200 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 4 Beds Homelessness Prevention: 100 Persons Assisted

OMB Control No: 2506-0117 (exp. 09/30/2021)

Goal Descriptions

Goal Name	Goal Description
Create and Preserve Affordable Housing	The activities undertaken with this goal will directly address the lack of suitable and decent affordable housing through a combination of programs and focused priorities.
Neighborhood Stabilization and Revitalization	This goal is aimed at addressing the economic opportunity gaps faced by the low- to moderate-income community. The activities and programs undertaken in this area will aim to raise the standard of living for the most economically vulnerable members of the community by creating quality, attainable job opportunities. The City will also focus on aiding vulnerable small business owners that may be disproportionately at risk of impacts caused by the city's rapid expansion cycle.
Infrastructure and Urban Environment Improvements	This goal is aimed at making physical and programmatic improvements to ensure a suitable and healthy environment for low- to moderate-income residents.
Improve Facilities that Serve Community Needs	This goal aims at addressing the city's broad need for new or updated public facilities by undertaking or supporting these activities.
Supporting Vulnerable Populations	The needs of the low- to moderate-income community vary across a wide range of social service categories. This goal will focus on expanding the network of supportive services that will meet the needs of the city's socioeconomically vulnerable population as identified in this plan.
Mitigating and Ending Homelessness	This goal is aimed at addressing the immediate needs of the city's population of the unhoused and those at risk of becoming homeless. The City will work closely with the Balance of State Continuum of Care, homelessness providers, and housing authority to identify those individuals and families that are in urgent need of these services, and to fill in service gaps wherever possible.

OMB Control No: 2506-0117 (exp. 09/30/2021)

Projects

AP-35 Projects – 91.220(d)

Introduction

Below please find the anticipated list of Projects for the 2026-2027 Action Plan. The City has allocated funds in the HOME Investment Partnership grant, Emergency Solutions grant, and Public Services programs in accordance with the federally mandated expenditure caps and guidelines for those programs. The city has also applied for a Section 108 loan for a large affordable housing and infrastructure project.

Projects

Table 7 - Project Information

#	Project Name
1	Housing Acquisition and Rehab
2	Section 108 Repayment
3	Small Business Resiliency
4	Parks and Recreation Open Space Improvements
5	Tree Planting and Urban Forestry
6	Neighborhood Infrastructure Improvements
7	Slum & Blight/Community Spaces
8	Public Services 2026
9	2026 Admin
10	HOME Housing Development Special Projects
11	Tenant Based Rental Assistance
12	First-Time Homebuyer Assistance
13	CHDO Operating
14	CHDO Set Aside
15	HOME Admin
16	ESG Homelessness Shelter, Outreach, and Prevention

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of Somerville and Office of Strategic Planning and Community Development have allocated funds in a manner that attempts to maximize the leverage capacity of this program funding. The specific project allocations shown above were based on the analyses informing priority needs, the availability of upcoming projects, and the ability to leverage additional funding sources with these funds. In adherence to the various categorical limits and restrictions of the various programs, public service funds will not exceed 15% of the CDBG entitlement. These services will be designed to meet the needs of low-income residents by improving access to supportive services for adults, children, seniors and disabled residents. HOME Investment Partnership funds will be allocated according to categorically eligible programs and include the required CHDO set-aside allocations. The Emergency Solution Grant funds are allocated to non-profit agencies providing homeless services and homelessness prevention activities. Together with the Continuum of Care, the city has identified homeless needs and formulated priorities and programs to address them.

OMB Control No: 2506-0117 (exp. 09/30/2021)

AP-38 Project Summary

Project Summary Information

	Project Name	**Housing Acquisition and Rehab Program**
	Target Area	City Wide
	Goals Supported	Create and Preserve Affordable Housing
	Needs Addressed	Bridging the Equity Gap
	Funding	CDBG: $500,000
	Description	This program will continue to support various housing development projects. CDBG funds will primarily be used to undertake rehabilitation work but may also fund housing acquisition activities on a limited basis. The City will also continue to operate its existing Home Rehab program, now called the Home Improvement Program, to income eligible residents citywide.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 8 households will be assisted through this program in FY27. The program will benefit a range of individuals and family types based on the number and type of units that are rehabilitated and/or acquired.
	Location Description	The program is based on homeowner and/or tenant eligibility so is therefore eligible citywide. The city will continue to operate its traditional Housing Rehab program and provide support to other housing development projects.
	Planned Activities	The City will fund housing rehab projects for units occupied by income eligible owners or tenants. The program has been re-designed to emphasize health and safety components such as de-leading and energy efficiency
	Project Name	**Section 108 Project**
	Target Area	Alewife Brook/Clarendon Hill
	Goals Supported	Create and Preserve Affordable Housing
	Needs Addressed	Bridging the Equity Gap
	Funding	CDBG: $468,774.25
	Description	Repayment of Section 108 Loan for Affordable Housing Development
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The proposed new development will be a multi-phase redevelopment project with 216 replacement state public housing units and 80 new affordable housing units. 130 state public housing units and 38 new units have been constructed as part of Phase I. The remaining public housing replacement units, affordable units, and approximately an additional 300 market rate units will be constructed in future phases of the project.
	Location Description	Affordable housing development projects are targeted for the Clarendon Hill/Alewife neighborhood.
	Planned Activities	The proposed new development will be a multi-phase redevelopment project with 216 replacement state public housing units and 80 new affordable housing units. 130 state public housing units and 38 new units have been constructed as

OMB Control No: 2506-0117 (exp. 09/30/2021)

		part of Phase I. The remaining public housing replacement units, affordable units, and approximately an additional 300 market rate units will be constructed in future phases of the project.
	Project Name	**Small Business Resiliency Program**
	Target Area	Citywide East Somerville Union Square
	Goals Supported	Neighborhood Stabilization and Revitalization
	Needs Addressed	Bridging the Equity Gap
	Funding	CDBG: $135,000
	Description	This program will combine technical assistance and direct financial assistance to support micro-enterprises and local small businesses in income eligible areas.
	Target Date	6/30/27
	Estimate the number and type of families that will benefit from the proposed activities	This project is designed to deliver technical assistance to the city's most economically vulnerable small business or micro-enterprise owners. The city will target low to moderate income business owners or small businesses located in targeted, underserved neighborhoods that provide essential goods and services to the community. Many of the business owners targeted with this effort will be high support needs business owners, many of whom are also first-time business owners. The City aims to assist 20 eligible businesses.
	Location Description	The city will target its outreach efforts to small businesses located in the previously identified target neighborhoods of Union Square and East Somerville. These neighborhoods have the highest concentration of low-income, family-operated small businesses in the city and are also served by local Main Streets organizations that work closely with these businesses on technical assistance issues and coordination with the City. Some assistance will also be offered to small businesses city-wide.
	Planned Activities	OSPCD staff will partner with the local Main Street Organizations and other specialized T/A providers to support local small businesses with construction impact mitigation, marketing efforts, OSHA and ServSafe training, financial literacy, and other business management needs.
	Project Name	**Parks and Recreation Open Space Improvements**
	Target Area	LMI Areas
	Goals Supported	Infrastructure and Urban Environment Improvements
	Needs Addressed	Modernizing and Creating Sustainability
	Funding	CDBG:$200,000
	Description	This project will create and revitalize quality recreational open spaces in the city’s most densely populated and underserved neighborhoods.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the	The city will target its Parks and Open Space activities in the previously identified target areas. The activities identified will be aimed at benefitting areas that serve primarily low to moderate income residents. As a result of the densely populated nature of Somerville's neighborhoods, OSPCD is confident

OMB Control No: 2506-0117 (exp. 09/30/2021)

	proposed activities	that most activities will serve about 10,000 low to moderate income persons.
	Location Description	The city will focus its parks and open space activities on the low to moderate income neighborhoods that demonstrate the greatest need and lack of suitable green space and recreational amenities.
	Planned Activities	Parks and recreational open space infrastructure projects including new park construction and other recreational space amenities.
	Project Name	**Urban Forestry/Street Tree Program**
	Target Area	LMI Areas
	Goals Supported	Infrastructure and Urban Environment Improvements
	Needs Addressed	Modernizing and Creating Sustainability
	Funding	CDBG: $75,000
	Description	This program will continue to complement the City's tree planting program in income eligible areas.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The City will target its Green Infrastructure and Urban Forestry activities in predominantly low to moderate income eligible census tracts across the city. The activities identified will be aimed at benefiting areas that serve primarily low to moderate income residents. As a result of the densely populated nature of Somerville's neighborhoods, OSPCD anticipates that these activities will serve 10,000 low to moderate income persons.
	Location Description	The City will target tree planting efforts across low-income eligible census tracts across the city.
	Planned Activities	The City will plant trees in eligible low to moderate income census tracts.
	Project Name	**Neighborhood Infrastructure and Improvement Program**
	Target Area	LMI Areas
	Goals Supported	Infrastructure and Urban Environment Improvements
	Needs Addressed	Modernizing and Creating Sustainability
	Funding	CDBG: $100,000
	Description	This project will focus on infrastructure, streetscape, and multi-modal safety improvements including traffic calming, ADA improvements, and utility improvements in underserved and income eligible areas.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The city will target its infrastructure investments in the previously identified target areas. The activities identified will be aimed at benefiting areas that serve primarily low to moderate income residents. As a result of the densely populated nature of Somerville's neighborhoods, OSPCD anticipates that these activities will serve 10,000 low to moderate income persons.
	Location Description	The city will focus its streetscape and infrastructure activities on the low to moderate income neighborhoods that are most impacted by the recent development of new transit stations. These neighborhoods include Union Square, Central Broadway, East Somerville, and Gilman Square.
	Planned Activities	The city will undertake streetscape and infrastructure investments that will improve pedestrian and multi-modal safety and provide widespread access to

		transit. The city will also seek opportunities to invest in utility improvements, when and if needed.
	Project Name	**Slums and Blight/Community Spaces**
	Target Area	City Wide, LMI Areas
	Goals Supported	Improve Facilities that Serve Community Needs
	Needs Addressed	Modernizing and Creating Sustainability
	Funding	CDBG: $125,000
	Description	Identify and repurpose dilapidated public assets for the purpose of converting to accessible public facilities and community spaces.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	5,000 low- and moderate-income residents will benefit from improvement of facilities that provide community services, as well as the clearance of slums and blight in predominantly low- and moderate-income neighborhoods.
	Location Description	The city will target the removal of blighted structures citywide that need demolition or clearance for health and public safety purposes in low- and moderate-income neighborhoods and invest in the improvement of spaces that provide community services to low- and moderate-income residents city-wide.
	Planned Activities	The City will monitor and identify any public structures in eligible neighborhoods that need demolition and clearance for health and public safety purposes.
	Project Name	**Public Services**
	Target Area	City Wide
	Goals Supported	Supporting Vulnerable Populations
	Needs Addressed	Serving the Needs of At-Risk Populations
	Funding	CDBG: $370,101.75
	Description	This program will fund local nonprofit organizations and agencies that provide vital supportive services to the most economically vulnerable members of the community to include low-income individuals and families, seniors and people with disabilities. Enrichment, employment, and affordable childcare services will be designed for young people. 15 percent of the available CDBG funds will be earmarked for various public service activities.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Expect to serve 500 low-income residents with Public Service funding. Services will benefit low-income individuals, low-income families and their children, seniors and disabled adults.
	Location Description	The social services and programs funded under the public services program are available to any eligible low to moderate income individual or household citywide.
	Planned Activities	The City of Somerville issued a request for proposals to local social service and

OMB Control No: 2506-0117 (exp. 09/30/2021)

		non-profit organizations and agencies that can provide a wide range of supportive services to benefit the city's most economically vulnerable populations with an added focus on those programs that serve the youth, elderly, and those with disabilities, as well as nutrition and workforce readiness.
	Project Name	**CDBG Administration**
	Target Area	City Wide
	Goals Supported	Create and Preserve Affordable Housing
	Needs Addressed	Bridging the Equity Gap
	Funding	CDBG: $493,469
	Description	Program administration and planning expenses. All priority needs will be covered under this project but to keep the structure of the plan this is sorted under Building Communities of Opportunity and Create and Preserve Affordable Housing for this project as it is the goal with the largest amount of funding in the plan.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	This project will cover the administrative costs of operating and administering the CDBG program
	Project Name	**HOME Housing Development Special Projects**
	Target Area	City Wide
	Goals Supported	Create and Preserve Affordable Housing
	Needs Addressed	Bridging the Equity Gap
	Funding	HOME: $235,331.87
	Description	Housing Special Project funds are available to for-profit and non-profit developers of affordable housing for the acquisition, demolition, pre-development, and construction costs of both rental and home-ownership housing projects located within Somerville.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Ten HOME units for seniors supported by project-based vouchers are expected to be completed within the program year as part of the Waterworks II project being constructed by the Somerville Housing Authority. The property will include a total of 21 new public housing units for seniors all supported by project-based vouchers. Two HOME units are expected to be completed early in the program year, following completion of masonry work at a property on Somerville Avenue. This project has a total of 9 units affordable to households at or below 100% AMI with both HOME units being restricted at 50% AMI. The city has also conditionally committed funding to a Just-A-Start project at 24

OMB Control No: 2506-0117 (exp. 09/30/2021)

		Webster Avenue. This project will be comprised of approximately 42 units, all affordable to households earning at or below 60% AMI. Eleven of those units are expected to be HOME units, with 8 restricted at 60% AMI and 3 restricted to 50% AMI. Funds have also been committed for the rehabilitation of eight single-room occupancy units on Merriam Street which support households in need and services to maintain their housing. All eight units will be supported with project-based vouchers, restricted through the HOME Program, and be affordable to extremely low-income households. Although 24 Webster Avenue is not expected to be completed within Program Year 2025, we expect these units to be completed during the 2024-2028 ConPlan period. The city will continue to look for additional development projects to support city-wide that will benefit a wide array of families.
	Location Description	HOME Special projects take place city-wide. The 24 Webster Avenue project is in the Union Square are and the Merriam St. development is in the Innerbelt/Brickbottom area. The City will continue to look for other projects to fund throughout the city.
	Planned Activities	The City will seek opportunities to invest HOME funding in projects that create new affordable housing units at various income eligible levels.
	Project Name	**Tenant Based Rental Assistance**
	Target Area	City Wide
	Goals Supported	Create and Preserve Affordable Housing
	Needs Addressed	Bridging the Equity Gap
	Funding	HOME: $50,000
	Description	Tenant-Based Rental Assistance funds are available to subsidize and stabilize income-qualified tenants of rental housing units located within Somerville. Funds are targeted to households at risk of homelessness and groups identified as having special needs.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	We expect to assist 5 households with Tenant based rental assistance through existing TBRA contracts, funded with prior year funds, and by awarding additional funding.
	Location Description	The Tenant Based Rental Assistance program is available city wide to any eligible income qualified household.
	Planned Activities	Rental assistance for qualifying individuals and households.
	Project Name	**First-Time Homebuyer Assistance**
	Target Area	City Wide
	Goals Supported	Create and Preserve Affordable Housing
	Needs Addressed	Bridging the Equity Gap
	Funding	HOME: $50,000
	Description	The homebuyer assistance program provides closing costs and down payment assistance to eligible low to moderate income persons.

OMB Control No: 2506-0117 (exp. 09/30/2021)

	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Provide direct financial assistance to approximately 5 income eligible first-time homebuyer households.
	Location Description	The program is available city wide to any income eligible applicant.
	Planned Activities	Fund and operate a first-time homebuyer closing cost assistance program for income eligible households.
	Project Name	**CHDO Operating**
	Target Area	City Wide
	Goals Supported	Create and Preserve Affordable Housing
	Needs Addressed	Bridging the Equity Gap
	Funding	HOME: $23,952.28
	Description	As an eligible component of the HOME program, CHDO operating funds of 5% are set aside from the City's annual HOME program entitlement grant to assist the City's current Community Housing Development Organization (CHDO), the Somerville Community Corporation with its costs to operate its non-profit housing development department.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Currently, Somerville Community Corporation is the only CHDO certified in the city. Somerville Community Corporation offers first-time homebuyer counseling, financial and digital literacy, and career coaching services to hundreds of low- and moderate-income residents in Somerville in addition to creating affordable housing. Operating support allows them to continue running these various programs by supporting the cost of staff salaries and other general operating expenses.
	Location Description	Somerville Community Corporation serves all Somerville Residents, but most operating support with occur at their offices on Somerville Avenue.
	Planned Activities	Support operating expense needs of certified community housing development organizations within Somerville.
	Project Name	**CHDO Set Aside**
	Target Area	City Wide
	Goals Supported	Create and Preserve Affordable Housing
	Needs Addressed	Bridging the Equity Gap
	Funding	HOME: $71,856.83
	Description	As an eligible component of the HOME Program a 15% reserve allocation is set-aside from the City's annual HOME entitlements to be put towards eligible CHDO sponsored affordable housing development projects. Currently, the city's only certified CHDO, Somerville Community Corp, is the annual recipient of the City's CHDO reserve allocation.
	Target Date	6/30/2027
	Estimate the	Somerville Avenue is currently the only project funded with CHDO Set-Aside

	number and type of families that will benefit from the proposed activities	funding. This project is the rehabilitation of 9 units that have been offline due to a fire in 2021. All units are affordable for households earning at or below 100% AMI, and two of these units will be HOME units affordable to households earning at or below 50% AMI. This project is expected to be completed early in the program year. The city will continue to search for the next CHDO project.
	Location Description	This activity is not location specific, but projects will be located within the City of Somerville
	Planned Activities	Support our community housing development organization with the creation of affordable housing opportunities.
	Project Name	**HOME Admin**
	Target Area	City Wide
	Goals Supported	Create and Preserve Affordable Housing
	Needs Addressed	Bridging the Equity Gap
	Funding	HOME: $47,904.55
	Description	Program, planning, and administrative expenses including staffing costs.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Program administration expenses assist staff with completing all the administration work necessary to fund HOME activities that benefit low- and moderate-income people. Please refer to the individual projects to review the number and types of families we expect to have benefitting from our proposed activities during Program Year 2026.
	Location Description	Most administrative work takes place at the City Hall Annex or Tufts Administration Building, but staff may perform site visits city-wide.
	Planned Activities	Salaries and administrative costs related to administration of the HOME grant.
	Project Name	**ESG Homelessness Shelter, Outreach, and Prevention**
	Target Area	City Wide
	Goals Supported	Mitigating and Ending Homelessness
	Needs Addressed	Serving the Needs of At-Risk Populations
	Funding	ESG:$217,775
	Description	This project will fund the various programs and activities eligible through the Emergency Solutions Grant program. The four eligible areas for ESG funding are the shelter operations and essential services, rapid rehousing, homelessness prevention, and HMIS reporting.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 300 individuals will be assisted through ESG funding.
	Location Description	The ESG program is administered city wide
	Planned Activities	Shelter operations, Street Outreach, Rapid Rehousing, Homeless Prevention, and HMIS

OMB Control No: 2506-0117 (exp. 09/30/2021)

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

All the included strategy areas in this plan are areas of the city with a high low- and moderate-income population, as well as notable neighborhood identities. The program funds will be deployed citywide across the various eligible census tracts and on programs where eligibility is determined on an individual applicant basis.

Geographic Distribution

Table 8 - Geographic Distribution

Target Area	Percentage of Funds
City Wide	55%
LMI Areas	
Alewife Brook/Clarendon	25 %
East Somerville	5%
Union Square	5%
Innerbelt/Brick Bottom	10%
Winter Hill/Mystic	
Gilman Square	

Rationale for the priorities for allocating investments geographically

The City has determined that all the target areas demonstrate both the greatest areas of need and have the most feasible opportunities to deploy entitlement funds. Low- and moderate-income residents throughout the city benefit from services and facilities that are dedicated to supporting special needs populations. LMI areas encompass neighborhoods that contain higher concentrations of low- and moderate-income residents (51% or higher, per census data) anywhere in Somerville. The specific neighborhoods listed have concentrated LMI populations as well as sites that have potential for redevelopment to meet the needs identified in the consolidated plan. The availability and readiness of certain projects within the city's priorities affect which projects, and therefore which target areas get allocations year-by-year.

Discussion

The city believes that by concentrating investments in these target locations, it will be able to achieve its intended results in the most efficient and timely manner possible. Additionally, the City hopes to employ its entitlement funds to both enhance and mitigate some of the opportunities and risks presented by the planned revitalization efforts in these target areas.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City's Housing Rehabilitation Program incorporates activities previously carried out under the Lead Hazard Reduction Grant, with a renewed focus on addressing urgent repair needs, improving energy efficiency, and maximizing the use of financial resources from partner agencies. The program is available to income-eligible residents, with priority given to projects that present immediate health and safety risks to occupants and the surrounding community, as well as to units within the City's portfolio of affordable housing.

The HOME program will continue to offer a set of programs that include Tenant Based Rental Assistance, First Time Homebuyer Closing Cost Assistance, CHDO Set-aside, and Operational Funding. Program staff will continue to seek opportunities to utilize HOME entitlement funds on new development projects.

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households to be Supported	
Homeless	
Non-Homeless	17
Special-Needs	
Total	

Table 6 - One Year Goals for Affordable Housing by Support Type

One Year Goals for the Number of Households Supported Through	
Rental Assistance	2
The Production of New Units	0
Rehab of Existing Units	10
Acquisition of Existing Units	5
Total	17

Discussion

The City will use a mix of CDBG and HOME funds to continue to deliver on its core goal of increased housing affordability. The key areas of focus will be the preservation of existing units through acquisition of expiring use properties, rehabilitation, and the development of new affordable housing units. Both CDBG and HOME funding are used to preserve and maintain existing units. HOME funding is also used to develop new affordable housing, support first-time homebuyers with closing cost or downpayment assistance, and assist homeless or at-risk of homelessness households with rental assistance.

The City is currently in the process of entering into a Section 108 loan to close significant funding gaps in the future phases of the Clarendon Hill redevelopment project which has faced numerous unforeseen financing challenges due to the current economic conditions of rising construction and financing costs.

The numeric goals above represent only those households assisted in projects that are anticipated to be completed in Program Year 2026. The city anticipates supporting additional households in underway projects. Those goals will be reported in future Action Plans.

AP-60 Public Housing – 91.220(h)

Introduction

The City of Somerville will continue to rely on the Somerville Housing Authority to be the major provider of deeply subsidized housing through public housing and vouchers. SHA waiting lists are filled with households who cannot afford rental units on the private market. To that end, a high priority of the City of Somerville and the Housing Authority is to increase the number of deeply subsidized affordable units, as well as to make capital improvements to its properties to ensure a safe and livable environment for its residents. SHA has completed Phase I of the Clarendon Hill redevelopment which replaces 130 state-funded public housing units and creates 38 new affordable housing units. Phase I was supported with $8.25M in local City resources. Their development partner, Preservation of Affordable Housing (POAH), is preparing to market the new affordable housing units while SHA prepares to relocate public housing residents to the newly reconstructed units and fill the formerly vacant units from their waitlist. The city is preparing to support Phase II with Section 108 financing. Phase II will replace 71 state public housing units and create 21 units of new affordable housing. This phase is expected to begin construction in the Fall, following financing approvals. The third phase of the Clarendon Hill development will replace the final 15 public housing units and create 21 new affordable units. In total, this redevelopment replaces all 216 state public housing units and creates 78 new affordable units as well as nearly 300 market-rate units in the Alewife Brook/Clarendon target area.

Actions planned during the next year to address the needs of public housing

The Somerville Housing Authority's 5 Year Plan, released in 2023, identifies the strategies they will employ to address Housing Needs. SHA will continue to work with partner agencies to stabilize tenancies, including participation in emergency rental assistance programs, to make capital improvements and renovations, and to advance development projects that will create new affordable rental units.

SHA and the City of Somerville will continue to support the two housing development projects that are currently under construction.

- The ongoing Clarendon Hill redevelopment project will replace 216 state-aided public housing units and add 80 new income-restricted rental units in a mixed income development with additional market-rate units. The city is working closely with partners including the SHA, POAH, and Somerville Community Corporation to complete this project, including the submission of a Section 108 application.
- The Mystic Waterworks II building will add 21 affordable housing units for elderly households earning up to 80% of AMI. This building is located on land the Housing Authority owns adjacent to Mystic Waterworks. This project is close to completion, with a few items outstanding on the construction contract and documentation requirements.

Both projects advance the SHA's mission of creating and expanding decent, safe, and sanitary affordable housing opportunities for low- and moderate-income families, elderly, and people with disabilities. The

projects also address the need for the creation of additional affordable housing due to the high percentage of the city's low-moderate income households that are housing cost burdened. The SHA will further address the housing needs of low-income individuals and families through additional activities as well.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

As described in previous sections, the City and the Somerville Housing Authority will continue to undertake several actions to encourage public housing residents to become more involved in management and participate in homeownership. These actions include:

- Active participation in the tenant's association of each property
- Actively marketing and supporting residents to participate in the city's various affordable housing program opportunities and the state's Section 8/Housing Choice Voucher Program Family Self Sufficiency Program
- The City and Housing Authority will continue to partner with Somerville Community Corporation to offer first time homebuyer and financial literacy classes.
- First Time Home Buyer Assistance will continue to be offered to income-eligible households.

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

Not applicable.

Discussion

The city will continue to work closely with the SHA to help address any future needs that may arise. The SHA will continue to have a seat on the Somerville Affordable Housing Trust Fund and the Somerville Fair Housing Commission, as well as the Community Preservation Committee which determines how to use CPA funds. The city will also continue to work collaboratively with the SHA on future development projects including the completion of the Clarendon Hill redevelopment.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Emergency Solutions Grant (ESG) funds will be one source used by the city to address the needs of homeless people and people with special needs by implementing strategies to prevent homelessness, enable individuals living on the streets to move to housing, and provide services to those living in emergency shelter with the goal of successful permanent housing placements. Through an RFP, nonprofit agencies will be funded with ESG dollars to provide services in 4 primary categories: Emergency Shelter and Essential Services, Homeless Prevention Activities, and HMIS data collection and reporting. In addition to ESG funds, CDBG funds will be used to provide support services to the homeless and other special populations such as veterans, chronically homeless, and people with special needs. HOME funds will also be used for Tenant Based Rental Assistance and new housing development units for formerly homeless households where possible.

Describe the jurisdiction's one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The city engages several groups in outreach and assessment of the needs of the homeless population (including unsheltered people) to determine which community resources are most appropriate in response. Working with the Police and other partners, the City helps the unsheltered homeless by canvassing; engaging clients; accessing or providing emergency and crisis intervention services; undertaking assessments; providing crisis intervention counseling; providing access to any available entitlement, benefits, housing or other resources; direct provision of and/or referral and linkages to health and/or mental health services; and transportation of clients. The City's outreach team works to build trusting relationships with homeless people living on the streets and in encampments, performs assessments for homeless people in the field, and links them to shelter and supportive services that meet their needs. As the Outreach team develops relationships with our street homeless population, this vulnerable population will become more willing to engage with services.

OSPCD collaborates with service agencies and others in the public sector to analyze existing needs and to identify and address funding gaps. The Homeless Point in Time (PIT) Count, organized by the CoC annually, assesses the characteristics of the homeless population in and around Somerville. This data is used by the CoC and its stakeholders to track the changing needs of the homeless. The most recent PIT count was undertaken in January 2026. OSPCD and the CoC use this information to develop and support the coordinated assessment system to match a homeless person's need for housing with available housing vacancies among providers, to improve access to services and to ensure appropriate interventions. Preliminary data for the PIT count indicates that 20 individuals were in emergency shelters or transitional housing, 51 were in warming centers, and 102 were unsheltered.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City's ESG funding will be paired with other public and private funding sources secured by the city's subrecipients (providers and operators of emergency shelters, transitional housing, and support service programs in the area) to fund their shelter and transitional programs. HOME funds are also used to support transitional housing needs. The CoC has a coordinated access system to assess the status of housing and support services. Several nonprofit organizations provide other resources to the homeless and those at risk of homelessness in Somerville. Shelter and transitional programs address the needs of specific populations such as chronically homeless people, families, people with severe substance abuse histories or those suffering from dual or multiple co-occurring disorders.

The city will continue to coordinate with the BoS CoC and social service providers working with homeless people to provide supportive service interventions to assist homeless families and families at risk of homelessness across the city. Shelter programs receive ESG funding for operations and services such as: programs providing support for recovering substance abusers, mental health services, services for survivors of domestic violence and their children, transitional housing for youth, interim housing for street homeless who are awaiting permanent supportive housing placement, and employment/volunteer services.

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

Rapid Re-Housing activities that offer short- or medium-term rental assistance, housing relocation, and housing stabilization services are a part of Somerville's strategy to help transition homeless people into permanent and independent living. The City also funds case management services and comprehensive housing placements to transition families and individuals into stable housing as quickly as possible. ESG awardees enter contracts that as often as possible place clients into stable housing situations that result in individuals not returning to shelters and in placement of long-term stays.

The city will continue to refine strategies to increase placements through efforts to create new rental assistance programs to address the various needs of homeless families and individuals. These programs help working families/individuals, vulnerable families, survivors of domestic violence, and elderly individuals/families move into permanent housing. The city and the CoC will continue their efforts to increase Permanent Sheltered Housing (PSH) for chronically homeless individuals, as well as place veterans into permanent housing and connect them to the necessary services and benefits.

In addition to Permanent Supportive Housing through the CoC and Permanent Housing, case management and supportive services are a crucial component of the City's strategy to help persons experiencing homelessness find housing and maintain stability. There are a variety of supportive service

programs to assist homeless people who have difficulties with income, employment, money management, legal, and housing.

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.

Homeless shelters have become the housing placement choice for many people exiting residential treatment, corrections, or youth programs. The city's shelters and community service providers have come together to develop appropriate specialized services and identified resources to address the needs of this fragile population and attempt to break the cycle of homelessness by providing the permanent housing and supportive services necessary to stabilize individuals exiting systems of care. Peer support projects and community-based organizations have provided case management and residential services to promote stability for this population, as well as veteran programs and young adult programs to address the needs of subpopulations. Formerly homeless young parenting mothers and their infant children will be particularly referred from shelters and other systems of care to ensure they receive case management, parenting skills and develop a plan for independent living.

To be eligible for ESG-funded prevention assistance, programs must assess and document that the household's income is below 30 percent of the Area Median Income (AMI) at intake and does not exceed 30 percent of AMI at subsequent re-evaluations. This criterion ensures that assistance is targeted toward those who would otherwise face homelessness in the absence of ESG support. A household may qualify for prevention assistance if it can be demonstrated that their loss of housing is imminent, they lack appropriate subsequent housing options, and they do not have access to other financial resources or support networks that could assist in maintaining their current housing or obtaining alternative housing.

Additionally, subrecipient case managers provide follow-up support to families and individuals who have been housed to ensure they remain stably housed. This follow-up may involve monthly check-ins, either in person, by phone, or through home visits.

Discussion

In addition to services for homeless people and people at risk of homelessness, support services are needed to assist the working poor who are one crisis away from becoming homeless. The SomerVision 2040 Comprehensive Plan update reinforces Somerville's commitment to the City's housing-related challenges which include: the rising cost of housing, the lack of affordable housing, forced displacement, chronic homelessness, an insufficient variety of housing stock types, and an inadequate condition of the existing housing stock. SomerVision directly addresses these challenges through its goals and policies, with the overarching goal being to create a broad range of programs that prevent homelessness and address the housing needs of the homeless and those at risk of homelessness. SomerVision's policy is

that the City should ensure that a cohesive network exists to prevent individuals and families from becoming homeless.

Through an RFP process, local social service providers will be awarded contracts to address the needs of low-income residents with special needs. The City will award Public Service Grant funds to nonprofit agencies to provide supportive services that may include but are not limited to the following: individual needs assessment, crisis counseling, food and nutrition counseling, individual and group counseling, substance abuse counseling and treatment, benefits counseling and advocacy, individual case management, budget counseling, medication management, money management, mental health treatment, transportation, recreation and social activities. Emergency Solution Grant funds will be provided to nonprofit agencies to address prevention of homelessness for at-risk populations and rapid rehousing for those experiencing homelessness.

The CoC and OSPCD continue to be committed to the Homeless Management Information System (HMIS). All ESG and CoC recipients participate in HMIS and continued analysis is expected to provide real time data to evaluate the impact of the programs. The CoC and OSPCD continue to work with local social service agencies to establish performance standards. Program and agency refunding is dependent, in part, on successfully meeting the standards.

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

Introduction

The City of Somerville continues to take bold and meaningful actions to address factors and circumstances that have created significant barriers to affordable housing for city residents. These factors include:

- Income and wages not keeping pace with rising housing costs and overall inflation
- Declining federal resources for programs, such as the federal Section 8 Program, not being sufficient to meet experienced need
- Homeownership being out of reach for most residents due to an expensive and competitive first-time home buyer market.
- Low housing vacancy rates contributing to higher rents
- High costs of land along with a lack of vacant land for future growth
- A backlog of infrastructure and public facilities investment needs

One singular action is not enough to relieve the impact of the stated factors, but the use of funds discussed in this plan, as well as other actions undertaken by the city, attempt to improve the lives of those affected, especially as it comes to affordable housing.

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

In response to the factors noted above, the city has an Anti-Displacement Task force and has made significant progress on proposals made by this team. Some policies have already been implemented, such as strengthening zoning ordinances to create affordable housing units and generate revenue to support affordable housing. Affordable Housing and Job Creation Linkage fees for large projects help fund the Affordable Housing Trust Fund and Job Creation and Retention Trust Funds, respectively. Additional notable updates or milestones achieved include:

- The Office of Housing Stability both assists at risk tenants directly to prevent evictions and is pursuing various anti-displacement policies & strategies.
- The SCLT was formed and has acquired two properties. They have recently partnered with Just-A-Start to develop an affordable housing development at 297 Medford Street to create roughly 50 new affordable rental units.
- The launch of a municipal voucher program with the goal of preventing the displacement of some of the most vulnerable members of the community by providing low barrier to entry mobile and project-based vouchers. 28 households are currently being supported through this program.
- Re-filing a Home Rule petition to the Commonwealth of MA to institute a locally based transfer fee on real estate transactions that is being deliberated at the state legislature.

- Re-filing Home Rule Petitions for a local right of first refusal ordinance and to expand the eligible activities available for funding under the Affordable Housing Trust fund.
- Re-filing a Home Rule Petition for rent stabilization.
- The adoption of a new zoning ordinance in 2019 to strengthen and promote additional affordable housing creation.
- The adoption of zoning changes in compliance with the state's MBTA Zoning requirement that facilitates the construction of new multifamily housing.
- The continued expansion of the pipeline of housing development projects.
- New direct assistance programs that have continued after ARPA funding such as Flex Rental Assistance (Flex-SAHTF).
- The approval of an Urban Center Housing Tax Increment Financing (UCH-TIF) agreement for redevelopment of a blighted site at 299 Broadway which will help finance the full mixed income/mixed use project and add more affordable units than with traditional zoning. 136 of the 319 units are affordable, and 12% of those are deeply affordable at 30% or below AMI.
- Providing the Somerville Community Corporation with tax abatements for their affordable units which will help maintain long-term affordability.
- The launch of an Anti-Displacement Task Force made up of local subject matter experts including City Council, residents, and small business members. The Task Force efforts focused on residential, small enterprise, and artist/creative community displacement. Recommendations were released in January 2025.
- Partnering in the Clarendon Hill Redevelopment which will replace 216 units of state public housing as well as add 80 affordable units in a mixed-income development.
- Creating a working group on unlocking housing production which is investigating tax policies and other methods to close the financing gap on housing projects struggling with escalating construction and financing costs.

Discussion

The city continues to take a multi-faceted approach to improving the lives of low to moderate income residents that extends beyond housing policy. Workforce development and infrastructure improvements will alleviate some of the conditions that disproportionately impact low to moderate income residents living in high cost of living regions such as Somerville and the greater Boston area. This multi-faceted approach is intended to not only stabilize the cost pressures being experienced in the housing market but also create opportunities for low- to moderate-income residents to improve their earnings potential and standard of living.

AP-85 Other Actions – 91.220(k)

Introduction

The City of Somerville, along with its partner agencies, will continue to develop programs and initiatives designed to improve existing programs and identify additional sources of funding to better serve those in need of affordable housing and related services.

This section will address the actions and strategies to be undertaken to address underserved needs, foster and maintain affordable housing, evaluate and reduce lead-based paint hazards, and reduce the number of poverty level families. The city is also working to enhance coordination efforts between public and private housing and social service agencies and identify additional sources of funding to better serve those in need of affordable housing and related services.

Actions planned to address obstacles to meeting underserved needs

The city will address obstacles to meeting the underserved needs by collaborating with public and private agencies and pursuing funding sources as they become available for specific priority activities. OSPCD will strive to overcome the main obstacles of the underserved by:

- Leveraging its resources and partnering with housing and service organizations to create supportive housing units for the chronically homeless to help federal dollars touch more projects
- Seeking partnerships with developers to apply for more tax credit applications and other grants
- Helping households increase their income and assets through job readiness and other assistance programs and helping individuals secure a job to increase their family income
- Helping families build assets by providing financial assistance to income eligible households who otherwise could not afford to purchase a home due to lack of funds for down payment and other fees associated with the purchase
- Making housing and services available to underserved populations and populations with special needs when possible
- Supporting services for senior citizens and people with disabilities by providing medical and nutritional shopping to promote access to essential community services by providing health, wellness, and nutrition
- Supporting groups with the goal to increase mobility for senior citizens and people with disabilities to continue to be active and social
- Providing supportive services to low and low-moderate income working families to include affordable camps and after-school enrichment programs for disadvantaged and underserved youth
- Supporting domestic violence and abuse prevention and treatment for survivors of domestic violence through counseling, safety-net, planning, and legal representation
- Advertising available services to the underserved through translated materials to reach non-English speaking residents

- Exploring different methods of outreach to communicate with residents who have disabilities
- Aiming to have publicly held hearings in low-income neighborhoods.

The above listed action items all fall under the umbrella of maximizing the efficacy of all planned activities by leveraging as many funding streams as possible to sustain and augment these initiatives. In recent years, the city has been able to provide increased funding and services by growing its Affordable Housing Trust and Jobs Creation Trust funding bases.

Actions planned to foster and maintain affordable housing

OSPCD and its partnership agencies aim to foster and maintain affordable housing through many methods, including:

- Monitoring the existing stock of affordable housing units through property inspections and continued relationships with property managers
- Reinvestment in aging housing stock to ensure units remain safe, healthy, and energy-efficient
- Exploring additional funding sources for affordable housing such as private and local/regional/state funding opportunities
- Encouraging higher density mixed use developments
- Collaborating with regional public and private agencies working to promote affordable housing
- Fostering the Community Land Trust and other developers seeking to acquire and create new affordable housing units
- Requiring long-term affordability restrictions, including in-perpetuity restrictions for large new development projects or as a condition of public investment
- Preservation of affordability for units with expiring restrictions.

Actions planned to reduce lead-based paint hazards

Childhood lead poisoning remains the most serious environmental health threat facing children today. Unlike many other health concerns, lead poisoning is entirely preventable, and the City of Somerville is committed to acting.

To help eliminate lead hazards in local homes, the city has allocated a portion of its Community Development Block Grant (CDBG) funding to address lead-based paint through its Home Improvement Program. Recognizing the critical need to protect children, the City prioritizes funding for eligible units that are seeking to address lead paint risks.

As part of the City's commitment to lead safety, any property participating in the Home Improvement Program that does not have a valid *Letter of Full De-leading Compliance* from a licensed and insured lead inspector must undergo a lead paint inspection. Additionally, any project that exceeds a certain cost threshold or is currently occupied by children must correct any identified lead hazards as part of the project's scope.

To meet lead compliance requirements, the following steps must be taken:

1. **Lead Inspection & Risk Assessment:**
   A licensed lead inspector performs a full inspection and risk assessment to identify the presence of lead hazards.
2. **Hazard Mitigation:**
   A licensed lead contractor carries out the required lead hazard control work to eliminate risks and ensure compliance with state and federal lead laws.
3. **Final Compliance Inspection:**
   A follow-up inspection, including dust wipe sampling, is conducted by a licensed inspector to verify that all lead hazards have been effectively addressed.

Through these efforts, the City of Somerville is working to ensure safer homes and healthier futures for our children.

Actions planned to reduce the number of poverty-level families

The city and other agencies will continue to collaborate in pooling necessary resources to assist individuals and families with obtaining the tools to overcome poverty. These anti-poverty goals will include:

- Increasing effective income through activities such as funding job training and educational programs to increase a person's potential income and promoting awareness of tax filing credits
- Supporting asset accumulation by working with organizations to increase financial education, home-buyer counseling and general financial literacy concerns
- Promoting small businesses and economic development by providing technical assistance and support to microenterprises to encourage their success, expansion of small businesses and job creation
- Providing case management, emergency assistance and information/referral services to low income and poverty level families to include financial assistance for education or job training to help clients get better jobs with higher income potential
- Supporting employment, transportation and training programs to improve academic, basic and technical skills of low-income persons so they can find jobs/improve their earning capacity
- Providing funding to childcare service providers
- Providing emergency utility assistance to income eligible families in financial stress, including weatherization and urgently needed home repairs
- Providing public services to very low-income families and at-risk youth to support education, training and employment programs
- Creating mixed income communities to encourage the de-concentration of poverty, as well as supporting the creation of stable mixed income neighborhoods through the development of affordable housing outside of low-income areas.

Actions planned to develop institutional structure

The city hopes that the coordination of federal and private resources will improve access to community development resources that serve high priority areas and initiatives. Close communication with providers of housing programs will improve program coordination and facilitate the implementation of new housing policies and programs. As part of conformance to the HEARTH Act, the city and its CoC sub-recipients are required to participate in the Coordinated Access System for all that receive ESG funding. Participating sub-recipients must adhere to the Coordinated Entry (CE) policy and procedures to coordinate and strengthen access to diversion, housing and shelter services for families and individuals who are homeless or at risk of homelessness. The CE institutes consistent and uniform assessment and referral processes to determine and secure the most appropriate response to each individual and family's immediate and long-term housing needs.

The City's Anti-Displacement Task Force approached displacement holistically by convening subject matter experts, City Council, residents, small business owners, non-profits, and creative enterprises to develop recommendations to reduce the rate of displacement. The project is now in implementation across several city departments.

Actions planned to enhance coordination between public and private housing and social service agencies

Housing and social service providers collaborate regularly through participation in the Balance of State CoC's monthly meetings and its various subcommittee meetings. A Housing Division staff member serves as a representative for City of Somerville and serves as a liaison between the city and housing and social service agencies. These meetings also include representatives from agencies serving a broader group of residents at the poverty level, such as Community Action Agency of Somerville, Somerville Homeless Coalition, RESPOND, Cambridge and Somerville Legal Services, as well as other organizations that provide non-housing services. The CoC also maintains an inventory of housing and social service providers and collects information about subpopulations served and the services provided. Several social service agencies have offices located at public housing sites and coordinate with the housing authority to identify potential problems and help resolve any problems immediately.

Discussion

The City of Somerville is continuously refining its strategies to foster affordable housing, reduce lead-based paint hazards, offer microenterprise and entrepreneurship technical assistance, reduce the number of families in poverty, and enhance overall coordination. City of Somerville will continue to work to create an environment that serves the needs of the low- and moderate-income community effectively and with minimal barriers.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)
Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed – $25,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan –$ 495586.25
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 statement or plan. -$0
5. The amount of income from float-funded activities -$0

Total Program Income - $545,586.25

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. - 80%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)
A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Not applicable.

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:

See Appendix.

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:

See Appendix.

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:

See Appendix

If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

Not Applicable

If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

Not Applicable

If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Not Applicable

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)
Include written standards for providing ESG assistance (may include as attachment)

See Appendix.

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

The Continuum of Care has a centralized assessment form. Evaluation criteria and performance outcomes related to monitoring protocols have been developed, and the goal of the coordinated assessment system is to enable agencies to make rapid, effective and consistent matches with clients and housing and services, regardless of the client's location within the CoC's geographic area, by standardizing the access and assessment process and by coordinating referrals. The coordinated entry tool takes into consideration factors such as inventory of resources, assessment tools, and populations to be prioritized, as well as various strategies, procedures and approaches to access inventory, centralized access, coordinated assessment/no wrong door, etc. Due to the wide range of emergency shelter programs within the region, shelter standards governing length of stay, safety and needs of special populations are a part of the process. Each program funded by City of Somerville ESG dollars is mandated to have their own written shelter policies and procedures concerning matters that meet, or exceed, the City and federal regulations. Housing priorities and services for individuals and families can be recommended using a vulnerability index. Permanent Supportive Housing is recommended for

OMB Control No: 2506-0117 (exp. 09/30/2021)

individuals and families who need permanent housing with ongoing access to services and case management to remain stably housed.

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

OSPCD coordinates with the Balance of State CoC to prioritize ESG objectives. Currently these include Rapid Re-Housing, Homeless Prevention, Essential Services/ Operations, HMIS, and Administration. These priorities are evaluated annually. OSPCD issued a Request for Proposals (RFP) for the ESG program with the intent of providing funding to sub-grantees. The RFP was posted on the City's website where it could be accessed and downloaded by interested agencies. The RFP was also emailed to agencies who had expressed interest previously.

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.

The City of Somerville meets the homeless participation requirement 24 CFR 576.405(a). OSPCD consults with each agency receiving ESG funds to ensure the intended homeless individuals receive services. Sub-grantees recognize the importance of involving past and present participants of the programs in planning and agency policy making activities, although the practicality of doing so is often difficult. The City meets the homeless participation requirements by including homeless and formerly homeless individuals through participation and consultation with the Balance of State Continuum of Care, an entity that includes formerly homeless individuals as members. Sub-grantees involve program participants in activities and planning. Some formerly homeless people have become board members, staff members and/or volunteers in various organizations. Others are invited to speak publicly about their personal stories to raise awareness in the community. Shelter residents can provide input on programs at house meetings and at exit interviews. Before departure, residents have an opportunity to complete written evaluations and comment on and provide suggestions for changes or improvements in service.

Describe performance standards for evaluating ESG.

ESG proposals are evaluated based on the applicant's previous experience providing services to the homeless community, and on their ability to address one or more of the needs highlighted in the Consolidated Plan. Proposals are also evaluated based on the response to the criteria in the Request for Proposals, their stated capacity, timeliness of application, and quality of work. ESG proposals that adhere to HUD's Housing First Model are viewed favorably. All ESG recipients are required to participate in HMIS and continued analysis is expected to provide real time data to evaluate the impact of programs.