Annual Action Plan 2026-2027

Mayor Jake Wilson
Mayor's Office of Strategic Planning & Community Development

April 23, 2026

Agenda

- What is the Annual Action Plan
- What is included in the Annual Action Plan
- Eligible Activities/Areas
- Priority Needs and Goals
- Previous CPD spending
- Public Services RFP
- Questions/Comments

The Annual Action Plan

Continues working towards goals from the 2024-2028 5-Year Consolidated plan

Describes and updates strategy for how CDBG, HOME, and ESG funds will be allocated for the upcoming fiscal year

Helps City to coordinate federal, state, and local resources

An opportunity for community input

Required by HUD, follows format and language given by HUD

(24 CFR Part 91)

Programs Included

- **CDBG**
  $2,467,345

  Used to support a variety of project areas including; economic development, improvements to parks and open space, public services, and affordable housing projects and programs

- **HOME**
  $479,045.53

  Used to further affordable housing programs and projects

- **ESG**
  $217,775

  Used to support shelters, homelessness prevention, and rapid re-housing programs for the homeless and those at risk of homelessness

CDBG funding can be used for activities that are eligible AND meet one of the national objectives

Objectives

- Benefit low- or moderate-income people*
- Prevent or eliminate slums or blighting conditions
- Address a critical community need

Eligible Activities

- Housing
- Infrastructure Improvements
- Public Facilities
- Public Services
- Homeless Programs

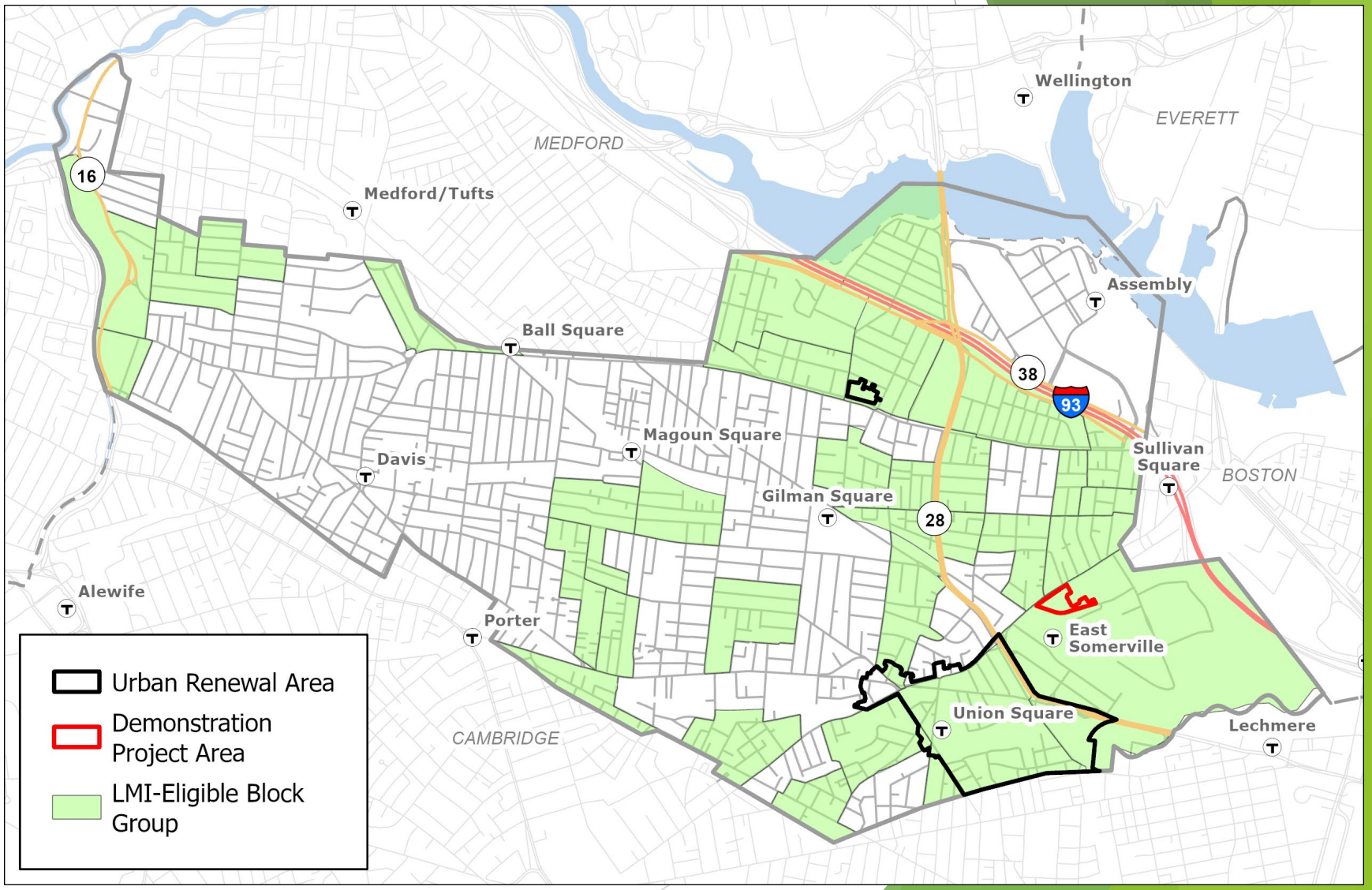
What is meant by low- or moderate-income?

- Income limits are set annually by HUD
  - Varies by household size and geographic region
  - For illustration, below are the current Somerville income limits (CDBG as of 6/1/25)

Household Size	ONE	TWO	THREE	FOUR	FIVE	SIX
MODERATE (80% of Median)	$92,650	$105,850	$119,100	$132,300	$142,900	$153,500
LOW (50% of Median)	$57,900	$66,200	$74,450	$82,700	$89,350	$95,950
VERY LOW (30% of Median)	$34,750	$39,700	$44,650	$49,600	$53,600	$57,550

Where in Somerville?

- Some activities can be funded in neighborhoods with majority low- or moderate-income people
  - Percentages determined by HUD, using federal census data
- Some activities can be funded that benefit specific populations that typically have lower incomes, such as seniors or people with disabilities.



Needs and Goals

Priority Needs	Goals
Bridging the Equity Gap	Create and Preserve Affordable Housing
	Neighborhood Stabilization and Revitalization
Modernizing and Creating Sustainability	Infrastructure and Environment Improvements
	Improve Facilities that Serve Community Needs
Serving the Needs of At-Risk Populations	Support Vulnerable Populations and Workforce Readiness
	Mitigate and End Homelessness

Budget

Goal	Project/Activity	Allocation $/%	Program
Create and Preserve Affordable Housing	Housing Acquisition and Rehab	$500,000 20%	CDBG
Create and Preserve Affordable Housing	Section 108 Project	$468,774.25 19%	CDBG
Neighborhood Stabilization and Revitalization	Small Business Resiliency	$135,000 5%	CDBG
Infrastructure and Urban Environment Improvements	Parks and Rec Open Space Improvements	$200,000 8%	CDBG
Infrastructure and Urban Environment Improvements	Urban Forestry/Street Tree Program	$75,000 3%	CDBG
Infrastructure and Urban Environment Improvements	Neighborhood Infrastructure and Improvement Program	$100,000 4%	CDBG
Improve Facilities that Serve Community Needs	Slum and Blight/Community Spaces	$125,000 5%	CDBG
Supporting Vulnerable Populations	Public Services	$370,101.75 15%	CDBG

Budget

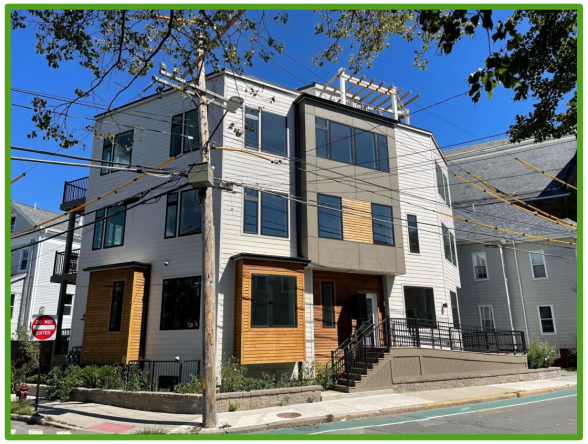
Goal	Project/Activity	Allocation $/%	Program
Create and Preserve Affordable Housing	Administration	$493,469 20%	CDBG
Create and Preserve Affordable Housing	Tenant Based Rental Assistance	$50,000 10%	HOME
Create and Preserve Affordable Housing	First Time Homebuyer Assistance	$50,000 10%	HOME
Create and Preserve Affordable Housing	HOME Housing Development Special Projects	$235,331 50%	HOME
Create and Preserve Affordable Housing	CHDO Operating	$23,952 5%	HOME
Create and Preserve Affordable Housing	CHDO Set-Aside	$71,856 15%	HOME
Create and Preserve Affordable Housing	Administration	$47,904 10%	HOME
Mitigating and Ending Homelessness	ESG Homelessness Shelter, Outreach, and Prevention	$217,775 100%	ESG

Examples of Recent Community Development Projects

- **Economic Development:**
  Main Streets technical assistance

- **Housing:** Home Improvement program, Somerville Community Land Trust, Tenant-based rental assistance, Homebuyer assistance

- **Transportation & Infrastructure:**
  Pedestrian safety improvements, Tree plantings



Examples of Community Development Projects

- **Park Improvements:**
  Prospect Hill Park, Healy School playground, Junction Park,
  Allen St. playground,
  Glen Capuano Community garden

- **Other Programs:**
  Food security, Homeless prevention, Job readiness, Crisis intervention services, Senior services

Public Services

- Provide services to:
  - LMI persons, LMI youth, Seniors, Adults with disabilities
- Funded services will address needs and goals from the ConPlan
- Up to 15% of CDBG allotment (capped)

- CBBG/ESG RFP open now
- RFP due April 24th
- Commencement July 1st 2026-June 30, 2027

Action Plan Timeline

- Drafting Process
  - Now through 5/1
- Review by City Council
- Submit to HUD
  - 5/15 is deadline
  - Latest day to submit is 8/15

Your participation makes a real difference.

We want to hear multiple points of view:

- Neighborhood/Community meetings
- Consultations with City staff, boards & commissions, and stakeholder organizations
- Reference the ConPlan: https://www.somervillema.gov/content/5-year-consolidated-plan-2024-2028
- Contact: Miranda Rubin / mrubin@somervillema.gov
  - By 4/30 to have input on the draft of the plan

Questions:

- What are the greatest issues and barriers that you see in Somerville right now?
- What improvements you would like to see (in these program areas) ?
- What programs or activities do you think it is important for the City to continue funding?

Program Areas:

- Housing
- Infrastructure
- Public Facilities
- Economic Development
- Public Services
- Homelessness