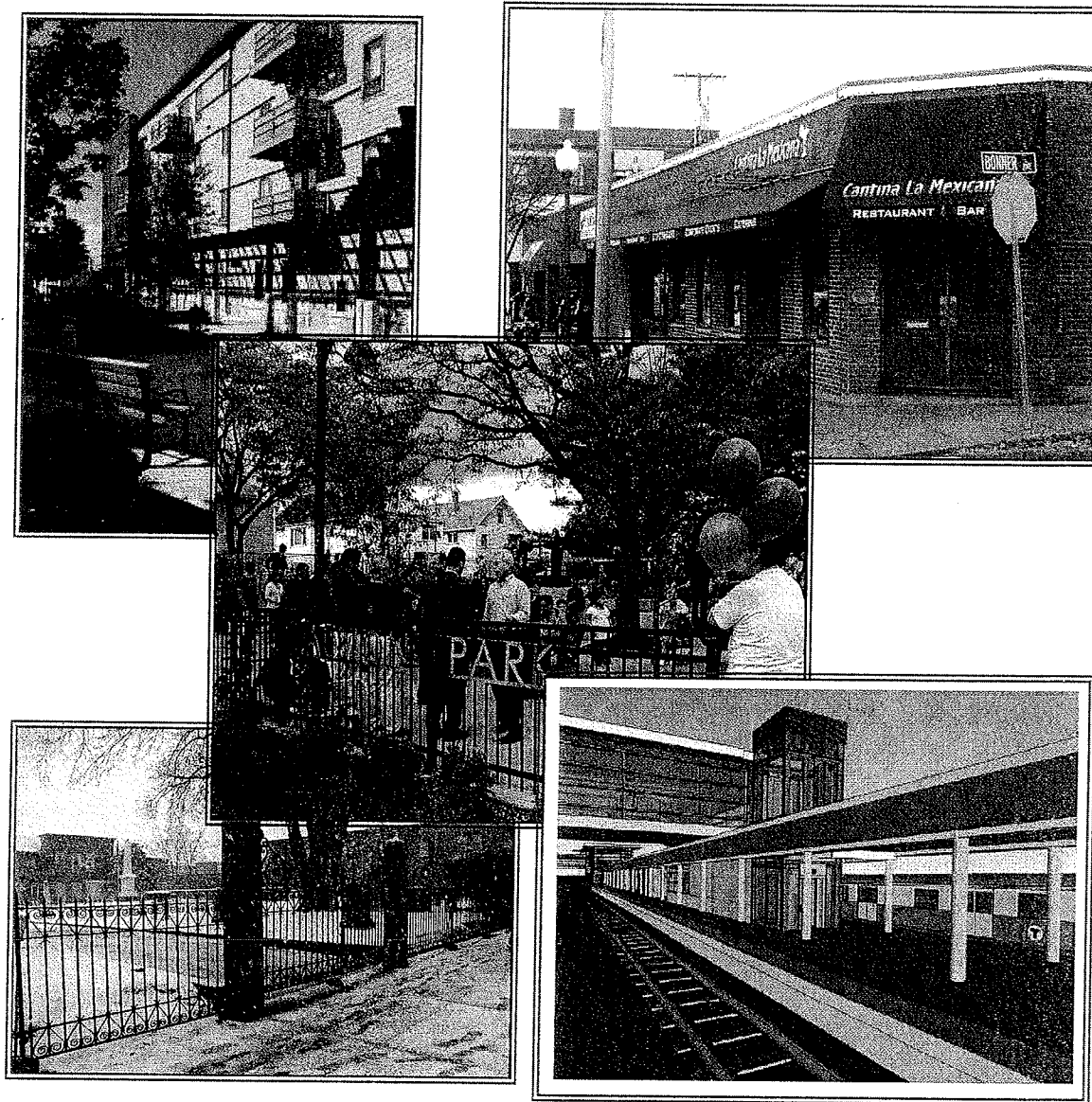


# One-Year Action Plan

July 1, 2012 – June 30, 2013



## City of Somerville, MA

Mayor Joseph A. Curtatone

5/9/12

# **CITY OF SOMERVILLE 2012-2013 ACTION PLAN**

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## SECTION A

Letter from the Mayor



CITY OF SOMERVILLE, MASSACHUSETTS  
JOSEPH A. CURTATONE  
MAYOR

May 8, 2012

The Honorable Board of Aldermen  
City Hall  
93 Highland Avenue  
Somerville, Massachusetts

Re: Approval of 2012-2013 HUD One Year Action Plan


Dear Members of the Board of Aldermen,

I hereby submit for your approval the City of Somerville's proposed One-Year Action Plan for the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG), HOME Investment Partnership, and Emergency Shelter Grant (ESG) Programs. The total budget under the City's mandated program year 2012-2013 is estimated at \$3,140,684 in new entitlement. To this amount an anticipated \$50,000 in program income will be added for a total budget of new funds of \$3,190,684. This budget represents a 5.79% one year reduction in CDBG funding (-\$149,737) and 43.46% reduction in HOME funds (-\$369,573).

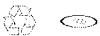
Building from the priorities established in the City's proposed Five-Year Consolidated Plan, The One-Year Action Plan describes activities the City will undertake in the areas of housing, economic & community development, parks & open space, transportation & infrastructure, historic preservation, and public services. The CDBG, HOME and ESG grant funds provide the City of Somerville with a tremendous opportunity to undertake activities which will provide substantial benefits to our residents. The Mayor's Office of Strategic Planning and Community Development will administer these funds.

In accordance with M.G.L. Chapter 44, section 53A, which requires a vote of the Board of Aldermen for the expenditure of grants or gifts from the federal government and from a charitable foundation, private corporation, or individual, or from the Commonwealth, a county or municipality or agency thereof, I request approval to expend these grant funds.

Sincerely,



Joseph A. Curtatone  
Mayor



## SECTION B

### Executive Summary

# **CITY OF SOMERVILLE 2012-2013 HUD ONE YEAR ACTION PLAN**

## **EXECUTIVE SUMMARY**

### **Introduction**

In the 2012-2013 One Year Action Plan, the City of Somerville will continue the implementation of the visions and priorities set forth in the 2008-2013 Five Year Consolidated Plan, which was created in collaboration with many local agencies and residents, as well as with the oversight of the U.S. Department of Housing and Urban Development. At its core, this 2008-2013 Five Year Consolidated Plan presents the framework that guides the City of Somerville in the development of targeted Housing and Urban Development (HUD) funded programs for the benefit of low-and-moderate income persons and families.

On an annual basis, the City of Somerville develops a One Year Action Plan delineating the specific efforts the City will undertake in order to meet the larger goals and objectives set forth in the Five Year Consolidated Plan. This document represents the Fifth One Year Action Plan in that 2008-2013 cycle, which builds upon the accomplishments of 2008-2009, 2009-2010, 2010-2011 and 2011-2012. These accomplishments divide into the areas of: housing, economic and community development, historic preservation, parks and open space, transportation, and public services, as well as programs and projects undertaken in the City's two specially designated HUD areas – the Union Square Neighborhood Revitalization Strategy Area (NRSA), the East Somerville NRSA and in other CDBG eligible areas.

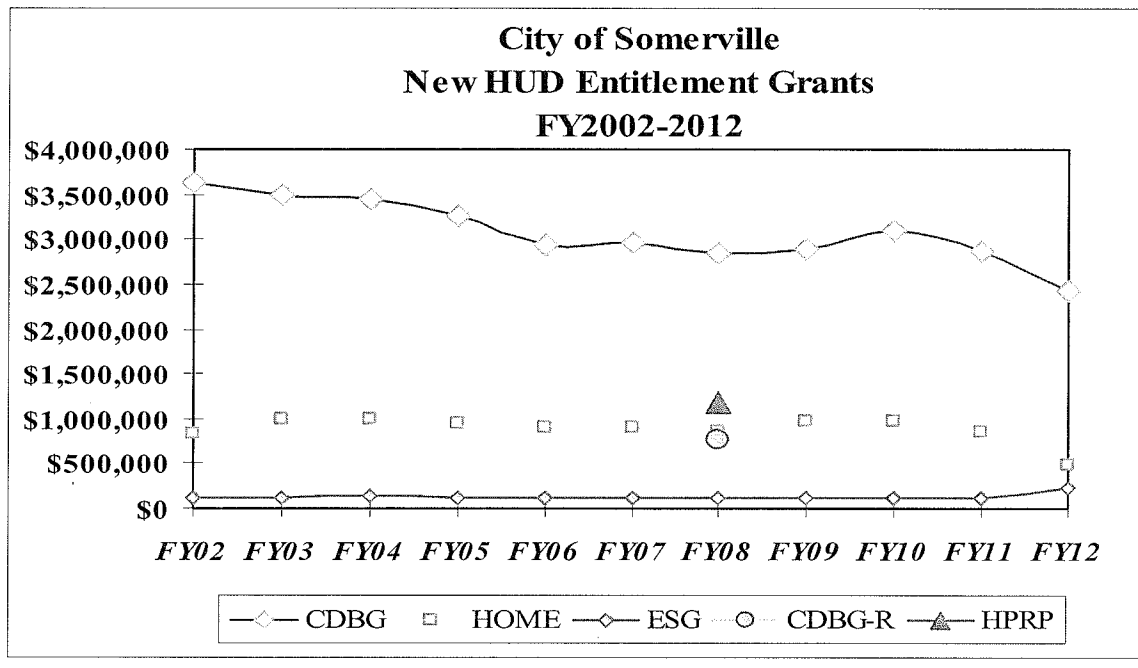
In this Fifth One Year Action Plan under the 2008-2013 Consolidated Plan, the City of Somerville estimates total funding of \$3,140,684. These funds are comprised of HUD Community Block Grant (CDBG) funds, HUD HOME Investment funds, and HUD Emergency Solutions Grant (ESG) program funds. In 2008-2009, Somerville also received CDBG-R & HPRP one-time allocations that will be completed in 2012-2013. The City also makes extensive efforts to supplement those funds with income generated from HUD programs (called Program Income) and leverages HUD funds with matching funds from the State and other sources to create maximum benefit for the community.

The budget for new entitlement funds set forth in this plan is determined by a HUD formula which relies upon several objective measures of community needs, including the extent of poverty, population, housing overcrowding, age of housing and population growth lag in relationship to other metropolitan areas.

The CDBG, HOME, and ESG allocations contained in this 2012-2013 Action Plan represent a 5.79% reduction in CDBG entitlement funds from 2011-2012 and a 43.46% reduction in HOME entitlement funds. This translates into new CDBG Entitlement Funds of \$2,435,932, HOME Entitlement Funds of \$480,840 and Emergency Solutions Grant Funds of \$223,912. In addition,

\$50,000 of program income will be incorporated into the action plan. Prior year funds will be carried forward to be utilized in the upcoming fiscal year.

Chart 1: Historic HUD Funding

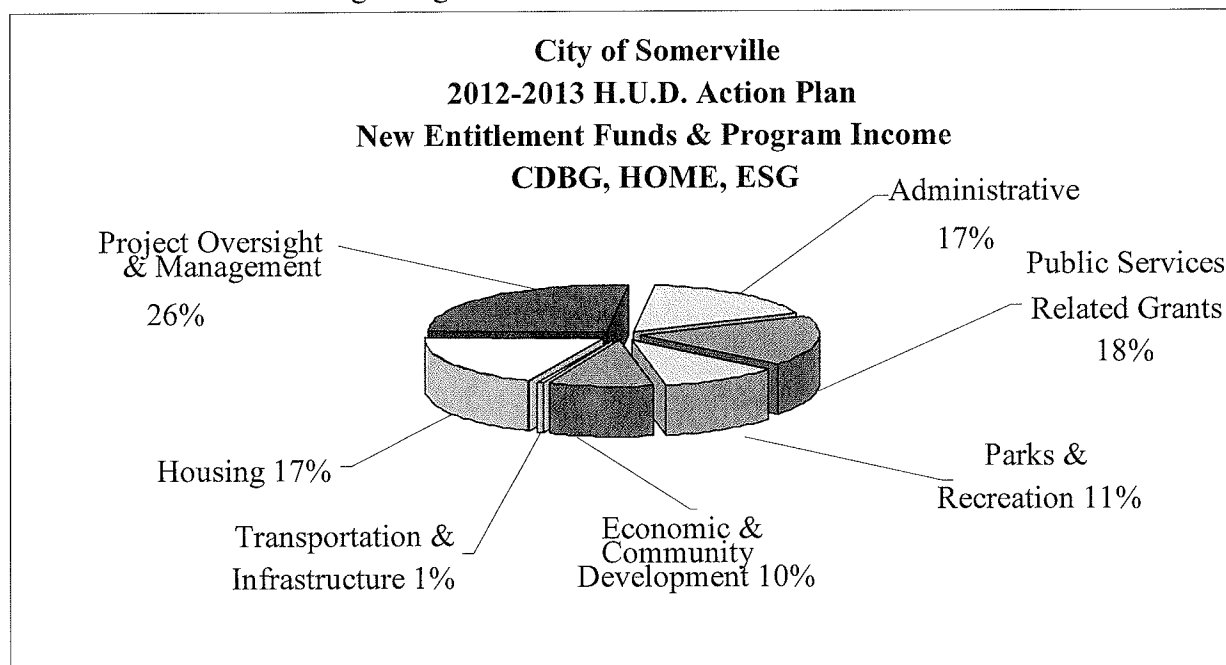


From a peak in FY2001 of \$3,717,000 of CDBG new entitlement funds, reductions in the subsequent years have been absorbed by the City in a variety of ways – even while the costs of completing many of projects continues to increase (see Chart 1). The City of Somerville has sought effective ways to program these funds to maximize their benefits for the entire community, and will seek to partner with residents, service agencies, and businesses within the City to make these projects and programs a reality. Different planning tools continue to be implemented in the pursuit of these goals. These tools include updated Neighborhood Revitalization Strategy Areas (NRSA's) in both Union Square and East Somerville, and the evaluation of innovative financing tools, such as District Improvement Financing (DIF's), the Infrastructure Investment Incentive (I-Cubed) program, and others to achieve the goals of economic growth and community improvements. A positive change was experienced in FY08 with an allocation of American Revitalization & Recovery Act funds being provided to the City of Somerville. These included \$772,044 in CDBG-R funds and \$1,181,067 in Homeless Prevention and Rapid Re-Housing funds and approximately \$16 million for roadway projects.

This year's One Year Action Plan builds upon the accomplishments of 2011-2012 with additional tangible results in the areas of park reconstruction, economic development, and affordable housing, to name a few. In 2012-2013, a diverse set of programs and projects will help meet the City's 5 Year Consolidated Plan needs and goals. For next year's projects and programs, 17% of CDBG, HOME, and/or ESG new entitlement funds, along with program income, is allocated to housing projects, 10% is earmarked for economic and community development projects, 11% is earmarked for parks and recreation projects, another 18% is allocated towards public service related grants, 1% is allocated to Transportation and

Infrastructure, and the majority of the remainder support these projects either directly or indirectly (see Chart 2).

Chart 2: 2012-2013 Funding Categories



The City's two NRSA's are particularly powerful tools for planning and implementing long-term strategies to revitalize the City's areas of low to moderate income persons and families.

The East Somerville NRSA encompasses the Assembly Square area, and in 2005 this area saw new economic development with new retail stores opening and the associated jobs creation that come with those stores. During 2008, the parcel of land known as Yard 21 was sold to the developer, and demolition of key structures occurred. In 2009, considerable sub-surface infrastructure was laid through a Growth District Initiative Grant from the Commonwealth. By summer 2012, the Assembly Square roadway and additional off-site improvements are expected to be completed using ARRA transportation funds and District Improvement Financing (DIF). In April of 2012, the MBTA is starting the construction of an Orange Line rapid transit station in the Assembly Square area that will provide expanded rapid transit service to the development area and to the adjoining residential neighborhoods. One of the entrances to the transit station is located in close proximity to the proposed location of an IKEA house wares and furniture store (project plan review and permitting of the store has been completed) that is expected to start construction in 2012. Construction in the Assembly Square area in 2012 will also include two residential buildings being developed by the developer Avalon Bay and one commercial development by Federal Realty Investment Trust. In December 2010 the Board of Alderman approved Somerville's first DIF district in Assembly Square which is leveraging the value of the anticipated growth in property tax revenues in the district to provide \$25 million in local



infrastructure investment. Consistent with the City's plans to create jobs and improve transportation, public open space, and other infrastructure in the East Broadway NRSA, the City plans to continue with transportation improvements on East Broadway to complement the storefront improvements, retail best practices, park design, and micro-finance loans that were targeted to improving East Somerville in the 2011-2012 One Year Action Plan. The City will continue to support and strengthen the East Somerville Main Streets organization into its fifth year.

The Union Square NRSA also remains a focus for targeted improvements with the assistance of HUD funds. The City is actively engaged in discussions with representatives from the state of Massachusetts regarding the planned construction of the Union Square MBTA Green Line transit station that is expected to be substantially completed by the end of 2016. Infrastructure planning efforts will continue in 2012-2013 to unify the Union Square area and economic development will be facilitated through the assistance of the Union Square Main Streets organization. Brownfields clean-up and pre-development efforts to improve Union Square parcels will continue particularly at the Kiley Barrel site (a part of the proposed North Prospect Block redevelopment area). In Boynton Yards transportation and infrastructure studies are being conducted to determine how to produce a viable street grid and infrastructure system to support the area's development potential.

In 2012-2013 the City plans to also focus CDBG resources in the Central Broadway Initiative (CBI) area in support of economic development opportunities including the Winter Hill and Magoun Square neighborhood business districts. Efforts in the CBI area will help support existing and new businesses and help attract greater community investment and expand employment opportunities in the area.

The remainder of this document is an overview of the different areas of focus and the projects planned for the next year in the areas of housing, economic and community development, parks and recreation, historic preservation, and public service related grants. Included in this One Year Action Plan are budget overview (Section C), budget summaries of the various projects (Section D), a variety of maps of the City (Section F), including a map showing the location of specific proposed projects within the City, and the Public Participation Plan (Section G).

The City of Somerville's Fourth One Year Action Plan within the context of the 2008-2013 Five Year Consolidated Plan for the HUD year 2012-2013 represents the continuation of a unified vision. This strategy is a culmination of planning within the various City departments and the participation of public agencies and community members. The 2012-2013 year will begin on July 1, 2012 and end on June 30, 2013.

### **EVALUATION OF PAST PERFORMANCE**

The City of Somerville is entering into the Fourth year of the 2008-2013 Five Year Consolidated Plan period, which includes this 2012-2013 Action Plan. During the planning and analysis period for the current Five Year Consolidated Plan (which began in the summer of 2007), an extensive review of past performance was conducted for each area of focus within the City:

Housing, Economic and Community Development, Parks and Open Space, Historic Preservation, Public Services, the Union Square NRSA and the East Somerville NRSA.

The results of those analyses, including input from the public hearings and focus groups that were conducted, reinforced the conclusion that many of the goals and strategies in the City's 2003-2008 Consolidated Plan were relevant and vital to the City's interests moving forward into the 2008-2013 Consolidated Plan period. For a detailed discussion of past performance under the 2003-2008 Consolidated Plan, please refer to the City's 2008-2013 Five Year Consolidated Plan.

The City of Somerville, along with most cities and towns throughout this region, continues to monitor changes in the nation's financial and economic conditions and is keenly aware that trends in home foreclosures and increases in unemployment can have a deep and significant affect on the City and its residents. The funds allocated by HUD have become increasingly important as the City responds to these larger economic and social forces.

## **ECONOMIC & COMMUNITY DEVELOPMENT PROJECTS**

### **Storefront Improvement Project:**

This year's Action Plan continues funding for the City's storefront improvement program, with an additional allocation of \$80,000 to be added to the program with carry forward of approximately \$3,144. This program provides financial and technical assistance to businesses in low-and-moderate-income areas, or for job creation/microenterprise assistance for exterior/facade improvements.

### **Small Business/Micro Enterprise Loan Program:**

The Action Plan includes approximately \$21,926 of carry forward of a small business/micro finance loan program primarily targeted in the East Somerville NRSA, the Union Square NRSA and the Central Broadway Initiative area. The City will continue to partner with an outside micro-finance loan institution to promote access to capital for small and emerging businesses.

### **Farmers Market:**

This year's Action Plan includes approximately \$18,000 of carry forward to assist the management of a Farmers Markets in the City's NRSA districts, and potentially in the Central Broadway Initiative and at affordable housing sites. This concept of a farmers' market has been successfully implemented in Union Square, and has not only benefited the local community with healthy local market offerings, but has also increased foot traffic for local Union Square NRSA businesses, and has provided a valuable venue for businesses participating in the seasonal market. Local non-profit agencies such as Groundworks Somerville and businesses like Taza Chocolate and Fiore di Nonno makers of hand crafted mozzarella also participate in these markets. A portion of the existing carry forward will be used to support the creation of a new market in the Mystic Apartments including funds to subsidize the cost of produce for WIC and SNAP households.

### **Union Square Main Streets:**

The Action Plan continues support of the City's Community Based Development Organization (CBDO) partner in Union Square with \$50,000 of CDBG funds for its seventh year. CBDO activities are focused on organizing local businesses, support for historic preservation, promotion and marketing activities, and assistance with short and long term planning in the area including the Union Square Transportation Study and Plan. A goal for the coming year will be to continue to expand and diversify the program funding.

### **East Somerville Main Streets:**

The City of Somerville is allocating \$50,000 of CDBG 2012-2013 funds to continue its seventh year of commitment to this local CBDO. East Somerville CBDO activities will continue to focus on increasing membership, public outreach through organizing events, and will continue its

valuable role as liaison for the Storefront Improvement Program and Retail Best Practices project in the area. A goal for the coming year will be to continue to expand and diversify the program funding sources.

### **ArtsUnion Streetscape Project:**

The 2012-2013 Action Plan will continue to support the ArtsUnion project through approximately \$148,775 of carry forward funding. With the assistance of the City of Somerville Arts Council, the ArtsUnion project will focus on aesthetic improvements to Union Square, such as lighting projects and artistic banners, and the ArtSpace Improvement Program to support physical infrastructure improvements for cultural economic development within Union Square.

### **Kiley Barrel Pre-Development:**

The City continues to work with the Massachusetts Department of Environmental Protection to finalize the site assessment studies and prepare a remediation strategy for the former Kiley Barrel site and adjacent lots. The 2012-2013 Action Plan reflects the updated scope of work for this project to general pre-development of the site including remediation, market analyses, appraisals, and other costs in order to further economic development in this area. The site has been designated by the Commonwealth for assistance by its Brownfield Support Team, which coordinates resources and technical assistance from several state and federal agencies and \$459,000 has been recently committed from state and federal government. CDBG funding carried forward for this project is projected to be approximately \$99,852.

### **Boynton Yards Pre-Development:**

The City will continue its Transportation and Utility Planning Study and Design of the Boynton Yards area with the engineering and consulting firm Parsons Brinkerhoff and local focus group. The Boynton Yards project is being carried forward into 2012-2013 to continue with predevelopment of the site including: remediation, market analyses, appraisals, and other costs in order to further economic development in and around this area. A focus of these funds will be to develop a new transportation and utility plan for the area that will support economic development and job creation. The City will carry forward CDBG funding of approximately \$58,667.

### **Land Acquisition:**

The City proposes to allocate funding in support of land and property acquisition activities for redevelopment in the City's two NRSA's and other CDBG eligible areas. Activities will include appraisals, technical studies, the development of financial plans and funding applications including Section 108 financing, urban renewal planning, and other land acquisition costs with \$20,000 in new CDBG funding.

### **Retail Best Practices:**

The City proposes to allocate \$10,000 in CDBG funds to assist businesses in East Somerville and Union Square NRSA's, and the Central Broadway Initiative area to continue its efforts. This technical assistance provides group and one-on-one technical assistance by retail marketing experts to locally owned independent businesses. This technical assistance is intended to help businesses understand their market(s), improving their merchandising, and to identify aesthetic changes which would support business growth.

### **Fabrication Laboratory:**

The City will carry forward approximately \$5,000 to fund programming efforts to develop a fabrication cluster in one of the NRSA's in Somerville or the Central Broadway Initiative area. The cluster will involve brokering partnerships with key business, educational and institutional organizations in the City and metro-region. The funding will be involved directly or indirectly as leverage towards outcomes that may include the creation of community space for practicing and learning about fabrication, increased educational opportunities for high school, vocational and college students, incubation of business startups.

### **Central Broadway Initiative:**

This year's action plan includes an allocation of \$125,000 in CDBG funding to support the launch of a business district revitalization strategy for the commercial areas bordering the central portion of Broadway including the Winter Hill and Magoun Square business districts. Activities will include improvements to commercial signage and storefronts and to the pedestrian areas that serve the commercial districts in CDBG eligible areas. Support will also be available for business owners in need of business planning assistance or access to capital for owners locating or expanding into the Central Broadway Initiative area. The city will look to establish a complementary program of infrastructure improvements within the Central Broadway Initiative area and investigate opportunities to secure funding for business assistance efforts for businesses located outside of the CDBG eligible areas.

## **TRANSPORTATION & INFRASTRUCTURE PROJECTS**

### **Union Square Infrastructure:**

The City is conducting transportation analyses of the complex roadways and other transportation infrastructure in and around Union Square, and will carry forward approximately \$190,705 of CDBG funds as a match for federal, state, and other monies being used to move these studies to 100% design. The expanded scope of work for this project also includes environmental assessment, financial feasibility, transportation, and other studies relating to the re-development of Union Square.

### **Community Path Design & Construction:**

The portion of the Community Path Project from Cedar Street to Lowell Street currently stands at 25% design and a designer has been selected to bring the design to completion. The City expects MassDOT to put the project out to bid for construction in the fall. The City proposes to carry forward \$76,005 in CDBG funds in order to design and construct ADA access to the path at both Cedar and Lowell Street.

### **East Broadway Streetscape:**

The City of Somerville completed design of the East Broadway Streetscape project and MassDOT has bid the construction contract. Construction of the project will start in the summer of 2012 and the City of Somerville proposes to carry forward approximately \$591,823 of existing CDBG funds to continue this project and begin construction. The project will provide comprehensive streetscape enhancements for an approximately 3/4 mile stretch of Broadway. Working with the East Somerville Main Streets organization, businesses and residents in East Somerville, the scope of this project includes redesigning parts of the transportation infrastructure along this roadway, new sidewalks, streets, benches, trees, signals, lighting and other amenities. A key component of the design involves pedestrian and ADA amenities and possible traffic calming measures. The City will be leveraging State, Federal and private donations and local bonding in order to supplement CDBG funds for this project. The entire length of this project would be contained within the East Somerville NRSA.

### **ADA Streetscape Improvements:**

The City will implement a fifth year of continued funding to make ADA improvements relating to sidewalks, curb-cuts, signage & signals, and other pedestrian infrastructure City-wide. In consultation with the Department of Public Works, bike and pedestrian advocates, and the Somerville Commission for Persons with Disabilities, the existing CDBG funding in the amount of \$20,000 in 2012-2013 for the design and construction of these ADA improvements to sidewalks and related infrastructure.

## **PARKS & RECREATION PROJECTS**

### **Street Tree Planting Program:**

The City plans to plant approximately 100 trees in CDBG eligible areas. This on-going program has been successful for the City going back to 1999, and the City plans to allocate an additional \$60,000 in this program year for its continuation.

### **Ed Leathers Park (former Kemp Nuts property)**

Over the past year, the City has acquired two small parcels adjacent to the recently completed Ed Leathers Park. The City is proposing to expand the park to incorporate the additional space.

Approximately \$51,831 in carry forward CDBG funding will be used for demolition, testing, clean-up and design.

### **North Street Playground:**

The City has procured a designer for complete reconstruction of the North Street Playground – an area that needs increased green space as well as updated recreational equipment. The City proposes \$300,000 in new funding for identified testing, clean-up and construction. The 2012-2013 CDBG funding will be used in conjunction with the City's next matching grant application for state funding that will not be due until the fall of 2012 or early next year pending the state's final application guidelines.

### **Pearl & Florence Park**

This past year the City acquired a vacant parcel at the corner of Pearl and Florence Streets in order to design and construct a "passive" park that will increase green space in the neighborhood and take advantage of one of East Somerville's largest trees. The City proposes to carry forward approximately \$75,000 in CDBG funding to complete testing and clean-up and begin design.

### **0 New Washington Street:**

This past fall the City completed a new park including an Off-leash Recreational Area in a heavily industrial area that needed increased open and green space, together with a passive open space across the street from the Cobble Hill Senior housing site with 224 affordable units. In 2012-2013, the City is proposing to carry forward approximately \$71,032 for the final costs associated with the park's construction.

### **Urban Agriculture:**

This program provides funding to construct, manage and program community gardens in schools, along the waterfront and at other eligible public areas of the City. In program year 2012-2013, the City plans to allocate \$10,000 in CDBG funds toward this program and will look to partner again with Groundwork Somerville, a local non-profit organization committed to the goals of the program.

## **HISTORIC PRESERVATION PROJECTS**

### **Expansion of Local Historic Districts:**

In 2012 – 2013, the City will continue implementation of the expansion of local historic districts. This would include working with the Middlesex Registry of Deeds, the Massachusetts Historic Commission, and the City's Assessor's Office. New survey work will be conducted along the Broadway Corridor in East Somerville and in other CDBG eligible neighborhoods using approximately \$11,133 of carry forward CDBG funds.

### **Historic Preservation Access Studies and Designs:**

The City is proposing to carry forward approximately \$5,360 in CDBG funds for this project. This scope of work includes accessibility studies in Union Square and/or other areas of the City.

### **Milk Row Cemetery:**

The City is proposing to carry forward approximately \$5,820 in CDBG funds for this project. This scope of work includes restoration of the Historic Milk Row Cemetery located in the Union Square NRSA.

### **Prospect Hill Historic Analysis:**

The City is proposing to continue this project using approximately \$3,900 funding carried forward from previous years. The purpose of these funds is to provide technical and engineering analysis of the historic Prospect Hill monument and park for its eventual renovation and restoration, a nomination to the US Department of Interior for national historic designation.

## **HOUSING PROJECTS**

### **Housing Special Projects:**

Housing Special Project funds are available to for-profit and non-profit developers of affordable housing for the acquisition, demolition, predevelopment, and operating and construction costs of both rental and homeownership housing projects located within the City of Somerville. The City anticipates carrying forward approximately \$1,148,985 in HOME funds for special projects, projecting \$50,000 in HOME Program Income for special projects and based on projected funding by HUD, setting a new allocation of entitlement HOME funds of \$219,088 for new project development in 2012-2013 for a total of \$1,418,073 in HOME funds. Of this, the Housing Division has committed \$250,000 in HOME funds to the creation of a 22 unit transitional 7 unit permanent housing development for former homeless veterans built by the Volunteers of America. The Housing Division is also anticipating committing \$500,000 in HOME funds for a project that the Somerville Housing Authority would redevelop an existing former MWRA pumping station into 24 units of affordable housing for independent elderly and handicapped individuals.

### **Housing Rehabilitation Projects:**

The Housing Rehabilitation Program offers grants or deferred payment loans to income-eligible homeowners to assist in making needed repairs, improvements and the abatement of hazardous materials from the home. The Program is designed to utilize both federal CDBG and HOME funds to improve the existing housing stock and to create and/or maintain affordable rental units, and in the past year has seen a surge of demand from the local residents.



Based upon continued demand for this program, this plan proposes to fund the housing rehabilitation program for 2012-2013 with \$629,977 in total CDBG and HOME funding. This funding would be comprised of \$529,977 carried forward CDBG rehab funds, a projected \$50,000 of CDBG program income and \$50,000 of carried forward HOME rehab funds.

### **Down Payment Assistance Program:**

The City is proposing to carry forward approximately \$90,400 in HOME funds to continue its down payment and closing costs assistance program to income qualified individuals and families.

#### **Down-Payment Assistance Program 80 – Market-Rate Units**

Down-payment assistance of up to 15% of the acquisition cost of eligible properties can be made available to Somerville residents who are income-eligible first-time buyers purchasing market-rate homes in Somerville. The loan will be in the form of a 0% interest, deferred loan. At the time of a sale, the City will recapture a percentage of the appreciation value equal to the percentage of the original down-payment assistance loan.

#### **Closing Cost Assistance Program 80 – Subsidized or Inclusionary Housing Units**

Closing Cost assistance of up to \$5,000 per applicant can be made available to households who are income-eligible buyers of subsidized and inclusionary housing units in Somerville. The assistance will come in the form of a 0%, five-year forgivable loan. Eligible assistance amount will be based on a good faith estimate of actual closing costs. Borrowers must be approved to purchase subsidized or inclusionary housing units. Non-Somerville residents are eligible if they are approved to purchase a subsidized or inclusionary housing unit, but preference will be given to households who currently live or work in Somerville. Assistance is also available on resale of these properties.

### **HOME Tenant Based Rental Assistance:**

Tenant-Based Rental Assistance funds are available to subsidize and stabilize income-qualified tenants of rental housing units located within the City of Somerville. The City will carry forward approximately \$7,881 in HOME funds and anticipates that the Somerville Homeless Coalition and Wayside Youth and Family Services will both renew their contracts for FY2013; therefore, the City is allocating \$117,500 in new HOME entitlement funds for this program in 2012-2013.

### **FAIR Housing Activities:**

The City of Somerville has recently conducted updates to the Analysis of Impediment to Fair Housing and is proposing allocating \$2,000 in CDBG funds towards fair housing activity action steps identified through that process. Specifically, the funds would be used to make fair housing education and outreach materials available in multiple languages and provide trainings to landlords, tenants, realtors or housing case workers to increase the knowledge around fair housing laws in Somerville.

### **HOME CHDO Operating:**

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 only Community Housing Development Organization (CHDO), the Somerville Community Corporation, with its costs to operate its non-profit housing development department. The City is therefore allocating \$24,042 towards CHDO operating costs.

### **HOME CHDO Set Aside:**

The City of Somerville has consistently set aside the majority of its HOME funds for the benefit of the City's local CHDO, far in excess of the required minimum 15% of the annual HOME entitlement grant. OSPCD has already committed approximately \$705,000 of HOME funds carry forward for the SCC St. Polycarps Phase III rental project and approximately \$59,406 for the remainder of St. Polycarps Phase II. In 2012-2013, the City is proposing to allocate \$72,126 in new HOME Entitlement funds towards CHDO-eligible projects.

## **PUBLIC SERVICE GRANTS**

### **Public Services Grants:**

The City of Somerville is utilizing its maximum 15% annual CDBG allocation toward the provision of grants to various non-profit organizations to provide special services to meet the needs of very low, low, and moderate income people and families. In program year 2011-2012 approximately twenty five agencies and programs in the City of Somerville were funded through this project – from pre-school and youth after-school programs to transportation services for the elderly. Through a Request for Proposal (RFP) process, the City of Somerville will select programs to fund services for 2012-2013.

## **EMERGENCY SOLUTIONS GRANTS**

### **Emergency Solutions Grants:**

Emergency Solutions Grants (ESG) funds are provided under the McKinney-Vento Act (42 USC 11362) and the Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH) to target street outreach, the operation of emergency shelters, homeless prevention, rapid re-housing assistance and HMIS as well as necessary administrative costs. Some restrictions apply to the amounts that can be spent on street outreach and emergency shelter; not to exceed 60% of the total ESG grant. There is also a 7½% restriction of the total ESG grant for administrative costs. Through an RFP process, the City of Somerville will use its total ESG award to select programs to fund for 2012-2013 utilizing the budget of \$223,912 including administration funds. Awarded agencies will be expected to demonstrate a match for these Emergency Shelter funds.

The City of Somerville has prepared a substantial amendment for the 2011-2012 One Year Action Plan for the second allocation of the Emergency Solutions Grants (ESG) funds. These ESG funds of \$70,741 will comply with the requirements under the Interim Rule and will place greater emphasis on assisting people to regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

## **AMERICAN RECOVERY AND REINVESTMENT ACT**

### **Community Development Block Grant Recovery Funds (CDBG-R):**

The American Recovery and Reinvestment Act provided to the City of Somerville \$772,044 in funds for 2009-2010. The City allocated the funds to create jobs, and address long- neglected challenges to help jumpstart the American economy with programs such as storefront improvements, retail best practices, housing rehabilitation, and public services grants geared toward employment training. These funds have been committed to projects including storefronts, housing rehab programs, and the Innerbelt/Brickbottom area plan.

### **Homeless Prevention and Rapid Re-housing Program (HPRP):**

HPRP was authorized under Title XII of ARRA provided to the City of Somerville \$1,181,067 in funds for 2009-2012. Five non-profit organizations in Somerville collaborated to submit a comprehensive package of services geared toward helping households stay in housing through an array of services. City staff is regularly communicating with service providers regarding their expenditure rates. The city anticipates expending the entire fund by September 2012.

## SECTION C

### Budget Overview

# City of Somerville 2012-2013 Action Plan Funding Summary

## Entitlement Grant

CDBG	\$2,435,932
ESG	\$223,912
HOME	\$480,840
HOPWA	\$0

<b>Total</b>	<b>\$3,140,684</b>
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## Prior Years' Program Income NOT previously programmed or reported

CDBG	\$0
ESG	\$0
HOME	\$0
HOPWA	\$0

<b>Total</b>	<b>\$0</b>
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## Carried Forward/Reprogrammed Prior Years' Funds

CDBG	\$3,365,546
ESG	\$0
HOME	\$2,061,672
HOPWA	\$0
CDBG-R	\$0
HPRP	\$0

<b>Total</b>	<b>\$5,427,219</b>
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## Total Estimated Program Income

CDBG Econ Development Reimbursement	\$0
CDBG Housing Rehab Revol Loan Fund	\$50,000
CDBG Development Revol Loan	\$0
HOME PI Fund	\$50,000

<b>Total</b>	<b>\$100,000</b>
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<b>Section 108 Loan Guarantee Fund</b>	<b>\$0</b>
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<b>TOTAL FUNDING SOURCES</b>	<b>\$8,667,903</b>
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<b>Other Funds*</b>	<b>\$3,513,183</b>
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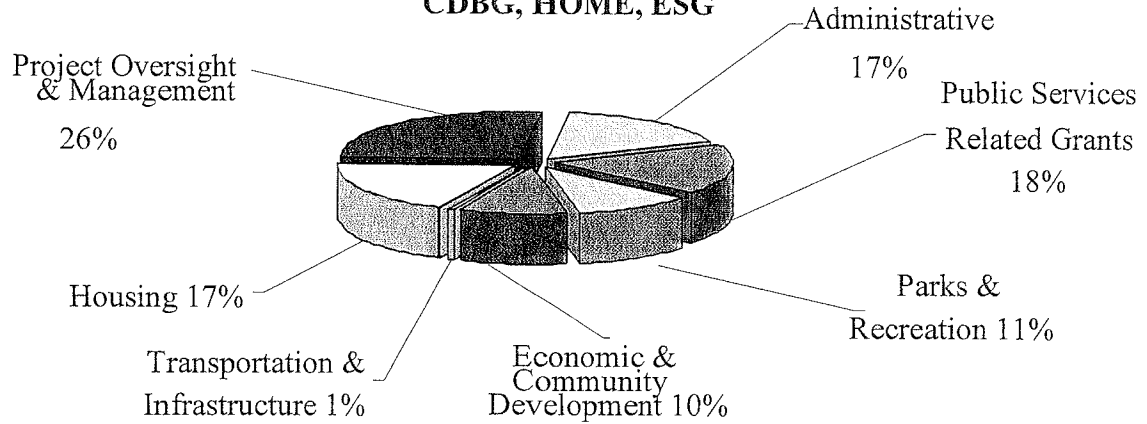
<b>Submitted Proposed Projects Totals</b>	<b>\$12,181,086</b>
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<b>TOTAL Entitlement &amp; Program Income</b>	<b>\$3,240,684</b>
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<b>Un-Submitted Proposed Projects Totals</b>	<b>\$0</b>
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\* Federal, State, and Other Matching Funds for 1 Year Action Plan Projects

**City of Somerville**  
**2012-2013 H.U.D. Action Plan**  
**New Entitlement Funds & Program Income**  
**CDBG, HOME, ESG**



**CDBG Entitlement & Program Income (2012)**

	Amount	Percentage
CDBG Admin	\$ 487,186	18%
Public Service Grants	\$ 365,390	14%
Projects/Programs	\$ 1,807,268	68%
Total	<b>\$ 2,659,844</b>	

**HOME Entitlement & Program Income (2012)**

	Amount	Percentage
HOME Admin	\$ 48,084	8%
CHDO Admin	\$ 24,042	4%
Projects/Programs	\$ 508,714	88%
Total	<b>\$ 580,840</b>	

85% of the activities proposed for the FY2012 Action Plan will benefit low/moderate-income persons through the development housing, public services, economic development, and management of the grant programs.

City of Somerville  
Program Year 2012 (July 1, 2012 - June 30, 2013)  
Projects  
CDBG, HOME, AND ESG PROGRAM

Initial Year Funded	Project Name	Activity Name	Address	Descrip	Reprogrammed CDBG Funds	Reprogrammed HOME Funds	PY11 CDBG Carryforward	PY11 HOME Carryforward	Total Carryforward & Reprogrammed	PY12 "New" CDBG Entitle	PY12 CDBG Program Income	Total CDBG	PY12 "New" HOME Entitle	PY12 HOME Program Income	Total HOME	Total ESG	Total Program												
2005	ECONOMIC & COMMUNITY DEVELOPMENT	ARTS UNION ARTSCAPE & STREETSCAPE ELEMENTS	UNION SQUARE NR5A	For ArtsUnion Streetscape & ArtsUnion ArtsSpace improvements in Union Square March to coincide with the MA Census 2010.			148,775		148,775			148,775			-		148,775												
2003	ECONOMIC & COMMUNITY DEVELOPMENT	BOYNTON YARDS PRE DEVELOPMENT	UNION SQUARE NR5A	Environmental reviews, Surveys, Appraisals, transportation and utility infrastructure planning, and address new support for Main Streets districts.			58,667		58,667			58,667			-		58,667												
2012	ECONOMIC & COMMUNITY DEVELOPMENT	CENTRAL BROADWAY INITIATIVE	CENTRAL BROADWAY	Support for Winter Hill and Magnon Square neighborhood business districts.					0	125,000		125,000			-		125,000												
2006	ECONOMIC & COMMUNITY DEVELOPMENT	EAST SOMERVILLE MAIN STREETS	EAST SOMERVILLE NR5A	Support for Main Streets organization and initiatives in East Somerville.			67,500		67,500	50,000		117,500			-		117,500												
2005	ECONOMIC & COMMUNITY DEVELOPMENT	FARMERS' MARKET	UNION SQUARE OR EAST SOMERVILLE NR5A AFFORD HOUSE SITES	Grant to organize and manage Farmers' Market			18,000		18,000			18,000			-		18,000												
2008	ECONOMIC & COMMUNITY DEVELOPMENT	INNER BELT PLANNING	EAST SOMERVILLE NR5A	Planning, feasibility, and other related planning funds for the redevelopment of the Inner Belt and Brickbottom sections of the cluster.			25,000		25,000			25,000			-		25,000												
2003	ECONOMIC & COMMUNITY DEVELOPMENT	KILEY BARREL PRE- DEVELOPMENT	UNION SQUARE NR5A	Remediation, technical analyses, market analysis, appraisals, and other costs in order to further economic development in the cluster will involve brokering partnerships with key business, educational and institutional organizations			99,852		99,852			99,852			-		99,852												
2011	ECONOMIC & COMMUNITY DEVELOPMENT	FABRICATION LABORATORY	UNION SQUARE NR5A	The cluster will involve brokering partnerships with key business, educational and institutional organizations			5,000		5,000			5,000			-		5,000												
2009	ECONOMIC & COMMUNITY DEVELOPMENT	LAND ACQUISITION	LAND ACQUISITION	Appraisals, technical studies, and other land acquisition costs in CDBG						20,000		20,000			-		20,000												
2009	ECONOMIC & COMMUNITY DEVELOPMENT	LAND ACQUISITION in UNION SQUARE	UNION SQUARE NR5A	Appraisals, technical studies, and other land acquisition costs in Union Square			31,800		31,800			31,800			-		31,800												
2008	ECONOMIC & COMMUNITY DEVELOPMENT	RETAIL BEST PRACTICES	UNION SQUARE AND EAST SOMERVILLE NR5As	Technical Assistance to businesses for Retail Best Practices					0	10,000		10,000			-		10,000												
1999	ECONOMIC & COMMUNITY DEVELOPMENT	SECTION 108 LOANS PAYMENTS	93 HIGHLAND AVE SOMERVILLE MA 02143	Interest and principal on the City's outstanding Section 108 Loan Balance.					0						-		-												
2007	ECONOMIC & COMMUNITY DEVELOPMENT	SMALL BUSINESS/ MICROENTERPRISE LOAN PROGRAM	CITY-WIDE	Funds to assist with a small-business loan fund targeted to micro- enterprises as the second year of a three year			21,926		21,926			21,926			-		21,926												
2004	ECONOMIC & COMMUNITY DEVELOPMENT	STOREFRONT IMPROVEMENT PROJECTS	ELIGIBLE CDBG AREAS OF THE CITY OR CITY-WIDE	Funds for renovating storefronts and/or signs & awnings in CDBG eligible commercial districts, or to eligible micro-enterprises.			3,144		3,144	80,000		83,144			-		83,144												
2004	ECONOMIC & COMMUNITY DEVELOPMENT	UNION SQUARE MAIN STREETS	UNION SQUARE NR5A	Support for Main Streets organization and initiatives in Union Square.			67,500		67,500	50,000		117,500			-		117,500												
Total Economic & Community Development Project Costs					0	0	547,164	0	547,164	335,000	0	882,164	0	0	0	0	882,164												
					17%					10%					14%					15%					10%				

City of Somerville  
Program Year 2012 (July 1, 2012 - June 30, 2013)  
Projects  
CDBG, HOME, AND ESG PROGRAM

Initial Year	Project Name	Activity Name	Address	Descrip	Reprogrammed CDBG Funds	Reprogrammed HOME Funds	PY11 CDBG Carryforward	PY11 HOME Carryforward	Total Carryforward & Reprogrammed	PY12 "New" CDBG Entitle	PY12 CDBG Program Income	Total CDBG	PY12 "New" HOME Entitle	PY12 HOME Program Income	Total HOME	Total ESG	Total Program
2007	TRANSPORTATION AND INFRASTRUCTURE	ADA STREETSCAPE IMPROVEMENTS	CITY-WIDE	For ADA improvements to sidewalks, curb cuts, and pedestrian signals & signage throughout the			173,964		173,964	20,000		193,964			-		193,964
2008	TRANSPORTATION AND INFRASTRUCTURE	GREENLINE EXTENSION PLANNING	UNION SQUARE NSBA AND EAST SOMERVILLE NSBA	Includes Environmental Assessment, Financial Feasibility, Transportation and Other Studies and Designs relating to the extension			0		0			-			-		-
2003	TRANSPORTATION AND INFRASTRUCTURE	COMMUNITY PATH DESIGN & CONSTRUCTION	COMMUNITY PATH FROM CEDAR STREET TO LOWELL STREET	Design and construction of a segment (between Cedar to Lowell) of the			76,005		76,005			76,005			-		76,005
2003	TRANSPORTATION AND INFRASTRUCTURE	LOWER BROADWAY STREETSCAPE PROJECT	EAST SOMERVILLE NSBA	Streetscape improvements along Broadway from McGrath Highway to the Boston			591,823		591,823			591,823			-		591,823
2008	TRANSPORTATION AND INFRASTRUCTURE	UNION SQUARE INFRASTRUCTURE	UNION SQUARE NSBA	Environmental Assessment, Financial Feasibility, Transportation, Infrastructure, and Other Studies and	7,937		182,768		190,705			190,705			-		190,705
Total Transportation & Infrastructure Project Costs					7,937	-	1,024,560	-	1,032,497	20,000	-	1,052,497	-	-	-	-	1,052,497
					5%		32%		19%		0%	18%					12%
2007	PARKS AND OPEN SPACE	10 NEW WASHINGTON STREET	0 NEW WASHINGTON STREET	Design and Construction of Off Leash Recreation Area and passive park in East Somerville NSBA			71,032		71,032			71,032			-		71,032
2007	PARKS AND OPEN SPACE	111 SOUTH STREET	111 SOUTH STREET SOMERVILLE, MA 02145	Design and Construction of Off Leash Recreation Area and park in a CDBG eligible area.			50,660		50,660			50,660			-		50,660
		DICKERMAN PARK	CRADLE STREET AT KIMBALL STREET	Design costs related to site improvements at existing park in CDBG eligible neighborhood		1,170			1,170			1,170			-		1,170
2009	PARKS AND OPEN SPACE	GROUNDWORK SOMERVILLE	93 HIGHLAND AVE. SOMERVILLE, MA 02143	Landscaping and planting improvements in schools and other eligible public areas			10,000					10,000			-		10,000
2006	PARKS AND OPEN SPACE	HARRIS PARK	EAST SOMERVILLE NSBA SOMERVILLE, MA 02145	Environmental testing, appraisal, design, and other activities for park in CDBG eligible area.	136,517		237,073		373,590			373,590			-		373,590
2008	PARKS AND OPEN SPACE	KEAP NUT PARK / SKILLION AVENUE CONSTRUCTION	WALNUT STREET SOMERVILLE, MA 02143	Construction, testing and design costs related to site improvements at park in CDBG eligible			51,831		53,831			53,831			-		53,831
2008	PARKS AND OPEN SPACE	KEAP NUT PARK PARCEL ACQUISITION	WALNUT STREET SOMERVILLE, MA 02143	Acquisition of parcels of land adjacent to Keap NUT/Ed Leathers Parks to			0		0			-			-		-
	PARKS AND OPEN SPACE	MORSE KELLY PLAYGROUND	SUMMER STREET	Design costs related to site improvements at existing park in CDBG eligible neighborhood			2,640		2,640			2,640			-		2,640
2007	PARKS AND OPEN SPACE	NORTH STREET PLAYGROUND	NORTH STREET	Design, testing and construction costs related to site improvements at existing park in CDBG			0		0	300,000		300,000			-		300,000



City of Somerville  
Program Year 2012 (July 1, 2012 - June 30, 2013)  
Projects  
CDBG, HOME, AND ESG PROGRAM

Initial Year	Project Name	Activity Name	Address	Descrip	Reprogrammed CDBG Funds	Reprogrammed HOME Funds	PY11 CDBG Carryforward	PY11 HOME Carryforward	Total Carryforward & Reprogrammed	PY12 "New" CDBG Entitle	PY12 CDBG Program Income	Total CDBG	PY12 "New" HOME Entitle	PY12 HOME Program Income	Total HOME	Total ESG	Total Program
2007	PARKS AND OPEN SPACE	PEARL AND FLORENCE STREET PARK	PEARL & FLORENCE STREET	Design testing and construction of an accessible, passive green space & community garden in E Somerville	75,000				75,000			75,000			-	-	75,000
	PARKS AND OPEN SPACE	PERRY PARK	WASHINGTON STREET	Costs related to site improvements at existing park in CDBG eligible neighborhood			8,929		8,929			8,929					8,929
2009	PARKS AND OPEN SPACE	QUINCY STREET PARK	14-18 QUINCY STREET	Design and construction of park in CDBG eligible neighborhood			212,929		212,929			212,929					212,929
2000	PARKS AND OPEN SPACE	STREET TREE PLANTING PROGRAM	ELIGIBLE CDBG AREAS OF THE CITY	Funding will provide for the planting of approx. 100 trees in CDBG eligible areas city-wide.			59,608		59,608		60,000	119,608			-	-	119,608
2012	PARKS AND OPEN SPACE	URBAN AGRICULTURE	ELIGIBLE CDBG AREAS OF THE CITY	Urban agriculture.					0	10,000		10,000			-	-	10,000
Total Parks & Open Space Project Costs					138,517	-	780,872	-	909,389	370,000	-	1,289,389	-	-	-	-	1,289,389
							24%		17%		0%	22%					15%
2009	ECONOMIC AND COMMUNITY DEVELOPMENT PROJECT COSTS	CD PROJECT COSTS	93 HIGHLAND AVE. SOMERVILLE, MA 02143	Projects costs associated with activities carried out by the Community Development Division, including staff salaries.			310,227		310,227	575,091		885,318			-	-	885,318
Total Economic & Community Development Costs					-	-	310,227	-	310,227	575,091	-	885,318	-	-	-	-	885,318
										24%		15%					10%
2005	HISTORIC PRESERVATION ACTIVITIES	EXPANSION OF LOCAL HISTORIC DISTRICTS	CDBG ELIGIBLE AREAS OF THE CITY	Increase the number of properties surveyed and inventories for historic designation.			11,133		11,133			11,133			-	-	11,133
2005	HISTORIC PRESERVATION ACTIVITIES	HISTORIC FACADE IMPROVEMENTS	CDBG ELIGIBLE AREAS OF THE CITY	Rehabilitate Local Historic District (LHD) designated low- and moderate-income homes to historic design					0			-			-	-	-
		PRESERVATION OF FIRE HOUSE	UNION SQUARE	To prepare a building assessment report and reuse study for the Historic Union Square Fire					0			-			-	-	-
		MILK ROW CEMETARY	SOMERVILLE AVE	Restoration of the Milk Row Cemetery - Historic Cemetery located in the Union Square NRSA			5,820		5,820			5,820					5,820
2008	HISTORIC PRESERVATION ACTIVITIES	PROSPECT HILL PARK & MONUMENT TECHNICAL EVALUATION	PROSPECT HILL PARK	Technical and other engineering evaluations for the restoration and renovation of the Prospect Hill Monument			3,980		3,980			3,980					3,980
2007	HISTORIC PRESERVATION ACTIVITIES	HISTORIC PRESERVATION ACCESS STUDIES	CDBG ELIGIBLE AREAS OF THE CITY	Includes Historic Preservation Accessibility Analysis of targeted properties in CDBG eligible areas of City.			5,360		5,360			5,360			-	-	5,360
Total Historic Preservation Project Costs					-	-	26,293	-	26,293	-	-	26,293	-	-	-	-	26,293
							0.8%		0.5%		0.0%	0.4%					0.3%
2007	HOUSING ACTIVITIES	HOUSING SPECIAL PROJECTS	50 EVERGREEN STREET SOMERVILLE, MA 02143	Funds reserved and used for the creation of LMI housing throughout the City.				\$1,148,965	1,148,965			-	219,068	50,000	1,418,073		1,418,073

City of Somerville  
Program Year 2012 (July 1, 2012 - June 30, 2013)  
Projects  
CDBG, HOME, AND ESG PROGRAM

Initial Year	Project Name	Activity Name	Address	Descrip	Reprogrammed CDBG Funds	Reprogrammed HOME Funds	PY11 CDBG Carryforward	PY11 HOME Carryforward	Total Carryforward & Reprogrammed CDBG	PY12 "New" CDBG Entitle	PY12 CDBG Program Income	Total CDBG	PY12 "New" HOME Entitle	PY12 HOME Program Income	Total HOME	Total ESG	Total Program
2007	HOUSING ACTIVITIES	HOUSING REHAB	50 EVERGREEN STREET SOMERVILLE, MA 02143	Funds to rehab rental and homeowner properties occupied by and/or affordable to residents who are income eligible under HOME and/or CDBG program			529,977	50,000	579,977		50,000	579,977			50,000		629,977
2007	HOUSING ACTIVITIES	DOWNPAYMENT ASSISTANCE PROGRAM	50 EVERGREEN STREET SOMERVILLE, MA 02143	Downpayment and closing cost assistance of up to 15% to income eligible Somerville residents				90,400	90,400							90,400	
2009	HOUSING ACTIVITIES	HOUSING DIVISION PROJECT COSTS	50 EVERGREEN STREET SOMERVILLE, MA 02143	Costs associated with project oversight of the Housing Division CDBG program					0	281,265		281,265					281,265
2009	HOUSING ACTIVITIES	HOME ADMIN	50 EVERGREEN STREET SOMERVILLE, MA 02143	Staff salaries and overhead costs associated with administering the HOME program					0				48,084		48,084		48,084
2009	HOUSING ACTIVITIES	HOME TBRA	50 EVERGREEN STREET SOMERVILLE, MA 02143	Funds to provide subsidies for Tenant Based Rental Assistance to formerly homeless young people				7,881	7,881				117,500		125,381		125,381
2012	HOUSING ACTIVITIES	HOUSING - FAIR HOUSING	50 EVERGREEN STREET SOMERVILLE, MA 02143	Funds to provide for housing education and outreach materials available in multiple						2,000		2,000					2,000
2009	HOUSING ACTIVITIES	HOME CHDO OPERATING SET ASIDE	50 EVERGREEN STREET SOMERVILLE, MA 02143	5% of the HOME entitlement set aside for the City's designated CHDO's operating costs					0				24,042		24,042		24,042
2008	HOUSING ACTIVITIES	HOME CHDO SET ASIDE	50 EVERGREEN STREET SOMERVILLE, MA 02143	Funding for affordable housing construction or acquisition by CHDO-eligible entities				764,406	764,406				72,126		836,532		836,532
Total Housing Project Costs							529,977	2,061,672	2,591,649	283,265	50,000	863,242	480,840	50,000	2,592,512		3,485,794
							16%	100%	48%	12%	100%	15%	100%	100%	100%		40%
							#DIV/0!										
2012	PUBLIC SERVICE GRANTS	PUBLIC SERVICE GRANTS	93 HIGHLAND AVE SOMERVILLE, MA	Set aside 15% of current year CDBG grant to fund Public Service Grants within the city					0	365,390		365,390					365,390
2012	EMERGENCY SOLUTIONS GRANT	ESG PROGRAM ADMINISTRATION	93 HIGHLAND AVE SOMERVILLE, MA	A portion of the staff and administrative costs associated with administering ESG grant					0								16,793
2012	EMERGENCY SOLUTIONS GRANT	ESG GRANTS	93 HIGHLAND AVE SOMERVILLE, MA	Funds to be allocated through an RFP process to agencies providing emergency shelter, crisis intervention and homeless prevention					0								207,119
Total Public Service Related Grants										365,390		365,390					589,302
										15%		6.24%					7%
2009	ADMIN & PLANNING	CDBG ADMIN	93 HIGHLAND AVE SOMERVILLE, MA 02143	Staff salaries and overhead costs associated with administering the CDBG ESG and HOME programs						487,186		487,186					487,186
Total CDBG Administration										487,186		487,186					487,186
										8.33%							8%
PROJECT TOTAL							0	3,219,092	2,061,672	5,417,219	2,439,532	50,000 \$ 5,851,479	480,840	50,000 \$ 2,592,512	223,912 \$ 8,667,903		

## SECTION D

Individual Project Budgets & Goals

# Economic Development

2008-2013  
Consolidated Plan

2008-2013  
Con Plan Goals

2012-2013  
Action Plan

CDBG Est HOME Est ESG Est  
\$ Funding \$ Funding \$ Funding

1. Encourage investment and development in underutilized areas of the City	Focus on Redevelopment of strategic districts	1.A Section 108 loan for Boynton Yards			
	Analyze Boynton Yards	1.B Boynton Yards Pre-Development	\$58,667		
	Utilize City-owned property to catalyze economic development	1.C Kiley Barrel Pre-Development	\$99,852		
2. Enhance vitality of existing commercial districts	Provide 3-4 Storefront Improvement Grants annually	2.A Storefront Improvement Program	\$83,144		
	Provide technical assistance to businesses	2.B Retail Best Practices	\$10,000		
	Land Acquisition cost in CDBG eligible areas	2.C Land Acquisition	\$51,800		
	Encourage art - related businesses	2.D ArtsUnion	\$148,775		
		2.E Central Broadway Initiative	\$125,000		
3. Increase local job opportunities	Ensure 3-4 loans are provided to City businesses annually	3.A Micro-Enterprise Loan Program	\$21,926		
	Attract businesses to the City	3.B Farmers' Market	\$18,000		
	Focus on Redevelopment of strategic districts	3.C Inner Belt Planning	\$25,000		
4. Enhance skills and abilities of Somerville residents		3.D Fabrication Laboratory	\$5,000		
	Ensure 3-4 loans are provided to City businesses annually	4.A Included as part of Micro-Enterprise Assistance	\$0		
5. Build a partnership between municipal government and community members	Engage in 2 collaborative projects annually	5.A Union Square Main Streets	\$117,500		
	Engage in 2 collaborative projects annually	5.B East Somerville Main Streets	\$117,500		
			\$882,164		

# Transportation & Infrastructure

2008-2013

## Consolidated Plan

2008-2013

## Con Plan Goals

2012-2013

## Action Plan

CDBG Est  
\$ Funding

HOME Est  
\$ Funding

ESG Est  
\$ Funding

1. Improve rail transit service	Five station locations designed within 5 years	1.A Green Line Extension Planning	\$0		
2. Improve bus service	Install 12 shelters over 5 years	2.A CEMUSA Bus Shelter Program	\$0		
3. Enhance streetscapes, roadways, and intersections	Complete design of Lower Broadway within 2 years	3.A Lower Broadway Streetscapes Project	\$591,823.00		
	Complete Union Square Transportation Study in 2 years.	3.B. Union Square Infrastructure Project	\$190,705.00		
4. Reduce barriers dividing districts and neighborhoods	Complete 75% design for I-93 connector within 5 years	4.A T.I.P. Study for Assembly Square/I-93	\$0.00		
5. Improve pedestrian and bicycle accessibility	Complete design of Community Path along Green Line within 3 years	5.A Community Path Design	\$76,005.00		
6. Improve infrastructure for ADA compliance	Implement 4 improvements annually	6.A ADA Streetscapes Program	\$193,964.00		
7. Increase City's role in regional transportation planning	Continue active participation in MPO	7.A Participation in the M.P.O.	\$0		
			\$ 1,052,497		

# Parks & Open Space

2008-2013

## Consolidated Plan

2008-2013

## Con Plan Goals

2012-2013

## Action Plan

CDBG Est HOME Est ESG Est  
\$ Funding \$ Funding \$ Funding

1. Renovate existing parks	Renovate 6 parks within 5 years	1.A Harris Park 1.B Dickerman Park 1.C Pearl and Florence Street Park 1.D Perry Park 1.E Morse Kelly Playground 1.F Quincy Street Park	\$373,590 \$1,170 \$75,000 \$8,929 \$2,640 \$212,929		
2. Secure additional land for open space	Purchase new land within 5 years	2.A Kemp Nut/Ed Leathers Parcel Acquisition	\$0		
3. Improve ADA access to parks and open space	Complete ADA improvements to 5 parks within 5 years	3.A North Street Playground	\$300,000		
4. Increase tree canopy and green space	Plant 100 trees annually	4.A Street Tree Planting Program	\$119,608		
5. Increase Off Leash Recreational Area Opportunities	Construct 2 OLRA's within 5 years	5.A O New Washington Street Park & 111 South Street	\$121,692		
6. Promote sustainable design and building practices	Renovate recreational areas	6.A Groundworks Somerville	\$10,000		
7. Improve governmental accountability	Open Space and Recreational Plan completed within 2 years	7.A. Open Space and Recreation Plan	\$0		
8. Promote urban agriculture opportunities	Facilitate Urban Agriculture	8.A. Urban Agriculture	\$10,000		
9. Improve basic utilities	Relocate 1 mile of underground utilities within 5 years	9.A. Kemp Nut Park & Skilton Avenue Project	\$53,831		
			\$1,289,389		

# Historic Preservation

2008-2013

## Consolidated Plan

2008-2013

## Con Plan Goals

2012-2013

## Action Plan

CDBG Est HOME Est ESG Est  
\$ Funding \$ Funding \$ Funding

1. Document historical significant resources	Complete 80 surveys over 5 years	1.A Expansion of Local Historic Districts	\$ 11,133		
2. Ensure City resources support the maintenance of historic resources	Finalize draft ordinance within 1 year	2.A Demolition by Neglect Ordinance	\$0		
		2.B Historic Façade Improvements	\$0		
3. Develop and implement programs that encourage the improvement of historic resources	Improve access to 1-2 historic resources over 5 years	3.A Historic Preservation Access Studies	\$ 5,360		
		3.B Milk Row Cemetary	\$ 5,820		
	Prepare work specs for 1-2 historic facilities over 5 years	3.C Prospect Hill Monument and Park Technical Evaluation	\$ 3,980		
4. Stabilize and support the character of individual neighborhoods	Distribute 14-150 plaques to eligible owners over 5 years	4.A Historic Plaque Program	\$0		
			\$ 26,293		

# Housing

2008-2013

2008-2013

2012-2013

## Consolidated Plan

## Con Plan Goals

## Action Plan

CDBG Est HOME Est ESG Est  
\$ Funding \$ Funding \$ Funding

1. Maintain & improve housing stock	Rehabilitate 40 housing units annually	1.A Housing Rehabilitation Program	\$ 579,977	\$ 50,000	
2. Create new affordable housing	Create 100 affordable housing units within 5 years	2.A Housing Special Projects		\$ 1,418,073	
	Create 85 affordable housing units within 5 years	2.B CHDO Operating Set-Aside		\$ 24,042	
		2.C CHDO Set-Aside		\$ 836,532	
3. Increase affordability of rental housing	Provide rental assistance to 30 tenants annually	3.A Tenant Based Rental Assistance (TBRA)		\$ 125,381	
4. Increase affordable homeownership	Assist two 1st time homebuyers annually	4.A Downpayment Assistance Program		\$ 90,400	
5. Prevent and end homelessness	Obtain \$1.5M for homeless programs annually	5.A Support of Continuum of Care process			
6. Remove barriers to Housing	Create 6 units of housing for persons with mental disabilities within 5 years	6.A Inclusionary Zoning & Linkage Fee Analysis			
Remove barriers to Housing	Provide translation of materials and training on Fair Housing	6.B Fair Housing	\$ 2,000		
			\$ 581,977	\$ 2,544,428	



**Public Services**

**2008-2013**

**Consolidated Plan**

**2008-2013**

**Con Plan Goals**

**2012-2013**

**Action Plan**

**CDBG Est HOME Est ESG Est  
\$ Funding \$ Funding \$ Funding**

1. Provide opportunities to improve residents' social, economic, and political situation	Serve total of 2,160 residents over 5 years	1.A maximum 15% of Entitlement Funding set aside for programs to be selected via an RFP Process			
2. Provide children with opportunities to live healthy and productive lives	Serve 885 households over 5 years	2.A maximum 15% of Entitlement Funding set aside for programs to be selected via an RFP Process			
3. Provide education and leadership opportunities for youth	Serve 780 youth over 5 years	3.A maximum 15% of Entitlement Funding set aside for programs to be selected via an RFP Process			
4. Provide comprehensive programs for low-income individuals and families having difficulties meeting their basic needs	Support 10,200 residents each year	4.A maximum 15% of Entitlement Funding set aside for programs to be selected via an RFP Process			
5. Prevent Homelessness	Provide case management to 1,000 residents over 5 years	5.A maximum 15% of Entitlement Funding set aside for programs to be selected via an RFP Process			
6. Provide support services for the elderly and those with disabilities	Serve 2,100 residents over 5 years	6.A maximum 15% of Entitlement Funding set aside for programs to be selected via an RFP Process			
			\$ 365,390		\$ 223,912

# EAST SOMERVILLE NRSA

2008-2013

## Consolidated Plan Goals

2008-2013

## Con Plan Goals

2012-2013

## Action Plan\*

CDBG Est. HOME Est. ESG Est. \*\*  
\$ Funding \$ Funding \$ Funding

1. Increase permanently affordable housing stock	Rehabilitate 10 housing units annually	1.A Housing Rehabilitation Program	\$ 579,977	\$ 50,000	
		1.B Tenant Based Rental Assistance Program		\$ 125,381	
		1.C Downpayment Assistance Program		\$ 90,400	
2. Increase economic opportunities	Increase paid membership to 60 businesses within 5 years Improve 1-2 storefronts annually Issue 1-2 loans annually	2.A East Somerville Main Streets	\$ 117,500		
3. Increase recreational opportunities	Design landscaping improvements Complete 1 park within 5 years	2.B Storefront Improvements Program 2.C Micro-Enterprise Loan Program	\$ 83,144 \$ 21,926		
4. Increase attractiveness of East Somerville	Design landscaping improvements	3.A Harris Park Design & Construction 3.B 0 New Washington Street Park	\$ 373,590 \$ 71,032		
5. Improve East Somerville Infrastructure	Complete design of Lower Broadway within 2 years	4.A Street Tree Planting Program	\$ 119,608		
6. Improve status of historic areas	Conduct 2-3 Educational Outreach Tours annually	5.A Lower Broadway Streetscape Project 6.A Expansion of Local Historic Districts	\$ 591,823 \$ 11,133		
TOTAL			\$ 1,969,733	\$ 265,781	

\* 2012 Action Plan projects and programs listed in this NRSA are also discussed under other categories of the Action Plan.

\*\* 2012 Action Plan does not include projections for potential ESG funding.

# UNION SQUARE NRSA

## 2008-2013 Consolidated Plan Goals

## 2008-2013 Con Plan Goals

## 2012-2013 Action Plan\*

CDBG Est. HOME Est. ESG Est. \*\*  
\$ Funding \$ Funding \$ Funding

1. Increase permanently affordable housing stock	Rehabilitate 10 housing units annually	1.A Housing Rehabilitation Program	\$ 579,977	\$ 50,000	
		1.B Tenant Based Rental Assistance Program		\$ 125,381	
		1.C Downpayment Assistance Program		\$ 90,400	
2. Increase economic opportunities	Increase paid membership to 70 businesses within 5 years Improve 1-2 storefronts annually Issue 1-2 loans annually	2.A Union Square Main Streets	\$ 117,500		
		2.B Storefront Improvements Program	\$ 83,144		
		2.C Micro-Enterprise Loan Program	\$ 21,926		
3. Increase recreational opportunities	Design landscaping improvements Complete 1 park within 5 years	3.A 111 South Street Park	\$ 50,660		
		3.B Prospect Hill Technical Evaluation	\$ 3,980		
		3.C Quincy Street Park Design	\$ 212,929		
4. Increase attractiveness of Union Square	Collaborate with Arts Union	4.A ArtsUnion	\$ 148,775		
		4.B Street Tree Planting Program	\$ 119,608		
5. Improve Union Square infrastructure	Complete Union Square Transportation Study within 2 years	5.A Union Square Infrastructure Project	\$ 190,705		
6. Improve status of historic areas	Conduct 2-3 Educational Outreach Tours annually	6.A Expansion of Local Historic Districts	\$ 11,133		
TOTAL			\$ 1,540,337	\$ 265,781	

\* 2012 Action Plan projects and programs listed in this NRSA are also discussed under other categories of the Action Plan

\*\* 2012 Action Plan does not include projections for potential ESG funding.

## SECTION E

Narrative Responses to HUD Questions



# Fifth Program Year Action Plan

The CPMP Annual Action Plan includes the SF 424 and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

CPMP SF 424

## Narrative Responses

CPMP SF 424

### General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year.

Response: Map # 2 under Tab F of this plan identifies the planned projects for next year within the City. Geographically, the site-specific projects tend to be focused within one of the City's two NRSAs. These two NRSAs, in turn, are located generally in the eastern part of the City of Somerville. Please see Tab F for more details.

2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.

Response: In considering the basis for the allocation of funds within the City of Somerville, proposed projects were divided into two separate groups: 1) site-specific projects, and 2) city-wide projects. All site-specific projects were evaluated within the confines of their eligibility for federal HUD funding. Based upon the demographics of the City as delineated by the 2000 U.S. Census, most eligible site-specific projects tend to fall within certain geographic areas of the City – and those are largely encompassed within one of the two established NRSA's. City-wide projects are considered based upon their planned basis on other CDBG eligibility criteria (such as job creation, microenterprise assistance, or low-mod income benefit based upon presumptive categories of eligibility), and how that benefit may benefit persons of low or moderate income and help to further strengthen other City goals.

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The Storefront Improvements Program is an example of a program encompassing projects that may be CDBG eligible based upon their locations, or projects that could be in other areas of the City but CDBG eligible based upon the status of the business as a microenterprise or through the creation of jobs for low-moderate income persons. These projects require the local business to leverage his/her funds alongside the federal CDBG funds. These same Storefront Improvement Projects, if carried out within the Union Square NRSA, may also strengthen the efforts of the Arts Union project – thereby magnifying the City’s investment in both projects. All of these projects, however, are considered within the light of the priorities and objectives of the City’s 2008-2013 Consolidated Plan.

Funds under the Public Services Grants and ESG programs may be City-wide in their distribution, depending upon the needs identified through the RFP process. Parks & Recreation projects are identified based upon their location within a CDBG eligible area – either within a NRSA or within a low to moderate income area as defined by the most recent census data.

Economic and Community Development projects are identified and funds allocated depending upon their locations within similar areas. Housing Projects will be identified City-wide to benefit low and moderate income families and persons. The City of Somerville will continue to hold public meetings, forums, and conduct outreach to provide more effective services as new and changing needs are identified throughout the City.

3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.

Response:

**Planning & Development:** Underserved needs include aging infrastructure and need for improved transportation. The major obstacle to addressing these needs is lack of resources. The City uses CDBG funds where appropriate, but given the cost of construction and other infrastructure projects, these CDBG, HOME, and ESG resources alone are not enough to fill the need. Local funding from City borrowing, grants from the Commonwealth, and other Federal sources of funds are aggressively pursued in order to help complete the funding for larger projects.

**Housing:** Affordable housing is an underserved need of high importance in the City. The City uses CDBG and HOME funds where appropriate to address these needs. Other actions taken include

- Implementing the linkage fee charged to a developers building in the City. The full amount of the linkage fee goes into the City’s Affordable Housing Trust Fund.
- Encouraging the City’s CHDO to build/provide more rental housing units rather than home-ownership units.
- Providing affordable housing to homebuyers at 80% and 110% AMI and rental housing to tenants at 50% and 80% AMI through the application of the City’s inclusionary housing ordinance.
- Targeting public services and some HOME funds to programs that provide transitional housing.