

HUD One Year Action Plan Program Year 2017-2018

July 1, 2017 – June 30, 2018



City of Somerville, MA

Mayor Joseph A. Curtatone

Executive Summary

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

1. Introduction

The 2017 Annual Action Plan outlines how the City of Somerville will allocate and leverage funds from the US Department of Housing and Urban Development (HUD) to meet Somerville's affordable housing and community development needs for the fifth year of the 2013-2017 Five Year Consolidated Plan. The Annual Action Plan covers the program year starting July 1, 2017 to July 31, 2018. The Annual Action Plan provides a strategic one-year implementation plan for the Community Development Block Grant (CDBG) program, HOME Investment Partnerships (HOME) program and Emergency Solution Grants (ESG) program during the 2017 program year. The plan details the comprehensive approach used to implement the program activities that will meet the identified priority needs in the Consolidated Plan and reflects the planning process to address the housing needs of largely low and moderate-income citizens, improving the livability of neighborhoods and expanding economic opportunities, principally for low and moderate income persons.

The city is highly engaged with the community throughout the process. The city conducted a public hearing, one-on-one consultations with key agencies and community groups, and had a public comment period. In addition to the outreach done for the Consolidated Plan and Annual Action Plans Somerville has also incorporated the feedback, data, and results of Somervision, the city's comprehensive plan, as well as the results of other local studies and public engagement events. The collective result of these planning sessions all raised many similar issues and concerns by the local community. The city and its residents remain committed to a number of common goals including: transit oriented growth; maintaining the tradition of diversity among its population; addressing affordable housing issues through attacking the high cost burden of both home ownership and rental housing; and expanding the economic and job opportunities for residents of all skill and income level (particularly those on the low and moderate income spectrum most at risk for displacement).

It is Somerville's intention that the needs and concerns identified during the public outreach process will serve as the building blocks in developing a comprehensive set of policies, strategies, and programs that will enable the city to meet its directives of providing decent housing, a suitable living environment, and expand economic opportunities particularly for those low and moderate income residents.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

In the final year of the 2013-2017 Consolidate Plan period the City of Somerville remains committed to addressing the needs identified in the original plan. The 2017 planning process has once again highlighted that the most serious issue impacting the low and moderate income population of Somerville is the overwhelmingly high housing cost burden facing residents. The combination of the city's geographic location, rapid development, and low vacancy rates has made the cost of housing (rental or home ownership) a major cost burden for the cities low-mod population. Many of the cities long time low to moderate income residents continue to be plagued by the issues of displacement and widening income gaps. The city recognizes the threat that these issues place on its current residents and is committed to engaging in a variety of activities that are focused on providing its low to moderate income population with the opportunities and resources they need to continue to grow and expand their standard of living.

Through this philosophy Somerville has developed two major priority goals:

- **Building Communities of Opportunity-** This goal is intended to execute the long term comprehensive goals established during our Consolidated Plan and Somervision planning and citizen participation sessions. The strategies to be undertaken under this objective encompass a wide variety of activities including economic development, commercial revitalization, public facility and public infrastructure improvements. These include projects aimed at improving access to Somerville's expanding public transit infrastructure, economic development activities aimed at integrating and supporting Somerville's diverse population base and workforce, increasing affordable housing supply through inclusionary zoning and development projects, and public facility projects that will expand green space and significantly enhance the living environment for low and moderate income residents. The goal of these activities is to ensure that the current low to moderate income population has the opportunities and resources they need to grow along with Somerville.
- **Addressing the Needs of At Risk Populations-** The purpose of this goal is intended to meet the immediate needs of those groups and individuals who are at greatest risk of homelessness or economic distress. The activities targeted for this goal include continued investment in our public services, homeless programs, and continuum of care activities. The City will continue to use HUD funds to assist those members of our community that are in greatest risk of becoming victim to the increased housing costs associated with this area.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Somerville has successfully executed on a number of its Consolidated plan goals. The following is a breakdown of the key achievements

Preserve and Maintain Affordable Housing -Despite one of the most challenging housing markets in the country the City of Somerville has made significant progress in its affordable housing programs. As a result of its aggressive outreach efforts and launch of the 100 homes program, the city has been able to achieve consistent production in its housing rehab program. During the previous program year the city was able to rehabilitate 6 units as well as close on the first five properties acquired through the 100. These efforts have resulted in an active pipeline of projects that will generate additional 8-14 affordable units. Through the use of HOME funds the city was able to provide tenant based rental assistance to 9 low income households in PY 16. HOME funds were also expended in PY16 to complete the acquisition of 163 Glen St and begin work on the MWRA adaptive re-use project. When completed these projects will create 29 affordable units, 4 low income units, and 25 low income purpose built units for seniors and persons with disabilities, respectively.

Economic Development -Commercial Property Improvement - The city continued to successfully promote its commercial property improvement program. The city made significant progress in promoting the program in the Union Square neighborhood with several projects schedule to enter either the application, design, or construction phases between now and program year 17. *Small Business Technical Assistance* - The city has continued to partner with the two Main Street organizations serving the key commercial districts of Lower Broadway and Union Square. These two organizations serve as critical resources for providing technical assistance to many of the small business micro enterprises in the area. East Somerville Main Streets and Union Square Main Streets continued to work closely with neighborhood businesses to provide technical assistance on issues ranging from operational guidance, small business startup, planning for ongoing and upcoming infrastructure changes, and managing the economic revitalization occurring in these neighborhoods due to the Green Line extension and Assembly Square development. Many of the local area businesses who benefit from these services are also owned by low income, minority, and immigrant households.

Parks and Open Space- The city has had tremendous success in its goal to create suitable living environments for its low to moderate income residents. During the Consolidated Plan period the City has been able to create additional new accessible open space in low to moderate income neighborhoods across the City. These projects include new parks and open space completed in the East Somerville, Winter Hill, and the West Somerville/Clarendon Hill areas in total these projects have also leveraged over \$2M in Massachusetts State PARC grant funds. *Urban Forestry* - In addition to the Parks and Open Space projects the city has also run a successful Tree Planting program that has planted an average of 60 trees citywide in various low to moderate income census tracts. The street tree planting program yields a number of benefits including storm water management, shade, and noise.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Somerville is an extremely active community with an extraordinarily high level of civic engagement and public participation from its residents. As a result of this high level of engagement and the city's desire to make the five year Consolidated Plan process as "needs based" as possible, the City's Community Development division went through an extensive citizen participation process to ensure that the plan met the needs and concerns of its low to moderate income residents specifically in the areas of affordable housing, suitable living environments and economic development. In developing the plan the city reached out to residents, social service organizations, housing providers, and other governmental and public entities to provide input into the identification and prioritization of these needs.

As part of the Action Plan process, a public hearing was held to solicit feedback directly from residents and community members. The feedback received from this meeting reinforced the concerns and opinions raised during the consolidated planning process including the high housing cost burden facing individuals and families, availability of job opportunities and job training, and homelessness prevention.

Housing Division staff also met directly with several partners to develop the Needs Assessment and Market Analysis sections of the Consolidated Plan. Specifically, Housing Division staff attends the Continuum of Care meetings to gather feedback from the homeless providers regarding the needs of their clients. Topics covered included common housing problems, areas of most pressing needs, concerns around the termination of rapid rehousing funds, results of the Point in Time homeless count, gaps in available housing, gaps in supportive services, and general concerns. Housing division staff also met one-on-one with the Deputy Director of the Somerville Housing Authority to discuss issues of concern, including Section 504 Needs, most pressing needs of Public Housing and Voucher residents, demographic information about Public Housing and voucher residents, restoration and revitalization needs of the public housing stock, and strategies to improve the living environment for public housing residents, among other general housing needs concerns.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

TBD

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

TBD

7. Summary

Somerville has historically been an affordable place to live, with convenient access to Boston. Somerville, along with the Greater Boston area and Massachusetts as a whole, is experiencing exponential increases in housing costs. The City continues to battle many of the challenges highlighted in the Housing Needs Assessment of the Consolidated Plan including a high level of housing cost burden among residents, a stark affordability mismatch, particularly for low and moderate income households, demand for public housing and vouchers that exceeds the supply by almost ten times, and changing demographics including an increasingly diverse community, both ethnically and racially.

While the City continues to utilize its HUD program funds to address these needs, additional strategies at the local level have also been pursued to combat the pressing needs of Somerville's residents. The City has strengthened its Inclusionary Zoning Ordinance and continues to work closely with private developers to ensure the maximum number of affordable units that meet the needs of Somerville's low and moderate income population, are created through zoning controls. The City has also worked to strengthen the Linkage Ordinance to ensure new commercial development contributes funds to the Somerville Affordable Housing Trust Fund to address housing needs. Additional funds will also be available via the Somerville Affordable Housing Land Bank, the Community Preservation Act and the City will work to coordinate the efforts of these funding sources with the needs identified in the Needs Assessment. Additional work around workforce development will raise the incomes of residents, making housing more affordable. Increased access to transportation through the extension of the MBTA Green Line and the new Orange Line stop will decrease the dependence on private automobiles and their associated costs, thereby lessening households cost burden and freeing up additional income for other needs, including housing.

The community assets and market knowledge that Somerville needs to build successful activities and projects have been highlighted in the Market Analysis section of the Consolidated Plan. Some of the high level points of interest include a rich immigrant population and artist culture, access to major metropolitan cities, proximity and strong political focus on transit. All of these points of interest make Somerville an interesting place for economic development and job growth, which will reduce the cost burden of the low and moderate income households.

In this Annual Action Plan, Somerville lists its goals and funding allocation estimates from HUD by program. In the narratives that precede and surround these goals and allocations exists the summaries of geographic and need priorities, as well as the influence of market conditions. The Annual Action Plan also highlights Somerville's commitment to reducing the barriers to affordable housing, homelessness, lead paint hazards and poverty. The monitoring plans for ensuring regulations are followed by the City and its partners are also included in this Action Plan.

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.

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

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

The contact information for all HUD CPD Programs for the City of Somerville is

Mayor's Office of Strategic Planning and Community Development

93 Highland Avenue

Somerville, MA 02143

(617)625-6600

Attn: Elizabeth Twomey Ext. 2527

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

1. Introduction

The City of Somerville Mayor's Office of Strategic Planning and Community Development (OSPCD) consults with multiple organizations and community representatives for preparation of the Action Plan for use of HUD grant funds. The Community Participation Plan, posted on the City website, sets forth the City's policies and procedures for community input in the grant allocation process. In conjunction with the City's larger efforts to develop a plan to affirmatively further fair housing, the city has also revised its Community Participation Plan to outline its process of engaging the community in its AFFH planning. The Draft Action Plan is published and made available at the Office of Strategic Planning and Community Development and the public library each year in order to maximize outreach to the public. The Draft Action Plan is made available on the City website. Additionally, the City conducts at least one public hearing during the development process before the Action Plan is published with a 30 day comment period to obtain citizen's views and to respond to comments and questions. The city has also posted the revised Community Participation plan this year to receive any comments on the AFFH process. The City Aldermen consider and adopt the final plan.

The City of Somerville recognizes that partnerships with public and private entities are vital to the provision of effective services to the Somerville community. Each strategy prioritized by the City of Somerville is only accomplished through effective collaborations with community partners. These partners provide the expertise needed to ensure quality service provision, housing development and neighborhood revitalization efforts. OSPCD works with a number of City departments, the housing authority, major non-profit organization and other stakeholders to ensure that the planning process is both comprehensive and inclusive. OSPCD secures information from other City departments, the private sector non-profits, neighborhood-based organization and residents regarding existing conditions

OSPCD will continue to seek out opportunities to strategize with a variety of groups to address short-term and long-term community needs. In addition, OSPCD staff will meet with community groups and agencies throughout the year to solicit input regarding OSPCD programs and to plan future activities.

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(I))

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. Non-profit 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 that could be combined with CDBG and

HOME funds for a successful housing project proposal. The HOME program provides vital funding to affordable housing providers that also apply for tax credit funding to develop affordable housing units.

The City of Somerville strives to be in constant contact with various public and private agencies to ensure funding priorities are in line with current community development goals. OSPCD is involved in many community collaborations with an aim to enhance coordination between housing and service providers to better serve the community. In support of the Consolidated Plan and the Continuum of Care (CoC) Strategic Plan to End Homelessness, SPCD is in partnership with housing providers, health and human services providers to create subsidized affordable housing units that are linked to mainstream and social supports. The City dedicates approximately 15% of CDBG HUD grant funds to support the social service programs of 16 non-profit agencies identifying gaps and providing supportive services to low income residents. Anti-poverty programs in conjunction with energy assistance and weatherization assistance programs provide home repairs to emphasize community development sustainability and services to low income 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.

A member of OSPCD's Housing Division staff serves as the lead chair member in the CoC, attending all monthly meetings and participating in several subcommittees; coordinates the submission of project applications each year and prepares the extensive CoC narrative for submission into HUD's e-snaps system. OSPCD in conjunction with the CoC provides technical assistance to applicant agencies and coordinates monthly meetings of the CoC which comprise providers including homeless shelters, immigration and eviction prevention services, veterans' services, educational institutions, health and human services, homeless youth services and housing assistance providers. The CoC is working on a Directory of Community Resources which will be published as a guide for homeless services. Continuum of Care agendas are focused on enhanced coordination among all entities and gauging housing and income stability measures of CoC-funded programs.

To coordinate services for homeless individuals and families with children, the CoC relies on several local shelter agencies for coordinated entry into and out of the homeless service system. The continuum of housing and supports for homeless veterans and their families has been bolstered substantially with VASH rent subsidies and case management and enhanced re-housing assistance at a local veterans shelter.

Following the Point in Time Count, the CoC reviews the needs within the community and makes recommendations. Additional beds for the chronically homeless have been requested and mobile vouchers have been prioritized through Somerville's Prevention and Stabilization (PASS) program

funds. Similarly, Passages, the McKinney funded case management program, has been able to work with the local housing authority in securing Section 8 vouchers and public housing units for the chronically homeless.

For those at risk of homelessness, we utilize a Tenancy Stabilization Program to help with some funding for rent or utility arrearages, along with case management to identify any other issues as well. CoC members participate on the State's unaccompanied youth task force with discusses current issues and long term plans. A peer survey of unaccompanied youth was implemented and steps are in place to identify this difficult population.

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

A member of OSPCD's Housing Division staff serves as the lead chair member in the CoC and this same member along with other members in the CoC participate on the ESG Advisory Committee making recommendations to the Mayor for ESG funds. Critical feedback on the 2017-2018 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 to prioritize 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.

The CoC (made up of ESG recipients) was the recipient of a planning grant which was used to formalize local CoC processes and enhance planning efforts and local homeless funding streams and set performance measures for the community rather than solely for individual projects. A matrix was developed to identify quality standards for recipients to gauge the quality of data for reported performance outcomes. These matrixes will be used to best align these two programs.

The CoC has voted on a lead HMIS agency who will work with participants to develop a policy and procedure manual that guides local HMIS implementation. This staff person also convenes the HMIS Steering Committee that meets to tackle an array of issues related to effective HMIS administration, quality of data and recommendations to the CoC on how to increase accuracy, completeness and timeliness of reporting to achieve improvements. Input and data from the CoC has been integrated throughout the written standards and was used as a main point of reference in the prioritization of 2017-2018 ESG funding. Direct interactions with the CoC service providers has allowed OSPCD staff to prioritize funding in support of the needs that are not currently being addressed by other federal, state and local funding sources.

Consultation and coordination specific to chronically homeless, has been difficult. Somerville is experiencing a severe shortage of rental housing, particularly for those with no or limited income and special needs often experienced by the chronically homeless. Low vacancy rates have created a very competitive market where landlords are less inclined to house the chronically homeless. Consequently, ESG grantees have shifted their focus to prevention and serving at-risk homeless populations. Knowing that serving the chronically homeless is a priority of the CoC, OSPCD will increase efforts to solicit information to identify successful strategies to be used to inform ESG funding 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

DRAFT

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Somerville-Arlington Continuum of Care
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	In conjunction with HUD regulations, the CoC sets guidelines for strategies, standard client intake information, Coordinated Entry and referral services and policies and procedures to address homelessness for families and individuals at-risk of homelessness. Agency provided input into Annual Action Plan
2	Agency/Group/Organization	SOMERVILLE HOMELESS COALITION
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Market Analysis

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Agency operates a 24 hour information hotline and provides data on low income residents to support coordination of services to improve the lives of residents by integrating social service program in housing development opportunities to target individuals and families. Addressing housing will enable households to focus on health and safety issues and other basic needs; life stability will increase, health problems will decline and homeless recidivism will be reduced. Benefit programs will be accessed and income will be maximized for long term stability. Households will begin a path to increased self-sufficiency. The annual plan utilized the collective knowledge of this agency to develop strategies and goals to address the City's priority needs.</p>
3	<p>Agency/Group/Organization</p>	<p>Somerville Housing Authority</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy</p>

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Provided data on low income residents to support the better coordination of services to improve the lives of residents and counseling support services needed to enable residents afford and sustain housing. Access to decent, affordable housing provides critical stability for those households and lowers the risk that vulnerable households become homeless. Affordable housing increases the amount households can put toward other important needs and savings for the future. Affordable housing creates a stable environment for children, contributing to improved educational outcomes. During the planning process, agencies were invited to attend a general meeting and were subsequently met with one-on-one. The City's annual plan incorporated information from the Housing Authority in its development for this annual plan.</p>
4	<p>Agency/Group/Organization</p>	<p>CASPAR, Inc.</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy</p>

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided data on Street Outreach and engagement with hard to reach persons living in areas not meant for habitation. CASPAR provided data and information on housing and support services being offered to chronically homeless individuals who are active substance abusers. The agency provided a safe setting for homeless, addicted individuals to receive basic needs, stabilization and once stabilized to receive services linked to recovery and self-sufficiency, including housing. The Annual Plan reflected the expertise of CASPAR in its strategies to work with this vulnerable population.
5	Agency/Group/Organization	THE SOMERVILLE COMMUNITY CORPORATION
	Agency/Group/Organization Type	Housing Services - Housing Services-Education Services-Employment Planning organization Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency provides and develops affordable units in the City. The agency consulted on housing and support needs of homeless youth and families; helped stabilize, preserve and increase and affordable rental housing stock and protect tenants from instability; provided financial budgeting training to at-risk individuals and families. The School mediation program helped resolve issues in a peaceful way and taught conflict resolution skills, exposed youth to employment options/careers and decreased crime. During the planning for the annual plan, agencies were invited to attend a general meeting and were subsequently met with one-on-one. The agency is a good consultant for housing needs.

6	Agency/Group/Organization	MAPS
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Health Services-Education Services-Employment Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs 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?	MAPS identifies the unmet needs of the non-English speaking Portuguese community in Somerville, enables this community access services and provides support and a path to citizenship and participation in the community. The unmet needs of non-English speakers were met by providing services that broke down linguistic cultural and other barriers. Services promoted self-sufficiency, healthy lifestyles and participation in the local society. The City reviewed relevant updates from MAPS when working on the annual plan.
7	Agency/Group/Organization	Center for Development of Teen Empowerment Programs
	Agency/Group/Organization Type	Services-Children Services-Education Services-Employment

	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy youth leadership
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency is a lead agency working with teens on identifying and organizing youth initiatives to bring about social change. The youth issues will be incorporated in the annual plan. There was a decrease in violence and negative youth behaviors, an increase in youth civic engagement, an increase in leadership ability and employment skills of youth organizers. Through involvement several hundred youth participated in positive out of school time activities. During the planning process, agencies were invited to attend a general meeting and were subsequently met with one-on-one. Teen Empowerment provided feedback to the City on initiatives and the needs of youth for inclusion in the annual plan.
8	Agency/Group/Organization	Somerville School Dept.
	Agency/Group/Organization Type	Services-Children Services-Education Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children 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?	The School Department provided the annual income and ethnicity data information of the student population in the Somerville Schools which is used to document low income areas. Annual plan services and programs were designed in income eligible areas to address and improve the outcomes of youth and families. Results of the yearly survey on Risk Factors was presented to the community at a Public Forum by the students to raise community awareness.

9	Agency/Group/Organization	Somerville Council on Aging
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Education Service-Fair Housing Health Agency
	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?	Staff meet monthly with residents in Senior Public Housing and provides documentation on unmet needs of this growing population. Programming a 3 Senior Centers is designed to engage and meet the needs of the elder community. Quality and supported affordable housing has promoted better mental and physical health, improved quality of life and independence for low income seniors. The Council on Aging shared information about their community that was incorporated in the annual plan.
10	Agency/Group/Organization	WAYSIDE YOUTH AND FAMILY CENTER
	Agency/Group/Organization Type	Housing Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth Homelessness 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?	Agency works with youth struggling with obstacles like lack of family connections, homelessness, mental health problems, addiction and more. Wayside has developed innovative programs designed to help young adults transition to independent adulthood. Wayside shares their best practices with the City for incorporation into the annual plan.
11	Agency/Group/Organization	Somerville Affordable Housing Trust Fund
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-homeless Service-Fair Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis 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?	The Trust was formed to deal with the shortage of affordable housing in the City of Somerville. They attend and present research projects at Public Hearings and determine appropriate use of Trust Funds for development such as site acquisition, site clearance, site improvements, etc. The Trust has preserved and created new affordable rental and homeownership units in the City of Somerville and created programs that directly assist renters and homeowners. Best practices are incorporated in the annual plan

12	Agency/Group/Organization	RIVERSIDE COMMUNITY CARE, INC
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Health Services-Education Health Agency Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness 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?	The agency works with infants and toddlers from non-English speaking families who have been diagnosed with developmental delays. Parents are taught strategies and skills to develop with their child to promote optimal development. Diagnostic evaluations are completed on each eligible child. The delivery of these Early Intervention (EI) services greatly reduces the need of future special education services and gives the children from a wide diversity of backgrounds the basic stepping stones to move them forward educationally. EI also provides referral to the Public School System as the child approaches 3 yrs old in order to insure continuation of services. Best practices are used in the annual plan.
13	Agency/Group/Organization	RESPOND INC
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy Market Analysis 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?	Respond is a lead agency of the Somerville High Risk Assessment Team, collaborating with Somerville law enforcement and service providers, working to identify and build a safety net around domestic violence survivors. The agency operates a 24 hour crisis hotline with support and safety net planning for victims of domestic violence. Survivors with access to support services are more likely to leave an abusive situation. The rates of domestic violence homicides and injuries are reduced. The rate for homelessness for victims with children is reduced. Survivors and their children receive the help they need to cope with post-traumatic stress. Families thrive and break the cycle of violence. Best practices are incorporated in the annual plan.
14	Agency/Group/Organization	Somerville LIFT
	Agency/Group/Organization Type	Services-Education Services-Employment Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Lift's mission is to help community members achieve economic stability and well-being. Staff attend homeless provider meetings and share information and best practices being used. This information is incorporated in the annual plan strategies.

15	Agency/Group/Organization	Cambridge and Somerville Legal Services
	Agency/Group/Organization Type	Services-Elderly Persons Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Legal Services works with income eligible clients on eviction prevention. Agency attends Homeless Providers monthly meetings, consults on strategies to improve services, provides training on housing and benefits issue, works closely with the community organization on policy change and raises funds for homeless prevention. CASLS participated by providing input into problems affecting their clients.
16	Agency/Group/Organization	Visiting Nurses association of Eastern Mass
	Agency/Group/Organization Type	Services-Elderly Persons Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Visiting Nurses serves as home health provider to patients and the community. There attendance at homeless providers meetings provide the discussion of topics at the forefront of their members day to day operations. Shared information at public meetings which contributed to strategies in the annual plan.
17	Agency/Group/Organization	SCM Community Transportation Corporation
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs 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?	SCM provides transportation services to seniors and disabled residents to remain independent. Transportation is the primary need for seniors and disabled people to enable them to remain living on their own. During the planning process, agencies were invited to attend a general meeting and were subsequently met with one-on-one. Coordination with SCM included communication on how to design services to meet the needs of this low income community.
18	Agency/Group/Organization	Somervision Steering Committee
	Agency/Group/Organization Type	Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development 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?	This 60 member steering committee was assembled to include local residents, non-profit organizations, business leaders. Ideas, strategies and plans were discussed for implementation into the annual plan.

19	Agency/Group/Organization	Volunteers of America
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consulted and received input on the needs of the homeless veterans. VOA attended homeless providers meetings, shared information on client needs and best practices for incorporation in the annual plan.
20	Agency/Group/Organization	EAST SOMERVILLE MAIN STREETS
	Agency/Group/Organization Type	Services-Employment Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Economic Development 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?	Identified and brainstormed about the economic development and business needs of low income businesses. Attending trainings shared best practices and participated in public meetings. Information received was incorporated in the annual action plan.
21	Agency/Group/Organization	UNION SQUARE MAIN STREETS
	Agency/Group/Organization Type	Services-Employment Business and Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	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?	Discussed, identified and brainstormed about the economic development and business needs of low income residents. Attending trainings shared best practices and participated in public meetings. Information received was incorporated in the annual plan.
22	Agency/Group/Organization	Metro Area Planning Council
	Agency/Group/Organization Type	Services - Housing Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 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?	Attending meetings, shared information and best practices. Relevant information was incorporated in the action plan.
23	Agency/Group/Organization	Just-A-Start Corporation
	Agency/Group/Organization Type	Housing Services-Children Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	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?	Identified and brainstormed about the needs of homeless mothers and their children. Attended homeless providers meetings and shared best practices. Information was incorporated in the annual action plan.

24	Agency/Group/Organization	Youth Harbors
	Agency/Group/Organization Type	Housing Services-Children Services-homeless Services-Education
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Conducted training and shared best practices to engage unaccompanied youth. Participated in Homeless Providers Group. Information received was helpful for the annual action plan.

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

The City contacted many organizations through various outreach methods and techniques including meetings, e-mails, phone calls and audience 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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	City of Somerville	The Somerville Arlington Continuum of Care and the City of Somerville work closely together to achieve the common goal of reducing and ending homelessness.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

Coordination efforts remain a high priority of the City of Somerville. OSPCD continues to broaden its outreach efforts and has been able to gather and provide more strategic input into the planning process over the years.

OSPCD continues to work closely with other municipal areas and the state and federal government to implement the Consolidated Plan. OSPCD works with the housing authority and our community development corporation to align funding objectives specially addressing homelessness. OSPCD participates in numerous conferences to end chronic homelessness through the development of permanent supportive housing. OSPCD works closely with HUD officials.

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AP-12 Participation – 91.105, 91.200(c)

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

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	Public Meeting	Non-English Speaking - Specify other language: Spanish, Portuguese, Hatian Creole Non-targeted/broad community				

Table 4 – Citizen Participation Outreach

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Expected Resources

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

Introduction

The City of Somerville uses multiple resources to carry out activities that benefit low and moderate income residents. The City of Somerville receives entitlement funding from CDBG, HOME and ESG. OSPCD administers this entitlement program funding on behalf of the City of Somerville. In addition to entitlement grant funds, OSPCD receives state and local funding to address community needs. Some City departments also receive funding that addresses needs listed in the Consolidated Plan and OSPCD works with these departments to leverage entitlement grant funds when possible.

The **CDBG** program provides resources to address a wide range of unique community development needs, including funds that can be used to address priority homelessness needs. The **ESG** program provides funds for emergency shelters and transitional housing that helps people reach independent living. ESG funds can be used to rehabilitate and operate facilities, provide essential services and prevent homelessness. The ESG program strives to help homeless individuals and families and subpopulations within this group, such as victims of domestic violence, youth, people with mental illness, families with children and veterans. ESG funds can be used to aid people who are at imminent risk of becoming homeless due to eviction, foreclosure or utility shutoff. Social service agencies receiving ESG funds will demonstrate a match. The **HOME** program creates affordable housing for low income households often in conjunction with homeless referrals from shelters to provide eligible clients with financial assistance.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	2,264,442	50,000	0	2,314,442	0	CDBG funds finance housing, public facilities and improvements, public services and economic development assistance activities and administrative work. CDBG funds are combined with many public and private funds to create a greater impact in neighborhoods. The City will combine CDBG funds with federal, local and private funding to implement programming. When requests for proposals are conducted, proposals that use CDBG funds to leverage other funding are preferred.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	399,540	0	0	399,540	0	HOME promotes public/private partnerships as a vehicle for expanding the stock of affordable housing. HOME funds are leveraged with private and public funding sources to support homebuyer assistance and multifamily development activities.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing						Organizations applying for ESG funding must provide a 1 to 1 match for the ESG funds they receive and are selected through a competitive request for proposal process. Contracts with local social service providers will address the needs of low income residents through short term housing support and stabilization services by maximizing income benefits, identifying and working to reduce barriers impacting the ability to serve persons in need and enrolling eligible clients in mainstream benefit programs. Somerville expects to receive a 2017-2018 ESG allocation of \$203,461. Approximately \$188,201 will be allocated as program funds, using the ESG program eligibility criteria, to fund 4 sub-recipients. Program funds may be used for street outreach, emergency shelter operations and essential services, homeless prevention, rapid re-housing and data collection. OSPCD will monitor sub-recipients projected budgets to ensure that no more than 60% of program funds are used to pay outreach and shelter costs. Administration costs will not exceed 7.5%.
OMB Control No: 2506-0117 (exp 07/31/2015)			203,461	0	0	203,461	0	Annual Action Plan 2017

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Continuum of Care	public - federal	Services Transitional housing	1,771,441	0	0	1,771,441	0	The major component of the action plan of OSPCD and the CoC is to develop and support the coordinated assessment system to match a homeless personal need for housing with available housing vacancies among providers, to improve access to services and to ensure appropriate interventions. Doing so will promote a system to ensure limited resources are used to create maximum impact and efficiency.
Housing Trust Fund	public - local	Homebuyer assistance Housing TBRA	400,000	0	0	400,000	0	Somerville's Affordable Housing Trust Fund anticipates contributing \$400,000 towards affordable housing, tenant based rental assistance, first time homebuyer assistance and housing assistance grants.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Acquisition Housing	1,584,675	0	0	1,584,675	0	The CPA Affordable Housing Trust fund leverages local city and matching state dollars to fund various affordable housing initiatives through the Somerville Affordable housing trust funds. These projects include but are not limited to new affordable housing construction, the 100 Homes initiative, and tenant based rental assistance.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

OSPCD will use a combination of public and private funding to carry out affordable housing activities during this period covered by this Plan.

The City of Somerville's Affordable Housing Trust Fund will be leveraged with HOME funds for affordable housing projects.

Affordable Housing developers seeking state resources, such as State HOME or LIHTC funding, are required to show local support for the proposed development through the Massachusetts One-Stop Application process. The City will provide support letters to the State for projects that produce housing that is affordable to low-income and moderate-income families in accordance with the City's Consolidated Plan. In addition, the City often participates in conference calls with State DHCD employees to ensure coordination of efforts. If a LIHTC project is approved in Somerville, the City will continue to work with the State and developer to ensure it is addressing the needs of the City as the housing is produced.

All HOME funds require a twenty-five percent (25%) match from non-federal sources except for Administration funds (AD), Community Housing Development Organization Operating funds (CO), Program Income funds (PI), and all 1992 funds. Match obligation is incurred as HOME funds are drawn down from the Federal Treasury into the City's account. Match obligation is incurred whether or not the activity is complete. MATCH is received through several sources, including value of appraised land/real property for units receiving Closing Cost Assistance, private funds contributed by homeowners to projects, private mortgages for homebuyers, and private mortgages for housing developers.

All ESG sub-recipients are required to demonstrate matching funds equal to or greater than the amount of the Emergency Solution Grant. The amount and source of the matching funds is noted in the sub-recipient's RFP. The matching funds are used to help defray the costs for the operations of the shelters and support services to guests and those persons at-risk of homelessness. ESG programs to be awarded in 2017-18 have demonstrated over \$275,000 in matching funds from MA Department of Public Health, MIT in kind, Citizen's Energy, Cambridge Community Foundation, Greater Boston Food Bank, Department of Children and Families, DHCD, United Way, private foundations and grants and fundraising events and donations. ESG funding helps to assist sub-recipients in attracting and leveraging federal and private foundations dollars.

Additionally, CDBG Public Service sub-recipients are expected to collaborate and partner with social service agencies to target resources to meet the needs of the community and reduce the duplication of services. In the Request for Proposal, Public Service sub-recipients are asked to demonstrate matching funds for their program and the funding cycle. Public Service sub-recipients to be awarded funds in 2017-18 have demonstrated over \$1.58M in matching funds from United Way, Somerville Housing Authority, MA Department of Public Health, Cambridge CDBG, Cambridge ESG, Cambridge Community Foundation, Shannon Safety Initiative Grant, Metro North Regional Employment Board, Llewellyn Foundation, Johnson Family Foundation, Department of Early Education and Care, Department of Children and Families, Somerville School Dept., HUD, MA Dept. of Public Health/Bureau of Substance Abuse, in-kind office space and equipment, corporate foundation and private sources, and donations and fundraising. CDBG Public Service funding helps to assist sub-recipients in attracting and leveraging federal and private foundation dollars.

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

The city has not identified any publically owned land or property it may use to address the needs in the con plan at this time.

Discussion

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Stabilize and Revitalize Diverse Neighborhoods	2013	2017	Affordable Housing Non-Housing Community Development	EAST SOMERVILLE NRSA UNION SQUARE NRSA Central Broadway	Building Communities of Opportunity	CDBG: \$1,255,850	Facade treatment/business building rehabilitation: 5 Businesses assisted: 16 Businesses Assisted
2	Preserve and Maintain Existing Affordable Housing	2013	2017	Affordable Housing	City Wide	Building Communities of Opportunity	CDBG: \$567,962 HOME: \$397,754	Rental units rehabilitated: 45 Household Housing Unit Homeowner Housing Rehabilitated: 5 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted
3	Family Stabilization and Job Readiness	2013	2017	Non-Housing Community Development	City Wide	Building Communities of Opportunity At Risk Populations	CDBG: \$339,666	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Reducing and Ending Homelessness	2013	2017	Homeless	City Wide	At Risk Populations	CDBG: \$203,461	Homeless Person Overnight Shelter: 70 Persons Assisted Homelessness Prevention: 100 Persons Assisted

Table 6 – Goals Summary

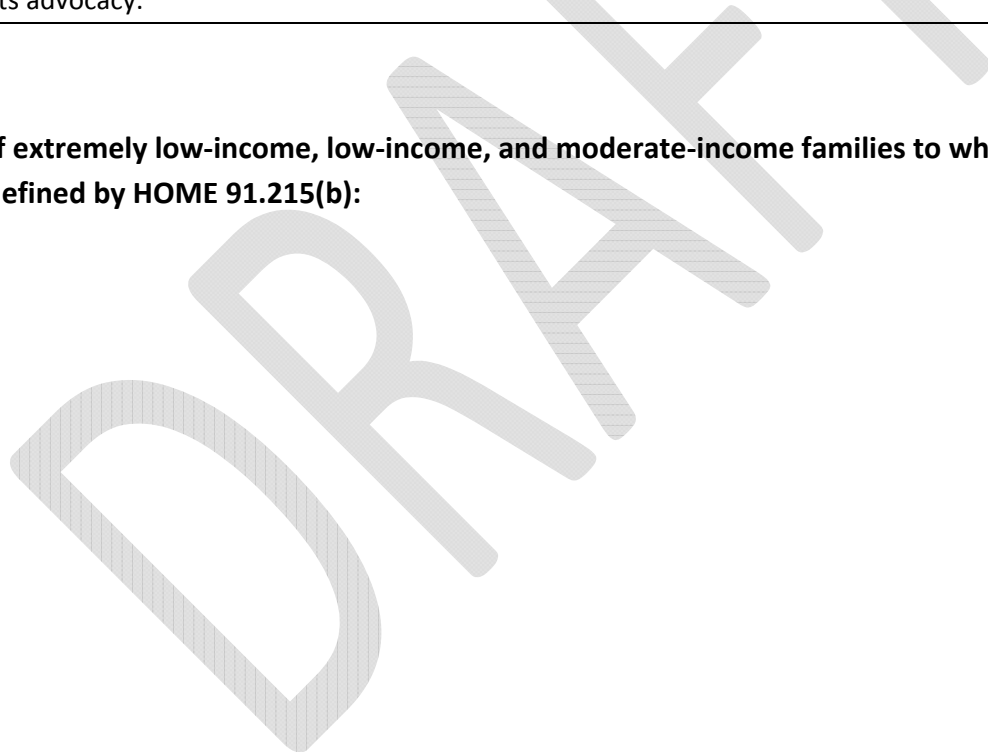
Goal Descriptions

1	Goal Name	Stabilize and Revitalize Diverse Neighborhoods
	Goal Description	Perform citywide comprehensive community development planning to help formulate long-term development and policy objectives in the City by improving neighborhood quality through the elimination of blight, improve the employment and economic opportunities for low-skilled, low-income adults, facilitate small business creation, development and growth, provide technical assistance, maximize entrepreneurial development services to vendors and other microenterprises, and revitalize commercial corridors in low and moderate-income areas,
2	Goal Name	Preserve and Maintain Existing Affordable Housing
	Goal Description	Increase and preserve the supply of decent, affordable rental housing for income eligible residents, particularly for those with special needs. Rehabilitate older buildings to improve living conditions while maintaining affordability for very low, low and moderate income tenants. Assist First-Time Homebuyers with down payment expenses. Preserve and improve the existing supply of occupied privately owned housing.
3	Goal Name	Family Stabilization and Job Readiness
	Goal Description	Provide comprehensive community development services to residents in low and moderate income areas through academic enhancement, affordable childcare, leadership training, recreational, cultural and substance abuse prevention programs. Provide long term and community based options and support services for the elderly and people with disabilities who need help with daily living activities in order to continue to live independently in the community.

4	Goal Name	Reducing and Ending Homelessness
	Goal Description	Funds will be used to invest in proven strategies to reduce the number of homeless individuals on the streets. Activities will include canvassing for clients, engaging clients, accessing or providing emergency and crisis intervention services, direct provision of and/or referral & linkage to health and/or mental health services & transportation. Support operation of adult and family shelters where homeless persons receive services to help them return to self-sufficiency as soon as possible. Funds will ensure that shelter is a short-term solution to a housing crisis by rapidly re-housing families and individuals. Funds will be used to prevent adult families and individuals at-risk of homelessness from entering shelter. Services will include family and tenant/landlord mediation, household budgeting, emergency rental assistance and benefits advocacy.

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):



AP-35 Projects – 91.220(d)

Introduction

The 2017-2018 Action Plan will fund activities to meet the needs of low and moderate income individuals and families in Somerville. The majority of the activities will take place in the targeted low income areas of the City. The activities listed in this plan are consistent with and are meant to address the needs identified in the 2013-2017 Consolidated Action Plan. The City’s Emergency Solutions Grant (ESG) funds support efforts to serve homeless and at-risk of homelessness individuals and families. ESG funds are allocated to non-profit agencies providing homeless services and homeless prevention activities. Together with the Continuum of Care, the City has identified homeless needs and priorities and programs. Public Service funds will attempt to serve the unmet needs of the low, very low and moderate income residents in the City (adults, children, seniors and disabled residents) through programming awarded to non-profit sub-recipient agencies and City departments. The City intends to allocate the maximum allowable amount of 15 percent to this category to enable residents to access services. The City will reserve the right to apply for a section 108 loan, if appropriate to fund certain projects.

#	Project Name
1	Neighborhood Infrastructure Program
2	Parks and Open Space Development
3	Urban Forestry/ Street Tree Planting Program
4	Commercial Property Improvement Program
5	Small Business Technical Assistance Program
6	Business Retention and Expansion Program
7	Housing Rehabilitation Program
8	Home Energy Systems Improvement Program
9	Slums/Blight
10	ADA Improvement Program
11	Public Services Program
12	CDBG Admin PACS
13	HOME - Special Projects
14	Tenant Based Rental Assistance
15	CHDO Set-Aside
16	CHDO Operating Set Aside
17	Home Buyer Assistance
18	HOME Admin PACS
19	Emergency Solutions Services

Table 8 – Project Information

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

For program year 2017-2018 the city will continue to focus on the primary target area's identified in the consolidated plan. The city continues to view the East Somerville, Central Broadway, and Union Square districts as the most at risk of having local residents and small businesses displaced from the impacts of rising housing costs and future development in these areas. The city continues to apply an approach that combines both efforts to combat the effects of rising housing costs and create and preserve economic opportunities for longtime residents and small businesses.

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Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

1	Project Name	Neighborhood Infrastructure Program
	Target Area	EAST SOMERVILLE NRSA UNION SQUARE NRSA Central Broadway
	Goals Supported	Stabilize and Revitalize Diverse Neighborhoods
	Needs Addressed	Building Communities of Opportunity
	Funding	CDBG: \$226,000
	Description	Public improvements program to include streetscape, tree planting, sidewalks, street furnishings, and ADA Upgrades.
	Target Date	6/29/2018
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	The Streetscape Improvement program is managed by OSPCD's Transportation & Infrastructure division located in City Hall at 93 Highland Avenue, Somerville.
Planned Activities	Activities will consist of streetscape improvements that will improve pedestrian safety and access to local streets in low to moderate income neighborhoods.	

2	Project Name	Parks and Open Space Development
	Target Area	Central Broadway
	Goals Supported	Stabilize and Revitalize Diverse Neighborhoods
	Needs Addressed	Building Communities of Opportunity
	Funding	CDBG: \$350,000
	Description	Program to establish and improve parks and open space including environmental assessment, appraisals and acquisition costs, design and construction.
	Target Date	6/29/2018
	Estimate the number and type of families that will benefit from the proposed activities	The parks and open space program seeks to create suitable living environments by providing accessibility to much needed public recreational and green space in the cities densely populated low and moderate income neighborhoods. Currently, projects are ongoing and scheduled for the Central and East Broadway neighborhoods. The service areas of these projects will serve approximately 5,000 low to moderate income individuals.
	Location Description	Currently, projects are ongoing and scheduled for the Central Broadway neighborhood. The parks and open space program is managed by OSPCD's Transportation & Infrastructure division located in City Hall at 93 Highland Avenue, Somerville.
Planned Activities		
3	Project Name	Urban Forestry/ Street Tree Planting Program
	Target Area	City Wide
	Goals Supported	Stabilize and Revitalize Diverse Neighborhoods
	Needs Addressed	Building Communities of Opportunity
	Funding	CDBG: \$86,000

	Description	Program to increase the neighborhood tree canopy and provide environmental and public benefits by improving air quality, storm water run-off and providing shade to residents in low to moderate income areas.
	Target Date	6/29/2018
	Estimate the number and type of families that will benefit from the proposed activities	The program will benefit approximately 1,000 residents across multiple low and moderate income areas within the City.
	Location Description	The City urban forestry will expand the urban tree canopy in low to moderate income neighborhoods across the city. The program is managed by the City of Somerville Parks and Open Space department located at 93 Highland Avenue, Somerville.
	Planned Activities	Program to increase the neighborhood tree canopy and improve air quality, reduce noise pollution, and provide other environmental benefits lacking in a dense urban setting.
4	Project Name	Commercial Property Improvement Program
	Target Area	EAST SOMERVILLE NRSA UNION SQUARE NRSA Central Broadway
	Goals Supported	Stabilize and Revitalize Diverse Neighborhoods
	Needs Addressed	Building Communities of Opportunity
	Funding	CDBG: \$150,000
	Description	Approximately 10-15 businesses will benefit from the commercial property improvement program. The program will aid in the economic viability of small local business primarily by assisting with facade improvement projects. These projects will stimulate economic activity along with creating jobs and making needed goods and services available to low and moderate income residents.
	Target Date	6/29/2018

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	For program year 2017 the city will continue to try and shift its focus of the CPIP program from East and Central Broadway to Union Square in order to aid local small businesses in better positioning themselves for future development in the district.
	Planned Activities	The program will assist small local business primarily by providing funding for facade improvement projects.
5	Project Name	Small Business Technical Assistance Program
	Target Area	EAST SOMERVILLE NRSA UNION SQUARE NRSA Central Broadway
	Goals Supported	Stabilize and Revitalize Diverse Neighborhoods
	Needs Addressed	Building Communities of Opportunity
	Funding	CDBG: \$125,000
	Description	To provide business development technical assistance and promotional support to improve access to goods and services in low and moderate income areas and expand entrepreneurship and employment opportunities for low and moderate income residents.
	Target Date	6/29/2018
	Estimate the number and type of families that will benefit from the proposed activities	The small business technical assistance program aims to assist local small business owners, many of whom are or employ low to moderate income individuals or families, who provide goods and services to residents primarily located in the low to moderate income neighborhoods of east Somerville and union square. The programs goal is to assist 6-10 local micro-enterprises.
	Location Description	The small business technical assistance program is managed by the City of Somerville's Economic Development division located at 93 Highland Avenue, Somerville.

	Planned Activities	Technical assistance for creation, expansion, and retention of small businesses in targeted neighborhood business districts.
6	Project Name	Business Retention and Expansion Program
	Target Area	EAST SOMERVILLE NRSA UNION SQUARE NRSA Central Broadway
	Goals Supported	Stabilize and Revitalize Diverse Neighborhoods
	Needs Addressed	Building Communities of Opportunity
	Funding	CDBG: \$138,000
	Description	To improve business developments to serve low and moderate income area needs and expand entrepreneurship and employment opportunities for low and moderate income residents.
	Target Date	6/29/2018
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	The program aims to provide direct assistance to local small business owners, many of whom are or employ low to moderate income individuals or families, the program goal is to assist 5 local small businesses.
	Planned Activities	Flexible business financing program to assist creation, expansion and retention of small businesses in targeted neighborhood commercial districts.
7	Project Name	Housing Rehabilitation Program
	Target Area	City Wide
	Goals Supported	Preserve and Maintain Existing Affordable Housing Stabilize and Revitalize Diverse Neighborhoods

	Needs Addressed	Building Communities of Opportunity
	Funding	CDBG: \$340,000
	Description	The Housing Rehabilitation Program will continue to offer grants or deferred payment loans to income-eligible homeowners (or their tenants) 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. The program has expanded in recent years to also include acquisition activities in order to compliment the city's innovative 100 homes programs which aims to acquire and rehabilitate existing housing stock in order to create affordable units.
	Target Date	6/29/2018
	Estimate the number and type of families that will benefit from the proposed activities	The housing rehabilitation program is available to any eligible low to moderate income homeowner or tenant within the city. The program goal is to assist 25 individuals or families through the rehab of 25 housing units.
	Location Description	The housing rehabilitation program is available to any eligible low to moderate income homeowner or tenant within the city. The program is run by the City of Somerville's Housing division which is located in the City Hall Annex building located at 50 Evergreen Ave, Somerville
	Planned Activities	Acquisition and rehabilitation program for owner occupied single family and multi-family units, as well as rental units occupied by income-eligible tenants.
8	Project Name	Home Energy Systems Improvement Program
	Target Area	City Wide
	Goals Supported	Stabilize and Revitalize Diverse Neighborhoods
	Needs Addressed	Building Communities of Opportunity
	Funding	CDBG: \$77,000

	Description	The program goal is designed to assist 10 households with Home Energy System Improvements. The program aims to target elderly households when possible but will be available to any income eligible household
	Target Date	6/29/2018
	Estimate the number and type of families that will benefit from the proposed activities	The program goal is to assist 10 households with Home Energy System Improvements. The program will specifically target elderly households when possible but will be available to any income eligible household
	Location Description	The Home Energy System Improvement program is available to any income eligible household across the city and is managed by the City of Somerville Housing Department located at 50 Evergreen Ave, Somerville
	Planned Activities	Grants to low and moderate income home owners, many elderly to replace dilapidated home heating systems with energy efficient systems.
9	Project Name	Slums/Blight
	Target Area	City Wide
	Goals Supported	Stabilize and Revitalize Diverse Neighborhoods
	Needs Addressed	Building Communities of Opportunity
	Funding	CDBG: \$20,275
	Description	The program goal is to eliminate properties blighted or in physical decay to be re-used for future development projects.
	Target Date	6/29/2018
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	The program is managed by the City of Somerville's Economic Development division which is located at 93 Highland Ave, Somerville
	Planned Activities	Projects may include the acquisition of real property and demolition of buildings blighted or in physical decay.
10	Project Name	ADA Improvement Program
	Target Area	EAST SOMERVILLE NRSA UNION SQUARE NRSA Central Broadway
	Goals Supported	Stabilize and Revitalize Diverse Neighborhoods
	Needs Addressed	Building Communities of Opportunity
	Funding	CDBG: \$10,000
	Description	Improve mobility and pedestrian access for persons with physical impairments through target neighborhood infrastructure improvements.
	Target Date	6/29/2018
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	The ADA improvement program is run in conjunction with the Neighborhood Infrastructure program which is managed by OSPCD's Transportation & Infrastructure division located in City Hall at 93 Highland Avenue, Somerville.
	Planned Activities	Eliminate accessibility barriers including curb cuts, ramps, and other neighborhood infrastructure improvements.
11	Project Name	Public Services Program

	Target Area	City Wide
	Goals Supported	Family Stabilization and Job Readiness
	Needs Addressed	Building Communities of Opportunity At Risk Populations
	Funding	CDBG: \$339,667
	Description	Through a competitive RFP process the city will allocate 15% of its program year entitlement funds to local non-profit agencies that serve a number of the city's various family stabilization and job readiness goals.
	Target Date	6/29/2018
	Estimate the number and type of families that will benefit from the proposed activities	The various public service programs have assisted over 1,000 low to moderate income residents in previous program years.
	Location Description	The Public Services programs are administered through various local non-profit agencies. However, contact information and general program information can be obtained from OSPCD's Finance and Admin division Attn: Penny Snyder at City Hall Somerville, 93 Highland Ave.
	Planned Activities	Programs previously funded in the past include food pantry centers, youth leadership programs, elderly transportation services, and substance abuse and domestic violence prevention programs.
12	Project Name	CDBG Admin PACS
	Target Area	EAST SOMERVILLE NRSA UNION SQUARE NRSA
	Goals Supported	Reducing and Ending Homelessness Preserve and Maintain Existing Affordable Housing Stabilize and Revitalize Diverse Neighborhoods Family Stabilization and Job Readiness

	Needs Addressed	Building Communities of Opportunity At Risk Populations
	Funding	CDBG: \$452,500
	Description	Up to 20% of CDBG annual allocation may be used for planning and administration including but not limited to compliance, other federal requirements, fair housing, and reporting.
	Target Date	6/29/2018
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	The City of Somerville's Community Development Block Grant Program is managed by the Office of Strategic Planning and Community Development located at 93 Highland Ave, Somerville.
	Planned Activities	Up to 20% of CDBG annual allocation may be used for planning and administration including but not limited to compliance, other federal requirements, fair housing, and reporting.
13	Project Name	HOME - Special Projects
	Target Area	EAST SOMERVILLE NRSA UNION SQUARE NRSA Central Broadway
	Goals Supported	Preserve and Maintain Existing Affordable Housing Family Stabilization and Job Readiness
	Needs Addressed	Building Communities of Opportunity At Risk Populations
	Funding	CDBG: \$180,214

	Description	Housing Special Project funds are available to for profit and non-profit developers of affordable housing for the acquisition, demolition, pre-development, and operating and construction costs of both rental and home ownership housing projects located within the City of Somerville.
	Target Date	6/29/2018
	Estimate the number and type of families that will benefit from the proposed activities	Development projects undertaken through the home program will seek to provide affordable housing solutions to low to moderate income families across the city. Approximately XX low to moderate income individuals and families will benefit through the project goal adding rental units.
	Location Description	Special projects funded through the HOME program are managed by the City of Somerville Housing division located at 50 Evergreen Ave, Somerville.
	Planned Activities	Housing Special Project funds are available to for profit and non-profit developers of affordable housing for the acquisition, demolition, pre-development, and operating and construction costs of both rental and home ownership housing projects located within the City of Somerville. Ongoing projects include new construction at 181 Washington Street and pre-construction work at the former MWRA site in West Somerville.
14	Project Name	Tenant Based Rental Assistance
	Target Area	City Wide
	Goals Supported	Reducing and Ending Homelessness
	Needs Addressed	Building Communities of Opportunity At Risk Populations
	Funding	HOME: \$85,000
	Description	Tenant-Based Rental Assistance funds are available to subsidize and stabilize income-qualified tenants of rental housing units located within the City of Somerville. Funds are targeted to households at risk of homelessness and groups identified as having special needs.
	Target Date	6/29/2018

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 42 low to moderate income individuals or families will receive rental assistance through this program.
	Location Description	Information about the Tenant based rental assistance program is available at the City's Housing division located at 50 Evergreen Ave.
	Planned Activities	TBRA providers may include: Somerville Homeless Coalition PASS Program.
15	Project Name	CHDO Set-Aside
	Target Area	City Wide
	Goals Supported	Preserve and Maintain Existing Affordable Housing
	Needs Addressed	Building Communities of Opportunity At Risk Populations
	Funding	HOME: \$59,663
	Description	A minimum of 15% of the annual HOME entitlement is set aside for the City's CHDO, the Somerville Community Corporation. 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.
	Target Date	6/29/2018
	Estimate the number and type of families that will benefit from the proposed activities	approximately 96 low to moderate income individuals or families will benefit from the projected goal of the creation of 74 affordable rental units.
	Location Description	The current CHDO for the City of Somerville is the Somerville Community Corporation located at 337 Somerville Ave, Somerville. Information regarding CHDO funded projects may also be obtained by contacting the City's housing division located at 50 Evergreen Ave, Somerville.

	Planned Activities	A minimum of 15% of the annual HOME entitlement is set aside for the City's CHDO, the Somerville Community Corporation. 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.
16	Project Name	CHDO Operating Set Aside
	Target Area	City Wide
	Goals Supported	Preserve and Maintain Existing Affordable Housing
	Needs Addressed	Building Communities of Opportunity At Risk Populations
	Funding	HOME: \$19,888
	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 only Community Housing Development Organization (CHDO), the Somerville Community Corporation with its costs to operate its non-profit housing development department.
	Target Date	6/29/2018
	Estimate the number and type of families that will benefit from the proposed activities	
Location Description	The current CHDO for the City of Somerville is the Somerville Community Corporation located at 337 Somerville Ave, Somerville. Information regarding CHDO funded projects may also be obtained by contacting the City's housing division located at 50 Evergreen Ave, Somerville.	

	Planned Activities	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.
17	Project Name	Home Buyer Assistance
	Target Area	City Wide
	Goals Supported	Preserve and Maintain Existing Affordable Housing
	Needs Addressed	Building Communities of Opportunity
	Funding	HOME: \$15,000
	Description	
	Target Date	6/29/2018
	Estimate the number and type of families that will benefit from the proposed activities	Based on historical projections of this program 4 to 5 households will be assisted through this activity in the coming program year.
	Location Description	The program will be based on income eligibility of the applicant and therefore will be available on a citywide basis. The program is managed through the City's housing division located at 50 Evergreen Ave, Somerville
	Planned Activities	To provide low cost closing cost and down payment assistance for qualified low income applicants.
18	Project Name	HOME Admin PACS
	Target Area	City Wide
	Goals Supported	Preserve and Maintain Existing Affordable Housing
	Needs Addressed	Building Communities of Opportunity At Risk Populations
	Funding	CDBG: \$39,954

	Description	Up to 10% of HOME annual allocation may be used for planning and administration including but not limited to compliance, other federal requirements, and reporting
	Target Date	6/29/2018
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	The Home Program is administered through OSPCD's division of Housing located at 50 Evergreen Avenue, Somerville MA.
	Planned Activities	10% of HOME annual allocation will be used for planning and administrative purposes including but not limited to compliance, other federal requirements, and reporting.
19	Project Name	Emergency Solutions Services
	Target Area	City Wide
	Goals Supported	Reducing and Ending Homelessness
	Needs Addressed	At Risk Populations
	Funding	ESG: \$203,461
	Description	Provide services to enable individuals and families to live independently. Funds will be distributed through an RFP process to local non-profit service providers. Up to 7.5% of the entitlement may be used for administrative costs.
	Target Date	6/29/2018

Estimate the number and type of families that will benefit from the proposed activities	This activity will fund 4 non-profit agencies working with distinct groups of individuals and families. CASPAR will serve active substance abusing individuals (both males and females). They expect to serve 960 unduplicated clients and approx. 20% will be from Somerville, Catholic Charities expects to serve 180-200 unduplicated women and approx. 20% will be from the Somerville/Cambridge area. Respond, serving women and their families fleeing domestic violence, expects to serve 80-85 individuals. Two shelter programs will be funded to Somerville Homeless Coalition - the 16 bed Adult Shelter and the 20 bed (5 room) Family Shelter. Somerville Homeless Coalition will receive funding for Homeless Prevention for 40 individual and Rapid Re-Housing for 8-10 people.
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<p>Location Description</p>	<p>CASPAR Emergency Service Center for 97 active substance abusers 240 Albany Street Cambridge, MA 02140</p> <p>Catholic Charities St. Patrick Shelter for 42 women 270 Washington St Somerville, MA 02143</p> <p>Respond, Inc. Confidential shelter for women & families fleeing domestic violence, can accommodate 21 homeless victims of abuse P O Box 555 Somerville, MA 02143</p> <p>Somerville Homeless Coalition Homelessness Prevention, Rapid Re-Housing, HMIS 1 Davis Square Somerville, MA 02144</p> <p>Somerville Homeless Coalition Family Shelter 7 private rooms 59 Cross Street Somerville, MA 02145</p> <p>Somerville Homeless Coalition Adult Shelter 14 Chapel Street Somerville, MA 02144</p>
<p>Planned Activities</p>	<p>Provide emergency shelter and essential services to homeless individuals and families; provide housing relocation and stabilization services and rental assistance to households experiencing homelessness; provide housing relocation and stabilization services and rental assistance to quickly move homeless persons into stable (well maintained) housing; and provide data collection on homeless persons' service.</p>

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

Consistent with the 2013-2017 Consolidated Plan the city continues to focus its efforts on the three geographical areas of low to moderate income concentration which are: East Somerville, Union Square, and Central Broadway.

All three of these districts share many of the same characteristics. All three areas are primarily residential and represent some of the most densely populated sections of the City. All three areas are also comprised of the most ethnically diverse populations in the city. East Somerville specifically has some of the highest concentrations of Hispanic, Portuguese, and Brazilian residents in the city. The low to moderate income residents located in East Somerville represent over 62% of that districts population. Central Broadway, which is separated from East Somerville by the McGrath O'Brien Highway, includes two of the city's largest public housing developments along with a 100 unit development specifically for elderly and disabled households. Central Broadway is also where the latest affordable housing apartment complex, St. Polycarp's village, has been developed by the City's CHDO. Similar to East Somerville and Central Broadway Union Square is characterized by many of the same demographic attributes of being a densely populated residential neighborhood with a wide mix of ethnic diversity and concentrated low to moderate income populations.

All three of these neighborhoods also share many of the same common issues including an aging housing stock (majority of multifamily homes were built between 1875 and 1925) in need of rehabilitation, overcrowding, low vacancy rates, and a high housing cost burden. Additionally, all three of these neighborhoods will be serviced by new transit stations as part of the green line extension. While this will create an abundance of new opportunities for the residents of these neighborhoods it is also anticipated that these areas will continue to experience increased upward pressure on the cost of housing for both rental and home ownership units. In an attempt to address these issues proactively the city intends to utilize Community Development Block Grant and HOME funds to engage in housing rehabilitation, acquisition, and development activities along with economic revitalization and infrastructure activities to provide these neighborhoods with increased affordable housing opportunities as well as job creation quality of life improvements.

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city intends to utilize Community Development Block Grant and HOME funds to engage in housing rehabilitation, acquisition, and development activities along with economic revitalization and infrastructure activities to provide these neighborhoods with increased affordable housing opportunities as well as job creation quality of life improvements. Efforts to minimize displacement have already taken place with 35 new affordable units completed at 181 Washington Street in Union Square and an additional 25 units of senior disabled housing underway at the former MWRA site.

Geographic Distribution

Target Area	Percentage of Funds
EAST SOMERVILLE NRSA	25
UNION SQUARE NRSA	25
Central Broadway	25
City Wide	25

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Somerville continues to target its investments in the three key neighborhoods with the highest concentration of low to moderate income residents: East Somerville, Union Square, and Central Broadway. These three neighborhoods are both the areas of the city with the greatest need but also represent the areas with the greatest opportunities and most underutilized community assets. In 2014 a new orange line T station opened at Assembly Row adjacent to the East Somerville neighborhood which has revitalized the surrounding area and created numerous opportunities for the adjacent neighborhoods. The city is also continuing to pursue gap funding strategies for the green line extension project in conjunction with the MBTA; which will bring additional light rail transit service to the Union Square and Central Broadway neighborhoods. In conjunction with these transit investments the city intends to leverage its Community Development Block Grant and HOME program funds to undertake activities intended to mitigate the impact of increased housing cost burden and create job opportunities for the low and moderate income residents of these three neighborhoods. Efforts to minimize displacement have already taken place in these areas with new housing construction underway at 181 Washington Street in Union Square and pre-construction underway at Glen street in East Somerville. Additionally small business technical assistance has been provided in these areas to help aid local small business owners through this difficult transition period.

Discussion

The greater Boston metro area continues to benefit from a robust development cycle that has brought an abundance of opportunities to the residents in these neighborhoods. Similarly, this has also created challenges in unlocking these same opportunities for the low to moderate income residents of these three key neighborhoods. The continued rise in housing costs continues to put displacement pressures on the longtime residents of these neighborhoods. The city is hopeful that its investments in these

targeted neighborhoods will provide access to new higher quality job opportunities both in Somerville and surrounding neighborhoods. The City of Somerville is looking forward to making strategic investments in the areas of affordable housing, economic revitalization, and infrastructure and open space improvements that will continue to foster an inclusionary environment where residents of all income brackets will co-exist and help to balance the concentrated nature of low to moderate income neighborhoods in the city and mitigate the impact of increased housing cost burden anticipated with the coming transit improvements.

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Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City plans to address affordable housing needs through several programs, including Housing Rehabilitation for both homeownership and rental units, Tenant-Based Rental Assistance for homeless and at-risk households, Housing Production of new affordable rental and homeownership units, First-Time Homebuyer Assistance, Acquisition/Rehab of existing housing for the creation of new affordable units, and demolition of buildings for the creation of affordable housing. The City may also utilize funds to create market and maintain a Universal Opportunity wait list for upcoming affordable housing rental opportunities.

One Year Goals for the Number of Households to be Supported	
Homeless	15
Non-Homeless	100
Special-Needs	5
Total	120

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	20
The Production of New Units	25
Rehab of Existing Units	20
Acquisition of Existing Units	4
Total	69

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

The City seeks to expand the number of affordable housing units while also making access to existing housing units more affordable. Through a combined approach of new development, acquisition and rehab, and housing assistance, the City hopes to increase the number of households who can afford to live in Somerville and decrease the number of households with housing cost burdens.

- Somerville will continue to support Lead Hazard Abatement and Housing Rehabilitation programs. Both programs are essential in maintaining affordable rents in Somerville (as rental restrictions are in place for the life of the loan), as well as improving deteriorating housing stock. The Lead Abatement program also reduces barriers to fair housing by helping landlords comply with lead regulations that require a significant dollar investment to make the housing unit safe

for children.

- Somerville will continue to assist individuals and families at risk of homelessness through the Somerville Homeless Coalition's Prevention and Stabilization Services Program (PASS program). The City may also choose to expand TBRA by offering assistance to targeted populations identified in the Five Year Consolidated Plan.
- The City will continue to work with the Somerville Housing Authority to develop affordable rental housing for Somerville's elderly population, non-elderly disabled population, and those households who were formerly homeless at the MWRA site.
- The City will continue to promote SCC's First Time Home Buyer Training Courses.
- The City's Inclusionary Zoning Ordinance mitigates the impact of private development on the overall housing market by creating rental and homeownership units affordable to low and moderate-income households. Payments in-lieu of fractional units is made to the Somerville Affordable Housing Trust Fund, providing additional resources for affordable housing. The City will continue to market these units and evaluate changes to the ordinance, including the creation, marketing, and maintenance of a Universal Opportunity Wait List for rental unit opportunities.
- The City will continue to collect linkage fees for commercial developments over 30,000 SF. These monies are deposited into the Somerville Affordable Housing Trust Fund to support affordable housing development and housing related activities for Somerville's low and moderate-income residents.
- The City will continue to advocate for a large portion of Community Preservation Act funds to be dedicated for affordable housing through the Affordable Housing Trust Fund.
- The City will continue its First-time Homebuyer assistance programs to promote home ownership.
- The City will collaborate with the Somerville-Arlington CoC to develop more permanent housing solutions for homeless and disabled populations. The City will also utilize HUD McKinney-Vento planning grant funds to assist in the coordination of homeless efforts.
- The City will work to preserve units at risk of expiring in the coming year.
- The City will encourage the development of a wider range of unit sizes. Data suggests that there is a lack of larger rental units and smaller ownership units. The City will work with both private and non-profit developers to close the gaps between need and supply for family sized units.

AP-60 Public Housing – 91.220(h)

Introduction

The Somerville Housing Authority, located at 30 Memorial Road, owns and manages public housing units and administers Section 8 housing vouchers and other rental subsidies to low and moderate income families, seniors, and disabled individuals. The SHA owns and manages 584 public housing units and 1193 vouchers.

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

The Somerville Housing Authority's 5 Year Plan, released in 2014, states the following strategy they will employ to address Housing Needs.

“The SHA will continue to review waitlist data and priorities to assure, to the maximum extent possible, the housing of eligible area applicants. SHA will continue to process emergency applications in conformance with approved policies. SHA will continue to participate in City of Somerville and area agency forums designed to inform area residents of affordable housing opportunities. SHA has recently completed a waitlist update to remove outdated applicants and allow focus on remaining applicants.”

Waiting lists for all forms of public housing are very long. In addition, the Somerville Housing Authority is part of the Centralized Section 8 Waiting List. The list contains 1495 Somerville applicants and annual turnover is around 50 vouchers per year, meaning it would take close to 30 years to get through the list. There are currently no new Section 8 vouchers available.

Based on this data, the need for affordable rental housing in Somerville is overwhelming.

The City of Somerville will continue to rely on the Somerville Housing Authority to be the major provider of subsidized housing through public housing and vouchers. Most of the households on the SHA waiting lists cannot afford a rental unit on the private market and are therefore waiting for a subsidized unit to solve their housing needs. To that end, the priority of the City of Somerville to increase the number of subsidized affordable units, particularly rental units, is a main focus of this plan. To that end, the City is funding the development of 25 new rental housing units for seniors, being developed by the SHA at the MWRA site on the Capon Court campus. The City will also work with the SHA to ensure that reasonable modifications are made to their housing units where necessary.

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

With respect to management, each SHA building has a tenant association that assists in planning for the development's unique needs. SHA's Resident Services team has hosted many events to establish and maintain strong functioning associations. SHA also provides a share of operating funds and 25% of funds

raised from laundry machine use to the tenant associations for their use as they see fit.

The City's Inclusionary Housing Program creates affordable rental and homeownership units. The ordinance was updated in May 2016, increasing overall inclusionary requirements. Projects of 5 or 6 units require a minimum of one unit or a fractional unit payment to the Affordable Housing Trust Fund. A minimum 17.5% requirement for properties building between 8 and 17 units of new housing. Projects with 18 or more units require 20% affordable housing. The Housing Division will continue to actively market these units via the SHA to encourage eligible residents to apply.

The City is actively encouraging increased homeownership among public housing residents as well. Given the high cost of ownership housing in Somerville (Median sales price for a single family home in Somerville in 2012 is \$412,500, and for a condominium \$383,000 according to Warren group data), most public housing residents can only afford ownership units through the City's Inclusionary Housing Program. The SHA also offers a Homeownership Program that allows families with section 8 vouchers to use their vouchers to help pay the mortgage on a home they buy and the SHA subsidizes the mortgage for 15 years after the purchase. Families who participate in their Family Self-sufficiency (FSS) program (which helps to prepare residents for owning their own home) have the first priority for homeownership slots. For state public housing, SHA was recently approved for a grant that is similar to their FSS Program called MASS LEAP where an account is created for tenants and funds are deposited when there are increases in rent based on increased earned income.

In addition, the Somerville Community Corporation, Somerville's CHDO, offers First-Time Homebuyer Education classes and Financial Literacy classes to help Somerville residents start saving for their goals. In addition, the City will continue to offer First-Time Homebuyer Assistance to income-eligible homebuyers purchasing property in Somerville, making homeownership more accessible.

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

Fortunately, the SHA is not troubled and is a great partner in strategizing to provide the community with quality safe and affordable housing.

Discussion

The City will continue to work closely with the SHA as we make progress on the completion of the MWRA site, creating 25 new housing units for seniors in Phase I. We will also explore the possibility of additional collaborations. 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.

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

Introduction

Emergency Solution Grant funds will be one of the sources used to address the needs of homeless persons and persons with special needs by implementing strategies to prevent homelessness, encourage 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. The City plans to continue to implement and expand on many of these efforts. Through a Request for Proposal, non-profit agencies will be funded to providing services in 4 primary categories: Emergency Shelter and Essential Services, Homeless Prevention Activities, Rapid Rehousing and Stabilization 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 like veterans, chronically homeless and persons with special needs and HOME funds will also be used for Tenant Based Rental Assistance and new housing development units for formerly homeless households where possible.

Describe the jurisdictions 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 uses a combination of teams to outreach and assess the needs of the homeless population (including unsheltered persons) using assessment and engagement activities to determine vulnerability and community resources to respond. The First Step Outreach van working with the Police and other partners help unsheltered homeless men and women by canvassing for clients; engaging clients; accessing or providing emergency and crisis intervention services; assessing clients; providing crisis intervention counseling and case management; 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. This team goal is two-fold: to alleviate some of the burden placed on the Police Department and emergency rooms and more importantly to help homeless individuals stay alive during the harshest of months. The outreach team works to build trusting relationships with homeless persons living on the streets and in encampments, performs assessment for homeless persons in the field and links them to shelter and supportive services that meet their needs. They will transport people to CASPAR's Emergency Services Center or other shelters, detoxification centers, hospitals or other facilities as directed by the clients. The CASPAR program provides overnight shelter, meals and bathroom/shower facilities and attempts to engage homeless persons in case management to assess their homeless history and current needs and work to place them in appropriate longer term emergency shelter or transitional housing programs so they can work toward regaining their permanent housing. Additionally, CASPAR offers drop-in safety and programming for

individuals who are street homeless. These programs provide a place where clients will be able to go for meals, counseling, medical services, showers and other social services. CASPAR's low-threshold models specifically reach out to street homeless individuals.

OSPCD collaborates with service agencies and others in the public sector to analyze existing needs, 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 an around Somerville. This important data is used by the CoC and its stakeholders to track the changing needs of the homeless. The major component of the action plan of OSPCD and the CoC is 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. Doing so will promote a system to ensure limited resources are used to create maximum impact and efficiency.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City's funding, coupled with other public and private funding sources secured by sub-recipients, provides of the operation of emergency shelters, transitional housing and support services program in the area. HOME funds are frequently used to support transitional housing needs and other funds support case management and support services to encourage stabilization. The CoC is developing a coordinated access system to assess the status of housing and support services. The Veterans Affairs Supportive Housing (VASH) program targets the needs of homeless veterans and their families and provides housing resources and case management with support services provided by Volunteers of America (VOA). Recognizing the limited resources and vulnerability of women, Catholic Charities operates a daily lottery system for emergency shelter beds and transitional work/stabilization beds for working women. These shelter and transitional programs address the needs of specific populations such as chronically homeless persons, families, persons with severe substance abuse histories or those suffering from dual or multiple co-occurring disorders.

In conjunction with the Continuum of Care, the City is drafting a new assessment tool to be used by all social service providers working with homeless person. The new tool will provide coordinated entry, assessment and housing and supportive service interventions to assist homeless families and families at-risk of homelessness across the city. The goal of this collaborative tool will be to prioritize and serve the most vulnerable and to divert families from becoming homeless and to end families' homelessness as rapidly as possible.

Four shelter programs receive ESG funding for operations and services. These shelter programs serve a wide range of discrete subpopulations of the homeless, including: 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, employment/volunteer services, intensive housing placement services and other programs that would not otherwise exist to provide special assistance. In 2017-2018, the City expects to assist over 500 individuals through ESG funded emergency shelter. Other shelters not receiving ESG funds include Just-a-Start for homeless teen mothers, Wayside Youth for homeless Teens, Volunteers of America for homeless veterans, Somerville Community Corp Sewell Street SRO, Transition House program for formerly homeless individuals and families, etc.

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, offering short or medium term rental assistance, housing relocation and stabilization services, are a part of the strategy to help transition homeless persons to permanent and independent living. The City also funds case management services and comprehensive housing placement strategies in an effort to transition families and individuals into stable housing as quickly as possible. Awarded sub-recipients encourage quick and effective placements out of shelter through performance-based contracts that reward clients to stable housing situations, placements that result in individuals not returning to shelter and placement of long-term stayers.

The City will continue to refine strategies to increase placements through efforts to create new rental assistance programs; addressing the various needs of homeless families, adult families and individuals. These programs are helping 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, and quickly 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 (SRO's), case management and supportive services are a crucial component of the City's strategy to help persons experiencing homelessness find housing and maintain stability in that housing. There are a variety of supportive service programs to assist homeless person's address their income, employment, money management, legal, housing and other related needs, so they can obtain and retain housing in each case funding is matched.

ESG funding is also used for some diversion, placement and prevention service programs. The City has adopted the Housing First model. The premise of Housing First is that once homeless individuals have

housing, they are more likely to seek and continue receiving services and can search for employment. Rapid Re-Housing funds through ESG funding will provide housing relocation and stabilization services and rental assistance to quickly move homeless households experiencing homelessness into stable, permanent housing. Rapid Re-Housing sub-recipients will provide services to homeless individuals and families living in the community to maintain or identify alternative permanent rental housing and achieve housing stability.

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.

Discharge planning prepares a homeless person to return to the community and prevents the person from falling into homelessness by linking individuals to essential housing and services. Homeless shelters have become the housing placement for many exiting residential treatment, corrections and 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 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. Clients struggling with a history of substance abuse have worked on strategies for supporting recovery in housing. Veteran programs have focused on addressing housing barriers related physical and mental health disorders. Young adult programs have developed age appropriate responses to address the needs of this subpopulation. Formerly homeless young parenting mothers and their infant children are referred from shelters and other systems of care to ensure they receive case management, parenting skills and develop a plan for independent living.

ESG funds for prevention program services include, but are not limited to, family or tenant/landlord mediation, household budgeting, emergency rental assistance, job training/placement and benefits advocacy. To be eligible for ESG funded prevention assistance, programs must assess and document that the household would become homeless but for the ESG assistance. In other words, a household would require emergency shelter or would otherwise become literally homeless in the absence of ESG assistance. A household that is at-risk of losing their present housing may be eligible if it can be documented that their loss of housing is imminent, they have no appropriate subsequent housing options, and they have no other financial resources and support networks to assist with maintaining current housing or obtaining other housing.

Through a comprehensive uniform intake, sub-recipient case managers will determine if there are other housing options available to the household rather than accessing shelter through the homeless

system. For example, family and friends that the client may be able to stay with while stabilizing their housing situation, may be beneficial for the household and simultaneously reserves homeless shelter resources for those with no other options. Additionally, sub-recipient case managers will provide follow-up to families and individuals in housing to ensure they remain stably housed. This follow-up may take the form of monthly check-in either in person, by phone or home visits.

Discussion

In addition to services for homeless persons and persons at risk of homelessness, support services are needed to assist the working poor who are one crisis away from becoming homeless. The SomerVision Comprehensive Plan reinforces Somerville's commitment to serving At-Risk Populations via homelessness prevention and rapid re-housing.

SomerVision Goal E.IV: Create a diversity of programs that prevent homelessness and address the housing needs of the homeless and those at risk of homelessness

SomerVision Policy E.1.B: 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 non-profit 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 non-profit agencies to address prevention of homelessness for at-risk populations and rapid rehousing for those experiencing homelessness.

The CoC and OSPCD continues 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 continues to work with local social service agencies to establish performance standards. Program and agency refunding is dependent, in part, on successfully meeting the standards.

One year goals for the number of households to be provided housing through the use of HOPWA for:

Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

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AP-75 Barriers to affordable housing – 91.220(j)

Introduction

The City of Somerville views the reduction of federal investment to be a most significant barrier to affordable housing in Somerville. While the rise in home prices remains another significant barrier. Even though the interest rates remain low, Somerville homebuyers are facing soaring costs due to a tight housing market.

Somerville's housing stock is aging. Many properties have environmental hazards such as lead-based paint. Due to remediation and other rehabilitation work required to bring homes to current code standards, repairs and rehabilitation work may be prohibitively expensive for homeowners. With the continued rise in demand for housing and the rising cost to rehabilitate aging single and multifamily structures, many older, affordable units are being torn down or converted to condos in favor of redevelopment to higher-end 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 February 2015 The city of Somerville assembled a 29 member panel of local housing industry experts to identify and recommend innovative solutions and approaches to increasing affordable housing throughout the city. The group has worked collaboratively with members of the city's housing and planning divisions and have identified the following set of focus areas.

- Real Estate Transfer Fee - Explore possibility of 1% Transfer fee
- Increase Somervision Housing Production Goals- In context of MAPC demand projects and available developable land.
- Right-to-Offer Program - Explore law that would govern sales of rental properties.
- Update Linkage - based on revised info from new Nexus Study
- Update Condo Conversion Ordinance
- 100 Homes Initiative

In addition to the work being conducted by the Sustainable neighborhood's working group. The city is also actively updating its plan to affirmatively further fair housing in accordance with the HUD mandated deadline for an updated plan by early October 2017. This plan will conduct an in depth analysis to identify any areas of racial, minority, or income concentration with regards to housing opportunities within the city.

Discussion

Through vehicles such as zoning ordinances, permitting systems and housing codes and standards, the City has attempted to ensure the health, safety and quality of life of its residents while minimizing the barriers that may impede the development of affordable housing. None of these measures is intended to restrict the affordability of housing, though these regulations may on occasion affect the pricing of housing.

The City will continue to pursue innovative partnerships, locate additional funding sources and engage in comprehensive planning efforts with regional entities and remove barriers to affordable housing and fair housing. OSPCD will continue to partner with community leaders, statewide advocates and citizens to implement investments that continue to engage community involvement. OSPCD will continue to foster collaboration with housing and service providers to enhance existing strategies and implement new strategies to address affordable housing barriers. The City of Somerville is committed to improving continuously performing research and analysis, collecting citizen input and exploring best practices to inform programs and activities and remove barriers to affordable housing.

AP-85 Other Actions – 91.220(k)

Introduction

This section will address the action and strategies to be undertaken next year to address underserved needs, foster and maintain affordable housing, evaluate and reduce lead-based paint hazards, reduce the number of poverty-level families and 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. The City of Somerville along with other partnership 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.

Actions planned to address obstacles to meeting underserved needs

Limited funding is the largest barrier to meeting the underserved needs of Somerville residents. The underserved are LMI households that have a member that is elderly, a child, has a disability or has a quality of life limiting medical condition. The underserved also include individuals experiencing homelessness or victims of domestic violence. Characteristic of the underserved population may include fixed incomes, unemployment or underemployment, living in aging housing stock, language barrier and physical limitations to access services. The City will address obstacles to meeting the underserved needs by collaborating with other 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 in order to help federal dollars touch more projects;
- seeking partnerships with developers in order to apply for more tax credit applications and other grants;
- assisting households increase their income and assets including public service funding for job readiness and other assistance programs to help 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 associate with the purchase;
- making housing and services available to the underserved including populations with special needs. Rapid Re-Housing activities using ESG funds will target those who are in need of benefits to pay for long-term housing and those who are victims of domestic violence;

- advertising available services to the underserved through translated materials to reach non-English speaking residents in regards to available programming and general entitlement information, explore different methods of outreach to communicate with residents who have a disability and strive to have publicly held hearings in low-income neighborhoods and conduct meetings that serve special needs populations.

Actions planned to foster and maintain affordable housing

OSPCD and its partnership agencies will formulate a plan to foster and maintain affordable housing to include:

- monitoring its existing stock of affordable housing units through property inspections and continued relationships with property managers;
- exploring other funding sources for affordable housing such as private and regional/state funding opportunities;
- encouraging higher density mixed use developments;
- implementing the City's Affordable Housing Ordinance establishing affordable housing impact fees for new rental residential developments; and enforcement of the Inclusionary Housing Ordinance.
- collaborating with regional public and private agencies working to promote affordable housing.

Actions planned to reduce lead-based paint hazards

The City has a HUD Lead Hazard Abatement grant, which it uses to provide forgivable loans to homeowners for all work necessary to bring a unit into full lead abatement compliance. The City has reached out to homeowners and landlords, including Section 8 landlords, to encourage use of the program. The City's lead program is a critical priority for the City because 2010 US ACS data indicates that almost 94% of the homes in Somerville were built before 1978 and 61% were built before and two-thirds of the units are in two or three family houses.

The City of Somerville is in full compliance with federal Title 1012/1013 regulations, Section J, which requires that lead based paint be addressed in all properties receiving Federal funds for housing rehabilitation. Safe work practices and all requirements under Title 1012/1013 have been fully integrated into existing housing rehabilitation programs, which are funded primarily with CDBG and HOME grants. A fully implemented plan for addressing lead based paint hazards has been in effect in the City since 2001. Somerville will continue to support and expand the Housing Rehabilitation and Lead Abatement programs, which rehabilitates the existing housing stock while often placing rent restrictions

on apartments in multi-family homes. This is especially important in Somerville, where the majority of all units are in two or three-family housing. Somerville's Lead Abatement program, which is funded by a Lead Hazard Control grant from HUD, has been recognized by HUD as a national model. The City is also developing materials to assist homeowners in abating lead paint found in soil on properties, especially in play areas.

Actions planned to reduce the number of poverty-level families

OSPCD is committed to carrying out a comprehensive anti-poverty strategy in collaboration with many community and non-profit organizations that serve Somerville's low-income population. The City's CDBG, HOME and ESG and other federal grants will continue to support program and organizations that provide assistance and economic opportunities for low and moderate income persons and for populations with special needs. Funds will continue to be used to support subsidized housing, food and healthcare programs, emergency services and literacy and job training programs.

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 (promoting awareness of tax filing credits);
- supporting asset accumulation (supporting down payment assistance to homebuyers);
- promoting small business and economic development (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 or improve their earning capacity;
- providing HUD grant funding to child care service providers, allowing parents to attend school or a job;
- providing emergency utility assistance to income eligible families in financial stress (providing weatherization and urgently needed home repairs);
- providing public services that provide assistance by very low income families and services to at-risk youth (supporting education, training and employment programs to prepare disadvantaged youth for career success and mentoring program to improve their outcomes); and
- creating mixed income communities (encouraging the de-concentration of poverty and the creation of stable mixed income neighborhoods through the development of affordable housing outside of low income areas).

ESG funding will continue to make financial support available to those families at risk of eviction to become stabilized and decrease the number of families plunged into homelessness.

Actions planned to develop institutional structure

Institutional Structure gaps were not identified during this Action Plan process. If gaps arise and become identified, actions will be taken to address them.

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 CoC's monthly meetings and its various subcommittee meetings. A city Housing Division staff member serves as the CoC Lead and is able to serve 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, RESPOND, Cambridge and Somerville Legal Services and others who provide non-housing services such as employment training, mental health counseling, veterans services, elder services, financial literacy, immigrant services and health services.

The CoC also maintains an inventory of housing as well as social service providers and includes details such as the subpopulations served as well as the services provided. Several social service agencies have offices located in public housing and attend general meetings of the housing authority to identify problems in advance and have the opportunity to help resolve a crisis immediately. Please see the Public Housing section of the Plan for the more information regarding the consultation and coordination, as well as information about the encouragement of public housing residents to become involved in management of the properties.

Discussion

The City of Somerville is continuously refining its strategies to foster affordable housing, reduce lead-based paint hazards, and continue to offer microenterprise and entrepreneurship technical assistance, reduce the number of families in poverty and enhance coordination. By enhancing coordination and developing greater collaboration, the City of Somerville will work to create an environment in which affordable housing including supportive housing is supported and encouraged.

Program Specific Requirements

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

Introduction

Activities planned with CDBG funds expected to be available during the year are identified in the Projects Table. The following information identifies program income that is available for use that is included in additional projects that will be carried out.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(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	50,000
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.	0
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:	50,000

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.	75.00%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Not Applicable.

2. 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 Attached "Guidelines for Resale and Recapture" in the unique appendices

3. 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:

Not Applicable.

4. 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:

Not Applicable.

**Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

All sub-grantees will be required to conduct an evaluation of each applicant for eligibility for ESG funds through an initial intake consultation, specifically whether an applicant for funds meets the definition of "homeless" or "at risk of homelessness" in accordance with 24 CFR 576.2, and whether an applicant meets income eligibility. All sub-grantees will also be required to keep records (case files) and report information in the Homeless Management Information System (HMIS) or comparable database regarding eligibility or ineligibility for each applicant in accordance with 24 CFR 576.500 (b),(c),(d), and (e). Records must be kept for each program participant that document: the services and assistance provided to that program participant; compliance with requirements under 24 CFR 576.101-106, 576.401 (a) and (b) and 576.401 (d) and (e); and where applicable, compliance with the termination of assistance requirement in 576.402. Households must meet at least the following minimum criteria: 1. INCOME: Household's total income must be at or below 50% AMI, 2. Must be a SOMERVILLE RESIDENT (defined as someone) a) currently living in Somerville,

b)living in a Somerville shelter, or c)living in Somerville immediately prior to becoming homeless, 3.HOUSING STATUS: Household must be either homeless in accordance with 24 CFR 576.2 (to receive rapid re-housing assistance) or at risk of losing its housing in accordance with 24 CFR 576.2 (to receive homelessness prevention assistance); and must meet the following criteria a. Not otherwise eligible for Emergency Assistance, b. No appropriate subsequent housing have been identified, c. No financial resources to obtain immediate housing in its existing housing; and d. The household lacks support networks needed to obtain immediate housing or remain in existing housing. All clients must receive an exit assessment that will be entered into HMIS or comparable database.

To receive ESG funds, an agency has to be an active member in the Continuum of Care (CoC). The CoC leads the coordination among agencies to assist the homeless and prevent homelessness.

See appendix for additional details.

2. 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 is currently working on a centralized assessment form and has received funding for its implementation. An expert consultant has hired to help with the Coordinated Entry/Assessment System which will develop evaluation criteria and performance outcomes related to monitoring protocols. The Consultant will meet with the Coordinated Entry System Committee to assess current data systems, local measurements and project performance to establish a performance measurement system to track progress toward ending homelessness and meet the needs of provider agencies and people experiencing homelessness. The coordinated assessment system will enable agency to make rapid, effective and consistent client to housing and serve matches regardless of the client's location within the CoC's geographic area by standardizing the access and assessment process and by coordinating referrals. The Consultant's work will include providing educational materials and building consensus to develop a performance measure system. The Coordinated Entry System will include an assessment of the intake process for the current homeless service providers to identify system strengths and weaknesses. The form will collect all the data elements necessary for implementation in the HMIS system. The coordinated entry tool will include a development of matrix of inventory, assessment tool, populations to be prioritized, developed by name list strategies, procedures to access inventory, access approach, centralized access, coordinated assessment/no wrong door, etc. Due to the diverse range of emergency shelter programs with the Somerville-Arlington CoC, CoC wide shelter standards governing length of stay, safety and shelter needs of special population are still in development. Each ESG funded program within the Continuum, is mandated to be working on their own written shelter policies and procedures concerning matters that meet, or exceed, the City and federal regulations. As a CoC, Somerville-Arlington is working to develop more specific standards that can be usefully applied to all its ESG funding programs.

Housing priorities and services for individuals and families can be recommended using a vulnerability index. Permanent Support Housing is recommended for individuals and families who need permanent housing with ongoing access to services and case management to remain stably housed. Rapid Re-housing is recommended for individuals and families with moderate health, mental health and/or behavioral health issues, but who will likely be able to achieve housing stability over a short time period through a medium or short-term rent subsidy and access to support services. Affordable Housing is recommended for individuals and families who do not require intensive supports but may still benefit from access to affordable housing with no specific intervention drawn from homeless services providers.

3. 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 Somerville-Arlington (CoC) to prioritize ESG objectives. Currently this includes Rapid Re-Housing, Homeless Prevention, Essential Services/Operations, HMIS and Administration. These priorities are evaluated annually and take into account standardize performance standards and outcomes. OSPCD issued a Request for Proposals (RFP) for the ESG program in 2017-18 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 interested agencies. Proposals were received from non-profit agencies to enhance existing activities and transform homeless assistance with an emphasis on quickly rehousing people who become homeless and prevention homelessness. These proposals must address one or more of the goals in the Consolidated Plan, must demonstrate a match, must agree to use the HMIS system (or comparable database) for reporting purposes, must attend Continuum of Care monthly meetings, etc. An Advisory Committee reviews the proposals using an evaluation system and scored the proposals. The recommendations are presented to the Mayor based on proposals that will rapidly transition participants to stability, link program participants to community resources and mainstream benefits and help them develop a plan to prevent future housing instability. Awards are made following the ESG eligibility categories (no more than 60% for Shelter Operations and Essential Services and no more than 7.5% for Administration). Agencies are encouraged to focus on Rapid Re-Housing and Homelessness Prevention Services using HUD's Housing First Model.

See the process for making and describing ESG allocations from Year 1.

4. 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 homeless individuals participate in services. Sub-grantees recognize the importance of involving past and present participants in program planning and agency policy making activities. However, this is sometimes difficult when the homeless individuals are active substance abusers but efforts are made to engage them later. The City meets the homeless participation requirements by including homeless and formerly homeless individuals through extensive participation and consultation with the Somerville-Arlington Continuum of Care, an entity that includes formerly homeless individuals as members. Sub-grantees involve program participants in activities and planning, as well as, provide them with information to help them understand the inner working of the organization. Sub-grantees hope that formerly homeless will one day join forces with the agency to one day end homelessness. Some formerly homeless persons become sub-grantee board members, staff members and/or volunteers. Others have been invited to speak publicly about their personal stories to raise awareness in the community. Also shelter residents have the opportunity to provide input on programs at house meetings and at exit interviews, when they leave the shelter. Before departure, residents have an opportunity to complete written evaluations and comment on and provide suggestions for changes or improvements in service.

5. Describe performance standards for evaluating ESG.

Performance standards for evaluating ESG outcomes were developed and updated by the CoC in consultation with staff representatives from all participating categories. Performance standards were established for each ESG-eligible activity. ESG proposals are evaluated based on their previous experience providing services to the homeless community and addressing 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 capacity and timeliness, quality of work and previous program outcomes, etc. ESG proposals providing Homelessness Prevention and Rapid Re-Housing programs are viewed favorably, as they adhere to HUD's Housing First Model. All ESG recipients participate in HMIS and continued analysis is expected to provide real time data to evaluate the impact of programs. Continued program and agency funding is dependent, in part, on successfully meeting the standards. The City's intent is to continue to at least serve the same number of clients under the current funding or increase services by finding ways to leverage additional sources.

Discussion

The City is committed to meeting HUD goals regarding ESG funds. The CoC is consulted during the development of the RFP process for the Action Plan, regarding the needs of homeless and homeless prevention services.

Area shelters funded with ESG funds operate at nearly 100% bed capacity and provide critical services to the City's homeless heterogeneous populations, including those within the immigrant community, seniors, disabled, victims of domestic violence and a diversity of races and ethnicities and varying demographic characteristics.

The Rapid Response Program, modeling a Housing First philosophy, meets the affordable and stable housing needs of families and individuals first, herby enabling them to better focus on advancing their housing stability. This approach encourages longer-term and permanent solutions to the homeless epidemic. Once there is evidence of a problem, sub-grantee staff work to resolve the immediate crisis and work to prevent future issues by focusing on changing financial management behaviors. Prevention dollars are leveraged with other community and mainstream resources and services. Partnerships with local realtors, landlords and moving companies help negotiate reductions in arrears and/or arrange payments for clients.

Instead of duplicating efforts, each sub-grantee delivers services to clients according to its special area. This approach allows more coordinated, efficient and effective service delivery. The closeness of this existing social service community based relationship, coupled with comprehensive homelessness prevention & rapid re-housing model, ensures that no client falls through the cracks.

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