



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
**MAYOR JAKE WILSON**

THOMAS F. GALLIGANI, JR.  
EXECUTIVE DIRECTOR

RACHEL NADKARNI  
DIRECTOR, ECONOMIC DEVELOPMENT

**Date:** February 10, 2026  
**To:** The Honorable City Council  
**From:** Rachel Nadkarni, Director of Economic Development  
**RE:** Item 26-0202 – The Director of Economic Development conveying the potential use of an Urban Center Housing - Tax Increment Financing Tool (UCH-TIF) to incentivize housing production.

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Dear Honorable City Council,

Following the successful use of the Urban Center Housing - Tax Increment Financing (UCH-TIF) Program to support the development of 299 Broadway, the Economic Development Division has been exploring if the UCH-TIF Program could be a broader serving tool to facilitate housing development in Somerville.

The program has a number of technical requirements that define potential districts where UCH-TIF is applicable. The Economic Development Division has spent some time analyzing if an UCH-TIF Zone could be mapped to cover a number of stalled housing projects in the eastern part of the City and is beginning to review other areas where UCH-TIF could be applicable.

Staff look forward to engaging the Council in a preliminary conversation about the program's requirements, updating the Council on the status of analysis completed to date, and hearing Councilors' feedback on the potential use of UCH-TIF for future sites. Following this initial discussion, staff expect to take Councilor feedback into consideration in the development of draft UCH-TIF plans and zones that would be brought to the City Council for approval in the future.

For reference, the UCH-TIF Program is overseen by the Executive Office of Housing and Livable Communities and more information, including the enabling legislation, can be found at: <https://www.mass.gov/info-details/urban-center-housing-tax-increment-financing-uch-tif>.

Thank you,

**Rachel Nadkarni**  
Director, Economic Development