

HUD One Year Action Plan Program Year 2016-2017

July 1, 2016 – June 30, 2017



City of Somerville, MA

Mayor Joseph A. Curtatone



Program Year 2016-2017 Annual Action Plan

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Executive Summary

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

1. Introduction

The 2016 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 fourth year of the 2013-2017 Five Year Consolidated Plan. The Annual Action Plan covers the program year starting July 1, 2016 to June 30, 2017. 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 2016 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.

Throughout the planning process, the City remained highly engaged with the community through multiple public hearings, one-on-one consultations with key agencies and community groups, and 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 first 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 are clearly 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.

The Program Year 2016 planning process has once again clearly demonstrated 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, fast growing neighboring economies, and low vacancy rates has made the cost of housing (rental or home ownership) a major cost burden for the cities low-mod population. The City recognizes the threat that this high cost burden places 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, 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.

Somerville continues its efforts to successfully deliver on the goals and initiatives in the 2013-2017 Con Plan. As the City enters PY16 the City's low-mod income residents still face many of the same challenges previously identified in the five year plan however; numerous accomplishments have been made in several of the City's block grant programs over the last three years.

Affordable Housing -

- 23 affordable units were created through inclusionary zoning consisting of 7 new homeownership units, and 16 new rental units. In addition, 4 previously created affordable homeownership units were resold to new eligible first time homebuyers and 11 affordable rental units were re-tenanted by new low-income households. The current year's plus prior years' achievements during the current consolidated plan, is 10 new homeownership and 68 new rental units created.
- Ground was broken and construction started on 35 affordable transit oriented rental housing units anticipated to be completed by summer 2016. The current year's plus prior years' achievements during the current consolidated plan, is 66 units of affordable rental housing created.
- An 11 unit mixed income transit oriented homebuyer project was fully funded. When completed 4 low-moderate income households will have housing they can afford. Though not HUD funded, this project also includes 4 middle income and 3 market rate units.
- To date rental assistance has been provided to 11 households at risk of homelessness - directly helping 16 adults and 19 children. The current year's plus prior years' achievements during the current consolidated plan are 29 adults and 31 children in 20 households at risk of homelessness assisted.
- Progress continues being made toward Somerville's goal of rehabilitating/performing lead abatement on 40 units annually.
- Closing Cost Assistance was provided to 4 low-mod households purchasing their first home.

Economic Development -

- The City continues its relationship with the Union Square and East Somerville Main Streets organizations that help the City to foster small business development via technical assistance, capaCity building, and district marketing. Direct Technical assistance was provided to over XX small businesses and low to moderate income micro enterprises between the two organizations.
- Program year 2015 marked the second full year of the relaunch of the commercial property improvement program and has seen significant progress; to date 8 storefronts have been renovated, 7 are in the permitting process with construction anticipated prior to the close of program year 2015, and there are 14 applications in process.
- The City continues to redesign and expand its direct financial assistance program to small businesses in an attempt to create jobs and spur economic activity in Somerville's low to moderate income business districts.

Transportation Infrastructure and Open Space -

- Building on the improvements previously made to the East Broadway streetscape, Somerville continued to invest in infrastructure improvements in this neighborhood through the Franklin Streetscape project completed in the fall of 2015.
- The City continues to execute on its plan of providing suitable quality recreational and open space in low to moderate income neighborhoods. Recently, the City completed the Marshall Street playground and Symphony park projects which serve the central Broadway and east Somerville neighborhoods. Additionally, the Otis street playground project will be breaking ground in the spring of 2016 providing additional recreational and open space to the central Broadway and east Somerville neighborhoods. In total these projects have added over 26,000 square feet of additional open space to underserved neighborhoods.
- Finally, the City planted 72 trees continuing its longstanding tree planting program which plants trees in various low to moderate income areas across the City to improve the City's urban canopy and improve air quality.

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 series of two public hearings were held to solicit feedback directly from residents and community members. The feedback received from these meetings 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.

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

7. Summary

Somerville has historically been an affordable place to live, with convenient access to Boston. As the Greater Boston areas, and Massachusetts as a whole, have begun experiencing increased housing costs, so has Somerville. Since 2000, single-family home sales have increased in price by 112% and while rents have remained somewhat stable over the past decade, median contract rent has still increased by 43% since 2000 and housing advocates report increasing difficulty finding vacant units that are affordable to low and moderate-income households and extremely low vacancy rates, making Somerville unaffordable to many residents.

Challenges facing the City of Somerville highlighted in the Housing Needs Assessment of the Consolidated Plan include a high level of 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 will continue to utilize the HUD funds to address these needs, additional strategies at the local level will also be pursued to combat the pressing needs of Somerville's residents. The City will continue to strengthen its Inclusionary Zoning Ordinance and work 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 will also work 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 and the passage of 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 transportation 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 the Annual Action Plan, Somerville lists its goals and estimates of allocations 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

Mayor's Office of Strategic Planning and Community Development

Attn: Alan Inacio

93 Highland Avenue

Somerville, MA 02143

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

1. Introduction

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 and strategies for addressing current needs.

An initial step in the 2016-2017 Action Plan began with the first Public Meeting (January 14, 2016) at the Capuano School to gather input from the public on the needs in the community for CDBG, ESG and HOME funds. At this meeting, a survey was completed by participants rating the most important issues facing resident's related to economic opportunities and housing issue of at-risk populations. Additional surveys were requested and distributed. Survey results will be reported in the Public Participation section of the Action Plan. At this meeting the timeline for the Requests for Proposals (RFP) for both CDBG Public Services and Emergency Solution Grants was announced. The advertisement for the RFP appeared in The Somerville Times on January 13, 2016 and on the City's website. The application deadline will be 11 and 11:00 AM respectively for both CDBG Public Services and the Emergency Solutions Grant proposal.

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. SPCD 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.

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. 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 have been bolstered substantially with VASH rent subsidies and case management and enhanced re-housing assistance at a local veteran's 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 2016-2017 Plan was solicited 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 2016-2017 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, policy and procedures
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 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 provided 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 adults and families

3	Agency/Group/Organization	Somerville Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Families with children 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?	Provided data on low income residents to support the better coordination of services to improve the lives of residents to support coordination of services to improve the lives of residents by providing affordable and sustainable housing.
4	Agency/Group/Organization	CASPAR
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless 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?	Provided data on Street Outreach and engagement with hard to reach persons living in areas not meant for habitation. Provided data and information on support services being offered to chronically homeless individuals who are active substance abusers
5	Agency/Group/Organization	THE SOMERVILLE COMMUNITY CORPORATION
	Agency/Group/Organization Type	Housing Services - 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?	Agency provides and develops affordable units in the City. Consulted on the housing and support needs of homeless youth and families. School mediation program helps resolve issues in a peaceful way and teach conflict resolution skills and decrease crime.
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 and provides support and a path to citizenship and participation in the community
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
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Works with teens on identifying and organizing initiatives to develop safer, healthier, more productive neighborhoods. Participation promotes youth involvement in bringing about positive community change.
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 Homelessness Needs - Unaccompanied youth 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 income and ethniCity data information of the student population in the Somerville Schools which is used to document low income areas. Assisted with the homeless unaccompanied youth count and the yearly survey on Risk Factors documented by students
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?	Meets monthly with residents in Senior Public Housing and provides and documents the unmet needs of this growing population of low income residents. At the 3 senior centers, programs are designed to engage and meet the needs of the elderly community.
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?	Housing Need Assessment 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 homeless youth and identified the needs of this at-risk population. Invited to attend and participate in discussions on strategies to meet the needs of youth aging out of foster care and moving toward independent living and involvement in the community
11	Agency/Group/Organization	Somerville Affordable Housing Trust Fund
	Agency/Group/Organization Type	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?	Attended and presented at Public Hearings, consulted on a regular basis
12	Agency/Group/Organization	RIVERSIDE COMMUNITY MENTAL HEALTH AND RETARDATION CENTER
	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?	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. Early childhood services reduce the need for future more costly special needs services
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?	Agency operates a 24 hour crisis intervention domestic hot line with support and safety net planning for victims experiencing domestic violence. Respond also operates a confidential emergency shelter. Respond provides information of the needs of the clients they serve, many who do not speak English. Bi-lingual staff/counselors have been hired.
14	Agency/Group/Organization	Somerville LIFT
	Agency/Group/Organization Type	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?	Attends homeless providers meetings and shares information on the clients being served. Invited to Public Hearings to share information and strategies
15	Agency/Group/Organization	Cambridge and Somerville Legal Services
	Agency/Group/Organization Type	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?	Works with income eligible clients on eviction prevention. Attends Homeless Providers meetings, consults on strategies to improve services
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?	Attends provider's group meetings and shares needs of clients. Invited to attend public hearing
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?	Provides transportation services for seniors and disabled residents to remain independent - a primary need for seniors and disabled people to remaining living on their own. Communicate and design services to meet the needs of this low income community
18	Agency/Group/Organization	Supervision Steering Committee
	Agency/Group/Organization Type	Other government - Local Business Leaders Civic Leaders Neighborhood 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?	A 60 member steering committee was assembled to include local residents, non-profit organization, business owners and elected officials. Ideas, strategies and plans were discussed for implementation
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?	Consulted and received input on the at-risk needs of the homeless veterans. Attending homeless providers meetings and accepted referral information/clients
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. Attended trainings and invited to participate in public meetings
21	Agency/Group/Organization	UNION SQUARE MAIN STREETS
	Agency/Group/Organization Type	Services-Employment Business 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 and was invited to public meetings

22	Agency/Group/Organization	Metro Area Planning Council
	Agency/Group/Organization Type	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?	Shared information and best practices. Attending meetings
23	Agency/Group/Organization	JUST A START COPORATION
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless Services-Employment
	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 brainstorm about the needs of homeless mothers and their children. Attended homeless providers groups
24	Agency/Group/Organization	MA Transgender Political Coalition
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Education Service-Fair Housing

	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?	Conducted training and shared best practices and information. Attended homeless providers meeting
25	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. Attended homeless providers group

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

The City contacts many organizations through various outreach methods and techniques including meetings, 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	

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

Coordination efforts remain a high priority for 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.

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

Activities proposed during the 2016-2017 Program Year furthered the priorities of the 2013-2017 Consolidated Plan, which were established after a lengthy planning and public participation process. Concerned citizens and local groups became involved in the development, implementation and evaluation of housing and community development programs.

Interaction with the public and comments received throughout the year, as well as input from the consultations described in AP-10 shaped the activities proposed in the Action Plan, keeping in line with the 2013-2017 Consolidated Plan and HUD priorities. Comments submitted during the public comment period will be considered and incorporated in the extent possible into the final draft.

For the purpose of the 2016-2017 Action Plan, the public comment period began on February 11, 2016 and ended on _____. During the public comment period, members of the public were invited to share their comments at two public meetings. Details regarding the public comment period and public meetings are provided in _____(appendix ?). A survey was prepared to obtain citizen input on key issues regarding affordable housing, economic development and job creation and public services. The results will be shared below and in _____(appendix ?). Details regarding the public comments were also considered internally when formulating the Program Year 2016-2017 Plan.

The Public Notice was advertised in The Somerville News and translated in Spanish, Portuguese and Haitian Creole. In addition, the Notice was posted in the Library and other City buildings and on the City's website (www.somervillema.gov). The Notice was widely distributed via email to partners, nonprofit organizations, businesses, neighborhood groups and citizens whose email r have been provided to OSPCD. OSPCD encouraged recipients to circulate the Notice among their networks. The public comment period, public hearings and reminders were publicized.

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)
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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)
		<p>OMB Control No: 2506-0117 (exp. 07/31/2015)</p>	<p>In addition to the general public, invitations were extended to Somerville's network of public service agencies and community service organizations. The meeting was attended by representatives from the Somerville Homeless Coalition providing Emergency Shelter services including prevention and rapid re-housing, as well as, operating 2 emergency food pantries</p>	<p>Annual Action Plan 2016</p>		<p>27</p>

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)
2	Survey	Minorities Persons with disabilities Non-targeted/broad community	Survey distributed to attendee at the Public Hearing and to social service agencies requesting it	Liz to prepare percentage results relative perceived need for affordable housing, economic development, job creation and public services.	Liz to summaries results of survey	

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)
3	Internet Outreach	Minorities Persons with disabilities Non-targeted/broad community	Information about the RFP for CDBG Public Services and Emergency Solutions Funding was posted	Nineteen requests were received for the Public Services RFP and five requests were received for the Emergency Solutions Grant		www.somervillema.gov/sites/default/files/documents/legal%20RFP%201-13-2016.pfd

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)
4	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish, Portuguese, Haitian Creole</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	<p>Second Public Meeting to present Draft of 2016-2017 Action Plan and receive comments - latter part of March or early April</p>			

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 funding on behalf of the City of Somerville. In addition to entitlement grant funds, OSPCD leverages these funds with various other matching sources including state, local, and private match commitments to carry out eligible projects. 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	0	0	2,264,442	2,264,442	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	397,754	0	0	397,754	397,754	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 2016-17 ESG allocation of \$_____. Approximately \$_____ will be allocated as program funds, using the ESG program eligibility criteria, to ___ 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	203,461	

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2016

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	1,771,441	
Housing Trust Fund	public - local	Homebuyer assistance Housing TBRA	400,000	0	0	400,000	400,000	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.
Other	public - federal	Acquisition Housing Multifamily rental rehab	2,206,028	0	0	2,206,028	2,206,028	The CPA Affordable Housing 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.
Other	public - federal	Homeowner rehab	700,000	0	0	700,000	700,000	Somerville was awarded \$2,007,703 in 2013 to continue its comprehensive program to reduce the hazards of lead paint. The Grant will be in its final year and is expected to be completed by 06/30/2017.

Table 5 - Expected Resources – Priority Table

Annual Action Plan
2016

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 eligible activities across the various project categories in the consolidated plan.

CDBG projects will utilize match commitments across all program areas when possible. The commercial property improvement program requires a 50% match from program participants for any projects above \$7,500. Historically, the City has been able to leverage state funds and grant awards when undertaking parks and infrastructure activities. The City will be utilizing local Community Preservation Act funds to undertake a variety of programs, including a program designed to leverage CPA and CDBG dollars for housing rehabilitation activities. The City's 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 2016-17 have demonstrated over \$1,300,000 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.

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 2016-17 have demonstrated over \$1,000,000 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.

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

While OSPCD is responsible for the provision of services to low and moderate income Somerville residents using the entitlement funds, OSPCD cannot achieve these goals alone. The City will use federal funds to leverage additional resources in several ways. There are other organizations that carry out some of these strategies listed in this plan using federal, local and private funding sources. OSPCD continues to work with City Departments, local non-profit agencies and various funding providers to develop strategies leveraging funding to assist low and moderate income persons and households. As entitlement funds are reduced, OSPCD will need to explore ways to increase funding (i.e. through program income) to help sustain future community development activities.

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 UNION SQUARE Central Broadway	Building Communities of Opportunity		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 350 Households Assisted Businesses assisted: 35 Businesses Assisted
2	Preserve and Maintain Existing Affordable Housing	2013	2017	Affordable Housing	Citywide	Building Communities of Opportunity		Rental units constructed: 60 Household Housing Unit Homeowner Housing Added: 10 Household Housing Unit Homeowner Housing Rehabilitated: 15 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Family Stabilization and Job Readiness	2013	2017	Non-Housing Community Development	Citywide	Building Communities of Opportunity At Risk Populations		Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
4	Reducing and Ending Homelessness	2013	2017	Homeless	Citywide	At Risk Populations		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 micro-enterprises, 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):

Based on projections from prior years’ activity levels, funding, and five-year goals, it is estimated that the City will assist, through the HOME program, approximately 100 extremely low-income, low-income, and moderate income households. The majority of extremely low income households are assisted through tenant based assistance programs (approx. 20 households), and low to moderate income households through the creation of 60 new affordable rental units and 10 affordable homeownership units as well as approximately 20 through homeowner rehab, and lastly approximately 4-5 households will be assisted through our homebuyer assistance programs.

AP-35 Projects – 91.220(d)

Introduction

The 2016-2017 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 low income areas in 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 Improvement
2	Parks and Open Space Development
3	Urban Forestry/ Street Tree Program
4	ED Commercial Property Improvement Program
5	Small Business Technical Assistance Program
6	Business Retention and Expansion Program
7	Housing Rehabilitation Program
8	Home Energy System 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	Homebuyer Assistance
18	HOME Admin - PACS
20	Emergency Solutions Services

Table 8 – Project Information

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

OSPCD has made allocations for 2016-2017 based upon the priorities of the Consolidated Plan, citizen and community input, qualified responses to Request for Proposals and analysis of prior years' budget and expenditures. Additionally, funded activities needed to comply with HUD entitlement grants' (CDBG, HOME and ESG) rules and regulations. OSPCD will continue to partner with the CoC and other organizations in the Somerville area to end homelessness. OSPCD strives to serve those most in need of assistance. The three main obstacles to meeting the needs of the underserved in Somerville are the lack of resources, the lack of service or housing availability and the lack of knowledge of programs. OSPCD will work to leverage its resources with other agencies, assist families to grow their income and build assets, create and make available housing and service opportunities and advertise available services in the community.

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Projects

AP-38 Projects Summary

Project Summary Information

1	Project Name	Neighborhood Infrastructure Improvement
	Target Area	EAST SOMERVILLE UNION SQUARE Central Broadway
	Goals Supported	Stabilize and Revitalize Diverse Neighborhoods
	Needs Addressed	Building Communities of Opportunity
	Funding	CDBG: \$225,387
	Description	Public improvements program to include streetscape, tree planting, sidewalks, street furnishings, and ADA Upgrades.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	The neighborhood infrastructure program seeks to create suitable living environments by providing safe and accessible pedestrian access, utility upgrades, and ADA improvements in the city's most densely populated low and moderate income neighborhoods. The service areas of these projects will serve approximately 5,000 low to moderate income individuals.
	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	EAST SOMERVILLE Central Broadway
	Goals Supported	Stabilize and Revitalize Diverse Neighborhoods
	Needs Addressed	Building Communities of Opportunity
	Funding	\$350,000
	Description	Program to establish and improve parks and open space including environmental assessment, appraisals and acquisition costs, design and construction.
	Target Date	6/30/2017
	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 and East Broadway neighborhoods. 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	To provide quality recreational activities opportunities that serve low and moderate income areas
3	Project Name	Urban Forestry/ Street Tree 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	6/30/2017
	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	ED Commercial Property Improvement Program
	Target Area	EAST SOMERVILLE UNION SQUARE Central Broadway
	Goals Supported	Stabilize and Revitalize Diverse Neighborhoods
	Needs Addressed	Building Communities of Opportunity
	Funding	CDBG: \$150,000
	Description	Approximately 10 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	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 10 businesses, run and operated by local small business owners, will benefit from the commercial property improvement program. These projects will stimulate economic activity along with creating jobs and making needed goods and services available to low and moderate income residents
	Location Description	The commercial property improvement program will primarily focus on the Central Broadway section of the City, including Winter Hill. The commercial properties in these areas have been plagued by disinvestment and neglect and also contain some of the largest concentrations of low and moderate income residents in Somerville. In addition to the Winter Hill section of Broadway the program will also continue to target East Somerville on Lower Broadway, Union Square and other low and moderate income districts in the City.
	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 UNION SQUARE Central Broadway
	Goals Supported	Stabilize and Revitalize Diverse Neighborhoods
	Needs Addressed	Building Communities of Opportunity
	Funding	CDBG: \$168,000
	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	6/30/2017
	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 UNION SQUARE Central Broadway
	Goals Supported	Stabilize and Revitalize Diverse Neighborhoods
	Needs Addressed	Building Communities of Opportunity
	Funding	CDBG: \$95,500
	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	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	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.
	Location Description	The business retention and expansion program is managed by the City of Somerville's Economic Development division which is located at 93 Highland Ave, Somerville
	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
	Needs Addressed	Building Communities of Opportunity At Risk Populations
	Funding	CDBG: \$340,000
	Description	The Housing Rehabilitation Program will continue to offer grants or deferred payment loans to income-eligible homeowners to assist in making needed repairs, improvements and the abatement of hazardous materials from the home. The Program will also include acquisition activities that will aid in preserving and maintaining the affordable housing stock in the City. The Program is designed to utilize both federal CDBG and HOME funds to improve the existing housing stock and to create and/or maintain affordable rental units, and in the past year has seen a surge of demand from the local residents.
	Target Date	6/30/2017
	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	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 System Improvement Program
	Target Area	City Wide
	Goals Supported	Preserve and Maintain Existing Affordable Housing
	Needs Addressed	Building Communities of Opportunity At Risk Populations

	Funding	CDBG: \$77,000
	Description	Elderly households in particular are an at risk population. This activity prevents homelessness caused by non functioning HVAC systems and results in the reduction of housing costs
	Target Date	6/30/2017
	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: \$20,000
	Description	Projects may include the acquisition of real property and demolition of buildings blighted or in physical decay.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	
	Planned Activities	
10	Project Name	ADA Improvement Program
	Target Area	EAST SOMERVILLE UNION SQUARE Central Broadway
	Goals Supported	Stabilize and Revitalize Diverse Neighborhoods
	Needs Addressed	Building Communities of Opportunity
	Funding	CDBG: \$10,000
	Description	Eliminate accessibility barriers including curb cuts and ramps.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	ADA Program is administered OSPCD located at 93 Highland Avenue, Somerville MA 02143
	Planned Activities	
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	\$339,666

	Description	Up to 15% of the annual CDBG allocation may be set aside to fund local public service agencies meeting the needs of low to moderate income residents with under served needs.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	1000 low, very low and moderate income persons will benefit
	Location Description	The public services programs are overseen by the Office of Strategic Planning and Community Development located at 93 Highland Avenue, Somerville, MA 02143.
	Planned Activities	Several non-profit agencies will be awarded funding to address the needs of very low, low and moderate income residents. Activities will include affordable day care and family support services to enable families to work knowing their children are well cared for; ESOL classes to enable non-English speakers to improve their skills and employment options; transportation services for elders and disabled persons to remain independent; leadership, violence prevention and employment training for youth to learn and develop important skills; programs to maximize income including food pantries and other benefits for which they are entitled, etc.
12	Project Name	CDBG Admin PACs
	Target Area	City Wide
	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: \$452,888

	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	6/30/2017
	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	City Wide
	Goals Supported	Preserve and Maintain Existing Affordable Housing
	Needs Addressed	Building Communities of Opportunity At Risk Populations
	Funding	\$178,428
	Description	Housing Special Project funds are available to for profit and non-profit developers of affordable housing for the acquisition, demolition, pre-development, operating and construction costs of both rental and home ownership housing projects located within the City of Somerville.
	Target Date	6/30/2017
	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 33 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	\$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	6/30/2017
	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	\$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	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	approximately 39 low to moderate income individuals or families will benefit from the projected goal of the creation of 39 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	\$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	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	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	Homebuyer Assistance
	Target Area	City Wide
	Goals Supported	Preserve and Maintain Existing Affordable Housing
	Needs Addressed	Building Communities of Opportunity
	Funding	\$15,000
	Description	The City will make available loans for the purpose of providing closing cost and down payment assistance to income qualified applicants.

	Target Date	6/30/2017
	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	
	Goals Supported	Preserve and Maintain Existing Affordable Housing
	Needs Addressed	Building Communities of Opportunity At Risk Populations
	Funding	\$39,775
	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	6/30/2017
	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	\$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	9/30/2017
	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 unduplicate 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.

Location Description	
	<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>

	Planned Activities	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.
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Table 9 – Project Summary

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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 district's 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 new housing construction underway at 181 Washington Street in Union Square and pre-construction underway at Glen street in East Somerville.

Geographic Distribution

Target Area	Percentage of Funds
EAST SOMERVILLE	25
UNION SQUARE	25
Central Broadway	25
Citywide	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

As development and growth continue to flourish in the greater Boston metro area an abundance of opportunities will be unlocked for the low to moderate income residents of these three key neighborhoods that 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)

The City is working 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, FirstTime 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 middle income housing and create a Universal wait list for future affordable housing rental opportunities, to the extent that is possible. (We are not using HUD funds for market and middle-income housing development; the City may utilize non-HUD for this purpose.)

One Year Goals for the Number of Households to be Supported	
Homeless	19
Non-Homeless	93
Special-Needs	2
Total	114

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	15
The Production of New Units	72
Rehab of Existing Units	23
Acquisition of Existing Units	4
Total	114

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 resources 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 owners 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 work with its designated CHDO, the Somerville Community Corporation, to develop affordable units at 181 Washington Street and to develop new mixed-income homeownership units at 163 Glen Street. The City will explore opportunities for small property acquisition and rehab to create more affordable housing within the City where none currently exists and is subject to market forces.
- The City will continue to work with the Somerville Housing Authority (SHA) to develop affordable rental housing for Somerville's elderly population, non-elderly disabled population, and formerly homeless households.
- 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 are 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 possible creation, 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 funds are directed to the Somerville Affordable Housing Trust Fund to support affordable housing development and housing-related activities for low and moderate-income residents.
- The City will continue to advocate for a large portion of Community Preservation Act (CPA) 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 continue to 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 (SHA) 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 public housing needs

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. This data reflects the continued, overwhelming demand for affordable rental housing in Somerville.

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

The City of Somerville will continue to rely on the SHA 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 meet 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, to be 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 via a minimum 12.5% requirement for properties building more than 8 units of new housing (and in some transit oriented districts, it is as high as 15 and 17.5%). In accordance with the City's Inclusionary Zoning Ordinance, Somerville residents on the Somerville Housing Authority waitlist for both Section 8 and public housing units are given preference for Inclusionary Housing rental units. 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

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

Discussion

The City will work closely with the SHA in the coming year as we fund 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.

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.

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. 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 is important data used by the CoC and its stakeholders to track the changing needs of the homeless. The major component of the action plan of OSPCD is to develop a coordinated assessment system to improve access to services and ensure appropriate interventions.

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 for the operation of emergency shelters, transitional housing and support services program in the area. These shelters and transitional programs address the needs of specific population such as chronically homeless persons, victims fleeing domestic violence, 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 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 program that would not otherwise exist to provide special assistance. In 2016-17, the City expects to assist 1,200 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 individual 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

The City 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.

ESG funding is use for some diversion, placement and prevention service programs. 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. Housing relocation and stabilization can include, but is not limited to, financial assistance including moving costs and utility assistance, housing search and placement and housing stability case management. Eligible households may also receive up to 24 months of rental assistance for fair market rental housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

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.

The State has shown a commitment to address the homelessness-caused discharge policy by reorganizing the state's prison system. Despite the state's best efforts, some inmates will lie about where they intend to go when they prison. The CoC has been represented in meetings about discharge to ensure that appropriate available local resources are responsive to support discharge planning efforts.

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 on 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 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 refunds are 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

Even though 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.

Over 20% of Somerville renter households are rent-burdened, paying more than 30% of income for housing costs, and almost 18% are severely rent-burdened, paying 50% or more of income for housing costs.

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

The City's analysis of impediments to fair housing identified strategies to remove barriers to accessing affordable housing shown below. These action steps will remove barriers to fair housing by targeted funding, new policies and improving education.

The Housing Division and Fair Housing Commission are primarily responsible for implementing the action steps. For the implementation timeline, the broader action steps have been categorized into near term, medium term and long term. Implementation efforts for some of the action steps will start in the near term, but will require significant time and continue to the medium or long term timelines. In the near term, the focus is on building the capacity of the Fair Housing Commission in terms of personnel, educational materials and financial resources.

For a complete copy of the Implementation Plan, please contact the Housing Division.

Short Term Action Steps

1. Two vacant commissioner positions have been filled as of spring 2016, providing a quorum with four out of five commissioner positions filled. Considering a revision of the requirements for

the Fair Housing committee membership in order to fill vacant positions on the committee is in abeyance for the present.

2. Continue collaboration between the Fair Housing Commission and the Office of Somerville Commissions to maximize efforts toward expanding fair housing choices in Somerville.
3. Continue to make referrals of landlord tenant disputes to local mediation programs, the City's Inspectional Services Department, and Cambridge and Somerville Legal Services. Because the City receives few housing discrimination complaints directly, exploration of the possibility of finding volunteers and interns, preferably with legal background to investigate fair housing cases and also to provide training to service providers in the city is in abeyance.
4. Complete the hiring of a newly created position of Housing Programs Coordinator who will assist the Fair Housing Commission to implement identified action steps. Exploration of the possibility of finding a graduate intern(s) to assist the Fair Housing Commission is in abeyance.
5. Partner with the Fair Housing Center of Greater Boston to increase our use of their outreach, education and training resources including attendance at quarterly meetings.
6. Recommend consideration by the Fair Housing Commission of how to best to provide fair housing training for service providers in the city to enable them to provide fair housing advice to residents who patronize their services.
7. Make recommendations based on the recently completed Somerville Housing Needs Assessment prepared by LDS Consulting Group LLC, for how to address the issues Identified.
8. Recommend development by the Fair Housing Commission of a comprehensive fair housing education and outreach plan with specific steps, which will guide the Fair Housing Commission's future educational outreach to various impacted population groups through appropriate channels and venues.
9. Continue to promote the City's housing programs and other non-city housing programs as fair housing resources.
10. Increased outreach of the existing housing programs to homeowners and tenants.
11. Continue to work to increase coordination among the City, Somerville Housing Authority, Somerville Community Corporation, and other affordable housing developers to maximize their available resources devoted toward affordable housing development
12. Continue to advocate for improved access to public transit to reduce the high cost burden associated with vehicle ownership.
13. Continue to review the current zoning code and building code to allow development of more affordable housing units in the city.
14. Continue to support the efforts of the Planning Division on the comprehensive zoning overhaul.

Discussion

The City will continue to pursue innovative partnerships, locate additional funding sources and engage in comprehensive planning efforts with regional entities to decrease 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 communities by continuously performing research and analysis, collecting citizen input and exploring best practices to inform programs and activities and remove barriers to affordable housing.

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AP-85 Other Actions – 91.220(k)

Introduction

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. Action and strategies will 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 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

Lack of 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. 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;
- 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 and
- 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

Actions planned to foster and maintain affordable housing include:

Strategic leveraging of additional resources to HUD funds

- Linkage fees - \$5.15 per sq. ft. for commercial development over 30,000 sq. ft.; fees deposited into the Somerville Affordable Housing Trust Fund (SAHTF).
- Community Preservation Act (CPA) – the SAHTF has been designated as the housing arm for the Community Preservation Committee – will continue to advocate for large portion of CPA funds to be dedicated to affordable housing.
- Payments in lieu of fractional units through the Inclusionary Zoning Ordinance – For those units resulting in .5 of a unit or below, payments are made into the SAHTF.

Development

- Encouraging the City's CHDO to build/provide more rental housing units rather than homeownership units, although targeted mixed income homeownership is a priority in this action year.

Continued Housing Programs

- Providing affordable housing to homebuyers at 80% and 110% AMI and rental housing to tenants at 50% and 80% AMI through the application of the City's inclusionary housing ordinance.
- Focusing on family-sized housing development, either through new construction or acquisition/rehab efforts.
- Exploring activities to assist middle-income households with obtaining housing in Somerville.
- Targeting public services and some HOME funds to programs that provide transitional housing.
- Preserve units that may have expiring affordability restrictions.
- Support TBRA program.
- Provide lead paint abatement, heating system replacement and rehabilitation programs to improve housing stock conditions and through lead and rehab, provide for rental restrictions in multi-family housing for the life of the loan.
- Continue the 100 Homes initiative which will provide local non-profit and or local CHDO with funding to rehabilitate existing small properties where affordability does not exist and create affordability through deed restrictions.
- Continue to support zoning overhaul for maker districts, larger family size units, expanding affordable requirement and income eligibility and live-work spaces.

New Initiatives.

- Innovative Design Competition – call for design proposals on innovative family living and sustainability, to be coupled with disposition of a City-owned parcel to be developed for affordable housing using design concepts from the winning submission.
- Explore expanding SomerVision housing goals from 6,000 new units with 1,200 as affordable by 2030 to 9,000 new units with 1,800 affordable by 2030.
- Continue to support zoning overhaul for maker districts, larger family size units, expanding affordable requirement and income eligibility and live-work spaces.
- Support the Somerville Neighborhoods Initiative Working Group and its recommendations for actions the City should pursue to maintain affordability for the residents of Somerville. These recommendations include among other actions:
 - pursuing a real estate transfer fee to help impede ‘flipping’ occurring in the current market and to provide a financial resource for affordable housing; modifying the City’s linkage rate and effective threshold to increase financial resources for affordable housing;
 - creating a limited pilot program to provide financial support for households facing eviction from inclusionary housing units;
 - exploring financial support for income eligible homeowners facing foreclosure;
 - exploring community land trusts;
 - creating a program for energy conservation improvements in exchange for affordable rent restrictions;
 - prioritizing a percentage of housing funds for housing to serve extremely low-income households;
 - working with the Somerville Housing Authority to increase Section 8 voucher usability in Somerville; creating a housing assistance center to provide technical assistance for residents considering joint purchases, cooperative housing, and other alternative homeownership models;
 - explore creation of a benevolent property owner tax credit for those landlords charging below market rent and explore possibility of a transfer tax to help impede ‘flipping’ occurring in the current market and to provide a financial resource for 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 1940, and two-thirds of the units are two or three family houses.

The City of Somerville is currently 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.

The city does soil testing at each property and abatement by removing and replacing contaminated soil. The city also assists homeowners in abating lead paint found in soil on properties, especially 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 the 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 (increasing and expanding small businesses), providing 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).

Varied means will be used to assist families to gain more income. Support services, such as affordable childcare enable parents to seek education, job training and become employed in higher waged work. Continued funding of youth peer leadership programs enable teens to develop decision making and job readiness skills while working toward a safer healthier and more productive City. These leadership programs use evidence based youth development and violence prevention strategies. Through continued funding of youth delinquency programs which promote leadership, job prospects and cultural awareness, youth are encouraged to break the cycle of poverty. Also, the timely

funding of early intervention childhood education helps link children to successful academic and economic outcomes later in life. In addition, OSPCD supports ESOL classes, computer training to underserved communities, employment services and training to improve the skills of residents to help find appropriate, decent jobs for individuals in poverty.

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, 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)

ESG standards are a living document and as such, will be revisited, edited and updated as needed.

All sub-grantees will be required to evaluate 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) 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 €; 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: 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.

Eligible use of funds will be security deposit, last months' rent, utility payments/deposits, moving cost assistance and short-term rental assistance. Funds may be paid to third-party providers; they may not be provided directly to the person applying for assistance.

Monitoring of sub-grantees will include but will not be limited to, assurance of compliance with ESG definitions, fiscal integrity and accounting of utilization of funds as required by HUD and entry of data into HMIS or comparable database. To meet the requirement outlined for the use of ESG funds, monitoring and meetings will be held with sub-grantees to assess whether or not the milestones identified in the contract (i.e. number of clients to be served) and ESG guidelines and regulations are met.

See written procedures for provisions of ESG assistance from Year 1

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 still working on a centralized assessment form. The form in use collects all the data elements necessary for implementation in the HMIS system. 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 2016-17 with the intent of providing funding to sub-grantees. 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 scores 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 board members, staff members and/or volunteers. Others 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.

Describe performance standards for evaluating ESG.

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 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. OSPCD continues to work with the Continuum of Care to establish performance standards. Continued program and agency funding is dependent, in part, on successfully meeting the standards.

See performance standards for evaluation ESG from Year 1

Discussion

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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