



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

GEORGE PROAKIS
EXECUTIVE DIRECTOR

To: Mayor Joseph A. Curtatone
From: Thomas F. Galligani, Jr., Director of Economic Development
Date: November 23, 2021
RE: PROPOSED CLARENDON HILL DIF DEVELOPMENT PROGRAM

City staff has identified District Improvement Financing (DIF), authorized under M.G.L. Chapter 40Q, as an effective tool to provide the City with the borrowing tools to implement needed infrastructure investments in Clarendon Hill. These investments will help address long needed redevelopment at Clarendon Hill, a public housing development owned by the Somerville Housing Authority and built in 1948, which will unlock the development potential of the area, provide for high-quality replacement housing for the City's low and moderate income residents and generate a new stream of tax revenue that can in turn be used to help pay the debt service for the infrastructure and other public investments. Currently the property is tax-exempt.

The Somerville Housing Authority has contracted with the master developer, Redgate, to undertake the redevelopment initiative at Clarendon Hill. The Clarendon Hill development team is made up of the Somerville Housing Authority, Preservation of Affordable Housing (POAH), Somerville Community Corporation (SCC), and Redgate. The team secured site plan approval from Somerville's Zoning Board of Appeals in the Fall of 2020.

To adopt the use of District Improvement Financing for these public investments, the City, through the City Council, must approve a Development District and a Development Program as defined in M.G.L. Chapter 40Q. This attach memo proposes the Clarendon Hill Development Program, which outlines a set of public and private investments within the proposed Development District, which has been submitted to the City Council for consideration, separately.