

One-Year Action Plan

July 1, 2010 – June 30, 2011

Office of Strategic Planning & Community Development
Monica Lamboy, Executive Director



City of Somerville, MA

Mayor Joseph A. Curtatone

CITY OF SOMERVILLE 2010-2011 ACTION PLAN

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SECTION A

Letter from the Mayor



CITY OF SOMERVILLE, MASSACHUSETTS
JOSEPH A. CURTATONE
MAYOR

April 22, 2010

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

RE: 2010-2011 HUD One Year Action Plan

Dear Members of the Board of Aldermen,

I hereby submit for your approval the City of Somerville's proposed One-Year Action Plan for the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG), HOME Investment Partnership, and Emergency Shelter Grant (ESG) Programs. The total budget under the City's mandated program year 2010-2011 is estimated at \$4,192,339 in new entitlement. To this amount an anticipated \$712,816 in program income will be added for a total budget of new funds of \$4,905,155. The City has been fortunate to receive a 7.6% increase (\$220,053) in CDBG entitlement, in direct contrast with the previous steady decline that started in 2001.

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

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

Sincerely,

Joseph A. Curtatone
Mayor



SECTION B

Executive Summary

**CITY OF SOMERVILLE
2010-2011 HUD ONE YEAR ACTION PLAN**

EXECUTIVE SUMMARY

Introduction

In 2010, the City of Somerville will continue the implementation of the visions and priorities set forth in the 2008-2013 Five Year Consolidated Plan, which was created in collaboration with many local agencies and residents, as well as with the oversight of the U.S. Department of Housing and Urban Development. At its core, this 2008-2013 Five Year Consolidated Plan presents the framework that guides the City of Somerville in the development of targeted Housing and Urban Development (HUD) funded programs for the benefit of low-and-moderate income persons and families.

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

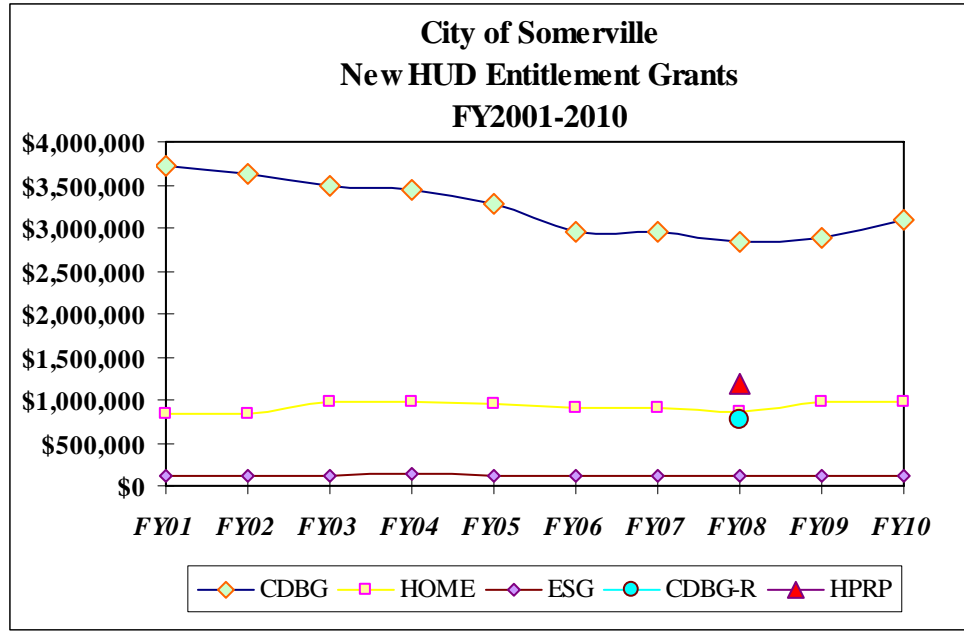
In this third One Year Action Plan under the 2008-2013 Consolidated Plan, the City of Somerville estimates total funding of \$11,201,149. These funds are comprised of HUD Community Block Grant (CDBG) funds, HUD HOME Investment funds, and HUD Emergency Shelter Grant (ESG) program funds. In 2008-2009, Somerville also received CDBG-R & HPRP one-time allocations that will continue as carryforward into 2010-2011. The City also makes extensive efforts to supplement those funds with income generated from HUD programs (called Program Income) and leverages HUD funds with matching funds from the State and other sources to create maximum benefit for the community.

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

The CDBG, HOME, and ESG allocations contained in this 2010-2011 Action Plan represent an level funding in CDBG entitlement funds from 2008-2009. This translates into new CDBG Entitlement Funds of \$3,104,106, HOME Entitlement Funds of \$961,761, and Emergency Shelter Entitlement Funds of \$126,472. The 2010-2011 CDBG entitlement allocation represents a welcomed \$220,000 increase over 2009-2010 CDBG funding. In addition \$712,816 of program income will be incorporated into the action plan (with \$612,816 of this projected as

CDBG program income from the Third and Fourth installments of Yard 21 land sales proceeds from the developer of Assembly Square). In addition, prior years' funds will be carried forward to be utilized in the upcoming fiscal year.

Chart 1: Historic HUD Funding

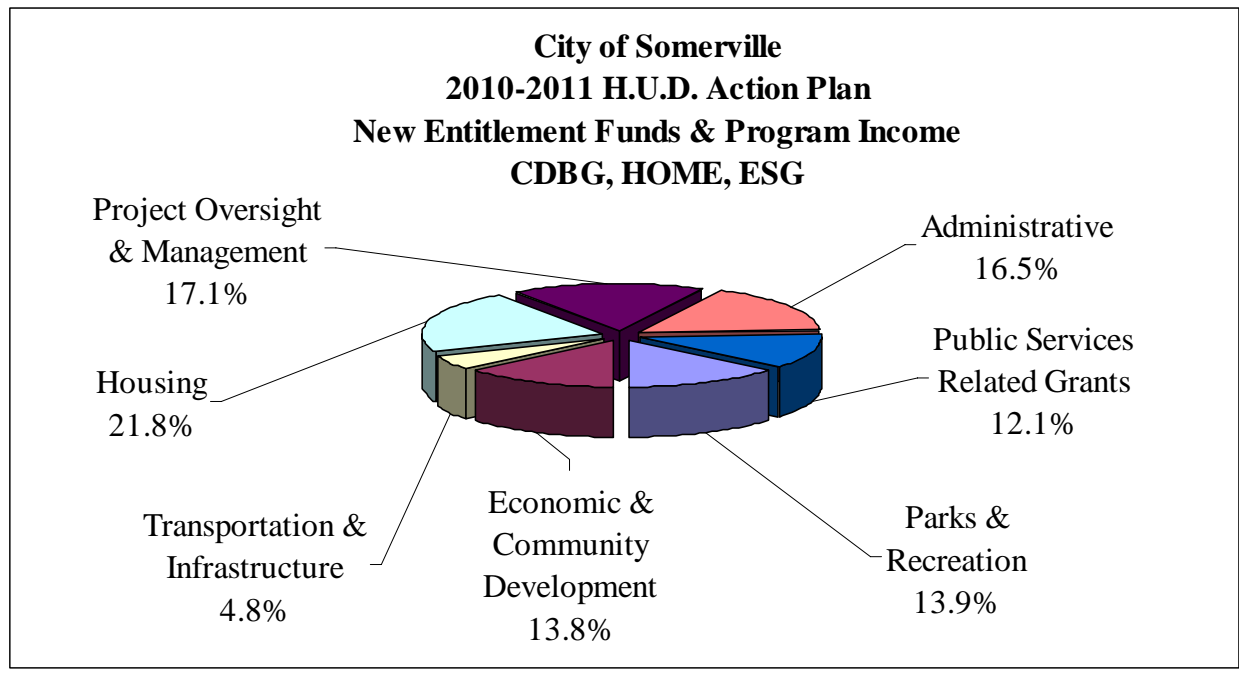


From a peak in FY2001 of \$3,717,000 of CDBG new entitlement funds, reductions in the subsequent years have been absorbed by the City in a variety of ways – even while the costs of completing many of projects continues to increase (see Chart 1). The City of Somerville has sought effective ways to program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

This year's One Year Action Plan builds upon the accomplishments of 2009-2010 with additional tangible results in the areas of park reconstruction, economic development, and affordable housing, to name a few. In 2010-2011, a diverse set of programs and projects will help meet the City's 5 Year Consolidated Plan needs and goals. For next year's projects and programs, 21.8% of CDBG, HOME, and/or ESG new entitlement funds, along with program income, is allocated to housing projects, 13.8% is earmarked for economic and community development projects, 13.9% is earmarked for parks and recreation projects, another 12.1% is allocated towards public service related grants, 4.8% is allocated to Transportation and

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

Chart 2: 2010-2011 Funding Categories



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

The East Somerville NRSA encompasses the Assembly Square area, and in 2005 this area saw new economic development with new retail stores opening and the associated jobs creation that come with those stores. During 2008, the parcel of land known as Yard 21 was sold to the developer, and demolition of key structures occurred. In 2009, considerable sub-surface infrastructure was laid through a Growth District Initiative Grant from the Commonwealth. In 2010, the Assembly Square roadway and additional off-site improvements will be constructed using ARRA transportation funds. Plan review for the IKEA store is complete and issuance of the building permit is anticipated no too far in the future. Consistent with the City's plans to create jobs and improve transportation, public open space, and other infrastructure, in 2010-2011 the City plans to continue with transportation improvements on lower Broadway, storefront improvements, retail best practices, park design, and micro-finance loans targeted to improving East Somerville. The City will continue to support and strengthen the East Somerville Main Streets organization into its fifth year.

The Union Square NRSA also remains a focus for targeted improvements with the assistance of HUD funds. Infrastructure planning efforts will continue in 2010-2011 to unify the Union Square area; the role of public places and facilities will be strengthened through the continuance of the Union Square Arts-Union project and the Union Square Design Annex which the City helped launch in fall 2009; and economic development will be facilitated through the assistance of the Union Square Main Streets organization. Brownfields clean-up and pre-development

efforts to improve Union Square parcels will continue with projects at Kiley Barrel and in Boynton Yards.

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

The City of Somerville's third One Year Action Plan within the context of the 2008-2013 Five Year Consolidated Plan for the HUD year 2010-2011 represents the continuation of a unified vision for the next three years. This strategy is a culmination of months of planning within the various City departments and the participation of public agencies and community members. This plan also represents the first year of the revised fiscal year for HUD funds. The 2010-2011 year will begin on July 1, 2010 and end on June 30, 2011.

EVALUATION OF PAST PERFORMANCE

The City of Somerville is entering into the third year of the 2008-2013 Five Year Consolidated Plan period, which includes this 2010-2011 Action Plan. During the planning and analysis period for the current Five Year Consolidated Plan (which began in the summer of 2007), an extensive review of past performance was conducted for each area of focus within the City: Housing, Economic and Community Development, Parks and Open Space, Historic Preservation, Public Services, the Union Square NRSA and the East Somerville NRSA.

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

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

ECONOMIC & COMMUNITY DEVELOPMENT PROJECTS

Storefront Improvement Project:

This year's Action Plan continues funding for the City's storefront improvement program, with an additional allocation of \$100,000 to be added to the program in conjunction with \$69,467 of anticipated carryforward. This program provides financial and technical assistance to businesses in low-and-moderate-income areas, or for job creation/microenterprise assistance for exterior/facade improvements. Basic grants which do not require matching funds, are available up to \$7,500 for exterior signs, lighting, awnings and the like. Larger grants, up to \$35,000 in funding is available for each business or property owners, where the City provides a three to one match to the private investment.

Small Business/Micro Enterprise Loan Program:

The 2010-2011 Action Plan includes funding for a fourth year of small business/micro finance loan program targeted in the East Somerville NRSA and the Union Square NRSA. The City will continue to partner with an outside financial institution to promote access to capital for small and emerging businesses. No new funding has been allocated to this project for 2010-2011 as existing Carryforward of \$38,408 will be sufficient for the upcoming year.

Farmers Market:

This year's Action Plan includes \$12,000 of CDBG program income to assist the management of a Farmers Markets in the City's NRSA districts. This concept of a farmers' market has been successfully implemented in Union Square, and has not only benefited the local community with healthy local market offerings, but has also increased foot traffic for local Union Square NRSA businesses, and has provided a valuable venue for businesses participating in the seasonal market. In 2010-2011, plans are to continue to evaluate the demand for a new Farmers' Market in East Somerville. Local non-profit agencies such as Groundworks Somerville also participate in these markets.

Section 108 Loan Payments:

In 2010-2011, the City will have bi-annual payments due on its HUD Section 108 loan which was entered into when the City purchased properties in the Boynton Yards section of Somerville. In the summer of 2008 the City paid off one of its two HUD Section 108 loans, and refinanced the other Section 108 loan at favorable terms. The remaining loan was originally placed in 1997, and presently has an outstanding principal balance of \$600,000. The amount of \$314,905 represents the scheduled principal and interest payments for the year 2010-2011 on the remaining loan.

During 2010-2011, the City will explore the feasibility of taking out HUD108 loans for property acquisition, environmental analysis and remediation, design and other economic development activities within the East Somerville NRSA and Union Square NRSA. The City is authorized to borrow up to five times its annual CDBG entitlement or approximately \$15.5 million. Board of Aldermen approval is required before any borrowing could occur.

Union Square Main Streets:

The current Action Plan continues support of the City's Community Based Development Organization (CBDO) partner in Union Square with \$75,000 of CDBG funds for its sixth year. CBDO activities are focused on organizing local businesses, support for historic preservation, promotion and marketing activities, and assistance with short and long term planning in the area. Union Square Main Streets is also managing the Union Square Design Annex which provides meeting space for design professionals and opportunity for collaboration in the heart of Union Square. The City helped launch the facility with CDBG-R funds, but it will continue through 2010 as a self-funded operation

East Somerville Main Streets:

The City of Somerville is allocating \$75,000 of CDBG program income to continue its fifth year of commitment to this local CBDO. East Somerville CBDO activities will continue to focus on increasing membership, public outreach through organizing events, and will serve as a valuable liaison for the Broadway Streetscape project. ESMS will continue its well-attended First Tuesdays events and sell the "Savoring East Somerville" cookbook written in 2009.

ArtsUnion Streetscape Project:

The 2010-2011 Action Plan will continue to support the ArtsUnion project through an allocation of \$50,000. With the assistance of the City of Somerville Arts Council, the ArtsUnion project will focus on aesthetic improvements to Union Square, including lighting projects and artistic banners, and the ArtSpace Improvement Program to support physical infrastructure improvements for cultural economic development within Union Square. This funding will also serve as a match for a State grant for \$20,000 focused on arts and cultural economic development.

Kiley Barrel Pre-Development:

The City continues its environmental remediation planning and implementation work as part of the pre-development activities at the former Kiley Barrel site and adjacent parcels. The site has been designated by the City and the Commonwealth of Massachusetts as a Priority Development Site and is adjacent to the MBTA's Green Line extension Union Square transit station. Funding is made available for site investigation, cleanup activities, market analysis, appraisals, purchase options, property acquisition, and other costs to further redevelopment of this priority development site. CDBG carryforward for this project is projected to be \$112,023.

Boynton Yards Pre-Development:

The Boynton Yards project is being carried forward into 2010-2011 to continue with pre-development of the site including: remediation, market analyses, appraisals, and other costs in order to further economic development in and around this area. A focus of these funds will be to develop a new transportation and utility plan for the area with will support economic development and job creation. The City will carry forward CDBG funding of \$115,226.

Land Acquisition in Union Square:

The City continues its Union Square Land Acquisition efforts that will facilitate the purchase of additional property proximate to the City's and SRA's existing holdings in Union Square. Activities will include appraisals, technical studies, and other land acquisition costs and \$35,000 in CDBG will be carried over from the previous year.

Land Acquisition:

The City proposes to allocate funding for land acquisition in either the East Somerville or Union Square NRSA's. Activities will include appraisals, technical studies, and other land acquisition costs and \$30,000 in new CDBG funds will be used in addition to the \$20,000 of program income.

Retail Best Practices in East Somerville and Union Square:

The City is proposing to allocate \$25,000 to fund technical assistance targeted at businesses in East Somerville and Union Square NRSA's to continue the efforts included in the 2009-2010 Action Plan and through CDBG-R funding. This technical assistance will provide group and one-on-one technical assistance by retail marketing experts to locally owned independent businesses. This technical assistance is intended to help businesses understand their market(s), improve their merchandising, and to identify aesthetic changes which would support business growth.

TRANSPORTATION & INFRASTRUCTURE PROJECTS

ADA Streetscape Improvements:

The City will implement a third year of continued funding to make ADA improvements relating to sidewalks, curb-cuts, signage & signals, and other pedestrian infrastructure City-wide. In consultation with the Department of Public Works, the Safe-START Committee, and the Somerville Commission for Persons with Disabilities, CDBG funding of \$40,000 in 2010-2011 will be used for the design and construction of ADA improvements to sidewalks and related infrastructure. This will be added to \$X in carryforward funds.

Green Line Extension Planning:

The State and the MBTA have committed to extending the Lechmere branch of the MBTA Green Line through Somerville over the next four years. Work is underway at the State level concerning the environmental impact review of this extension. Green Line corridor planning will be important for the City of Somerville as the State and the MBTA progress with their efforts, and the City of Somerville is proposing to continue these efforts by allocating \$25,000 in new funding for Green Line planning efforts in CDBG eligible areas in addition to the \$6,550 of carryover funding.

East Broadway Streetscape:

The City contracted with a Design Consultants, Inc. to move this project forward in 2008-2009 and is now at 75% design. In 2010-2011, the City proposes to carry forward \$631,318 of existing CDBG funds for design and construction of this project as well as add an \$40,000 in 2010-2011 funds to cover the costs of energy efficient LED lights, among other eligible expenses. Working with the East Somerville Main Streets organization, businesses and residents in East Somerville, the scope of this project includes redesigning parts of the transportation infrastructure along this roadway, new sidewalks, streets, benches, trees, signals, lighting and other amenities. A key component of the design involves pedestrian and ADA amenities and possible traffic calming measures. The City has leveraged a State Transit Oriented Development (TOD) grant for \$479,000 and \$625,000 in private contribution that is supplementing the CDBG funds for this project. The entire length of this project would be contained within the East Somerville NRSA.

PARKS & RECREATION PROJECTS

Street Tree Planting Program:

The City plans to plant approximately 100 trees in CDBG eligible areas. This on-going program has been successful for the City going back to 1999, and the City plans to allocate an additional \$75,000 in this program year for its continuation.

Community Path Design & Construction:

The portion of the Community Path Project from Cedar Street to Central Street currently stands at 25% design. Recently, the City received confirmation from MassDOT that it will undertake 100% design on the section from Lowell Street to Central Street. In 2010-2011 the City will utilize \$104,895 in carryforward to further design of the segment of the Community Path extension between Cedar Street and Lowell Street.

Dickerman Park Design:

Carryforward funding in the amount of \$22,000 will be utilized for design of renovated .41 acre Dickerman Park on Craigie Street in a CDBG-eligible area. The amount of green space in the park will be increased and safety surfaces added beneath the play equipment among other changes.

Kemp Nut Park / Skilton Avenue Reconstruction:

The City is planning to carryover \$54,311 in construction funding to complete replantings of trees and blueberry bushes at this well-used park. In addition, these funds will assist with testing and demolition of the structures that the City is acquiring to expand the park (see below).

Kemp Nut Park Parcel Acquisition:

Planning for the Kemp Nut/Ed Leathers Park reconstruction project was initiated in 2003, and construction efforts commenced in 2007. While the Kemp Nut/Ed Leathers Park has been completed along associated reconstruction of Skilton Avenue, the City is now purchasing two adjacent parcels to be joined with this park to create increased usable open space and enhanced access to this site. CDBG funding of \$140,000 will be carried over for this purpose.

Harris Park Design:

CDBG funding of \$133,660 is being carried forward in 2010-2011 to be used for site appraisals, testing, environmental remediation, design, and other efforts leading to the construction of a new, relocated Harris Park in East Somerville.

111 South Street:

The City allocated \$55,000 for the design and or construction of a new Off-Leash Recreational Area in 2007-2008. Park amenities are to include secure areas in which to bring a dog, as well as dog supplies to clean up after a dog and other pet-friendly features. Somerville intends to carry \$47,160 of this funding forward for the 111 South Street project into 2010-2011

Morse Kelly Park:

Carryforward funding in the amount of \$22,000 will be utilized for design of a renovated .45 acre Morse Kelly Park on Summer Street in a CDBG-eligible area. The amount of green area will be increased, together with a community gardening space, and improvements to the existing hard surfaces among other changes.

North Street Playground:

For 2010-2011 the City proposes to carry forward \$76,000 in funding for design work at this playground park. Which is adjacent to the Clarendon Hill Apartment which are managed by the Somerville Housing Authority.

Quincy Street Open Space

For 2010-2011 the City proposes to use \$225,000 in funding for design and construction of an accessible, passive green space in the very active neighborhood around Quincy Street and Union Square. This will be used in conjunction with the anticipated \$20,204 in carryforward already allocated to this project.

Pearl & Florence Street Open Space

For 2010-2011 the City proposes to use \$375,000 of CDBG funding for design and construction of an accessible, passive green space and community garden in the neighborhood around Pearl Street and Florence Street in East Somerville.

0 New Washington Street:

The City will be utilizing \$626,695 in carry forward funds for construction of a new Off-leash Recreational Area (OLRA) and passive park in Somerville. The construction contractor has been selected and work will begin in spring 2010.

Groundwork Somerville:

This program represents funding for a school gardening program. In 2010-2011, the City plans to allocate \$10,000 in CDBG funds toward this program together with an existing \$10,000 in carryforward.

HISTORIC PRESERVATION PROJECTS

Expansion of Local Historic Districts:

In 2010-2011, the City will continue implementation of the expansion of local historic districts. This would include working with the Middlesex Registry of Deeds, the Massachusetts Historic Commission, and the City's Assessor's Office. The 2010-2011 One-Year Action Plan includes new funds in the amount of \$10,000 to be used together with \$10,000 of prior year's unspent CDBG funds the City expects to carry forward on this project.

Historic Preservation Access Studies and Designs:

The City is proposing to carry forward the previously allocated \$9,360 in CDBG funds for this project. This scope of work was revised last year to include accessibility studies in Union Square and/or other areas of the City.

Historic Façade Improvements:

The City of Somerville is allocating \$50,000 to establish a new program to assist property owners in the East Somerville and Union Square NRSA's, and low- and moderate-income property owners citywide, who own Local Historic District (LHD) designated homes. The funding will be used to facilitate and encourage property owners to rehabilitate their homes to historic design standards. This program will provide grants up to \$5,000 to owners to pay for the difference between inferior yet readily available modern materials and the architecturally appropriate and higher priced materials and/or encourage them to make additional improvements to their properties. The program will require at least a 1:1 match from the property owner.

Prospect Hill Historic Analysis:

The City is proposing to continue this through \$36,720 funding carried forward from previous years. The purpose of these funds is to provide technical and engineering analysis of the historic Prospect Hill monument and park for its eventual renovation and restoration.

HOUSING PROJECTS

Housing Special Projects:

Housing Special Project funds are available to for-profit and non-profit developers of affordable housing for the acquisition, demolition, predevelopment, operating and construction costs of both rental and homeownership housing projects located within the City of Somerville. The City plans to reprogram \$150,000 in HOME funds currently allocated for housing rehabilitation to Housing Special Projects to be added to new entitlement HOME funds of \$455,000 for a total of \$605,000 in HOME funds.

Housing Rehabilitation Projects:

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

Based upon continued demand for this program, the City intends to add \$100,000 in new CDBG funds to be utilized with the anticipated \$416,312 in CDBG carryforward. HOME funds in the amount of \$100,000 will be carried forward (after \$150,000 is reprogrammed to Housing Special Projects) and program income of \$50,000 for housing rehabilitation purposes.

Down Payment Assistance Program:

The City is proposing its third year for a down payment and closing costs assistance program to income qualified individuals and families.

Down-Payment Assistance Program 80 – Market-Rate Units

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

Closing Cost Assistance Program 80 – Subsidized or Inclusionary Housing Units

Closing Cost assistance of up to \$5,000 can be made available to households who are income-eligible buyers of subsidized and inclusionary housing units in Somerville. The assistance will

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

The City is proposing to carry forward \$75,400 in HOME funds and allocate \$25,000 of HOME new Entitlement funds to this program for a total of \$100,400 in HOME funds for next year.

HOME Tenant Based Rental Assistance:

Tenant-Based Rental Assistance funds are available to subsidize and stabilize income-qualified tenants of rental housing units located within the City of Somerville. The City will carry forward \$49,226 in HOME funds and allocate \$100,000 in new HOME entitlement funds for this program in 2010-2011.

HOME CHDO Operating:

As an eligible component of the HOME program, CHDO operating funds of 5% are set-aside from the City's annual HOME Program entitlement grant to assist the City's only Community Housing Development Organization (CHDO), the Somerville Community Corporation with its costs to operate its non-profit housing development department. The City is allocating \$48,365 in HOME funds towards CHDO operating.

HOME CHDO Set Aside:

The City of Somerville has consistently set aside the majority of its HOME funds for the benefit of the City's local CHDO, far in excess of the required minimum 15% of the annual HOME entitlement grant. In 2010-2011, the City is proposing to allocate \$135,000 in new HOME Entitlement funds towards CHDO-eligible projects. This will be used together with \$1,450,000 of anticipated carryforward. However, the City has committed the carryforward to several projects including the St. Polycarps Phase II rental project, the 75 Cross Street project and the 162 Highland Avenue project. In total \$1,585,000 in HOME funds will be available to CHDO-eligible projects in 2010-2011.

PUBLIC SERVICE GRANTS

Public Services Grants:

The City of Somerville is utilizing its maximum 15% annual CDBG allocation (which equates to \$465,616) toward the provision of grants to various non-profit organizations to provide special services designed to meet the needs of very low, low, and moderate income people and families. In program year 2009, approximately twenty five agencies and programs in the City of

Somerville were funded through this project – from pre-school and youth after-school programs to transportation services for the elderly. Through a Request for Proposal (RFP) process, the City of Somerville will select programs to fund services for 2010-2011.

EMERGENCY SHELTER GRANTS

Emergency Shelter Grants:

Emergency Shelter Grants (ESG) funds are provided under the McKinney-Vento Act (42 USC 11362) and are targeted toward the operation of emergency shelters, homeless prevention, and crisis intervention programs. The City will utilize a portion of the grant for administration and allocate the balance of the \$126,615 in ESG funds for programs identified through a competitive RFP process.

AMERICAN RECOVERY AND REINVESTMENT ACT

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

The American Recovery and Reinvestment Act provided to the City of Somerville \$772,044 in funds for 2009-2010. The City allocated the funds to create jobs, and address long-neglected challenges to help jumpstart the American economy with programs such as storefront improvements, retail best practices, housing rehabilitation, and public services grants geared toward employment training. Carryforward in the amount of \$231,613 is projected in the CDBG-R program.

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

HPRP was authorized under Title XII of ARRA provided to the City of Somerville \$1,181,067 in funds for 2009-2012. Five non-profit organizations in Somerville collaborated to submit a comprehensive package of services geared toward helping households stay in housing through an array of services. Carryforward in the amount of \$885,800 is projected in the HPRP program and City staff are regularly communicating with service providers regarding their expenditure rates.

SECTION C

Budget Overview

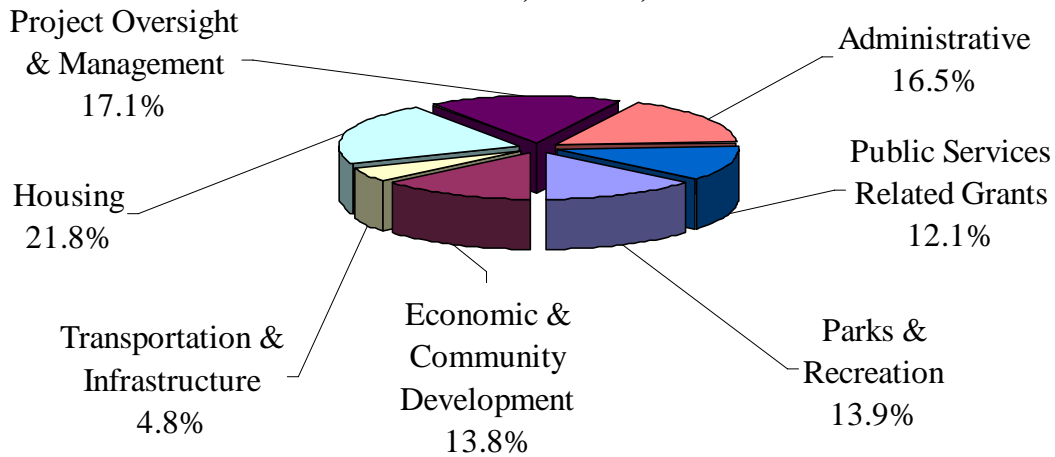
**City of Somerville
2010-2011 Action Plan
Funding Summary**

Entitlement Grant		
CDBG	\$3,104,106	
ESG	\$126,472	
HOME	\$961,761	
HOPWA	\$0	
Total		\$4,192,339
Prior Years' Program Income NOT previously programmed or reported		
CDBG	\$0	
ESG	\$0	
HOME	\$0	
HOPWA	\$0	
Total		\$0
Carried Forward/Reprogrammed Prior Years' Funds		
CDBG	\$3,353,955	
ESG	\$0	
HOME	\$1,824,626	
HOPWA	\$0	
CDBG-R	\$231,613	
HPRP	\$885,800	
Total		\$6,295,994
Total Estimated Program Income		
CDBG Econ Development Reimbursement	\$612,816	
CDBG Housing Rehab Revol Loan Fund	\$50,000	
CDBG Development Revol Loan	\$0	
HOME PI Fund	\$50,000	
Total		\$712,816
Section 108 Loan Guarantee Fund		\$0
TOTAL FUNDING SOURCES		\$11,201,149
Other Funds*		\$1,451,406
Submitted Proposed Projects Totals		\$12,652,555
TOTAL Entitlement & Program Income		\$4,905,155
Un-Submitted Proposed Projects Totals		\$0

* Federal, State, and Other Matching Funds for 1 Year Action Plan Projects

** Draft projected 7% increase of CDBG Entitlement

**City of Somerville
2010-2011 H.U.D. Action Plan
New Entitlement Funds & Program Income
CDBG, HOME, ESG**



CDBG Entitlement & Program Income (2010)		
	Amount	Percentage
CDBG Administration	\$715,673	19%
Public Services	\$465,616	13%
Programs / Projects	\$254,0633	68%
TOTAL	\$3,716,922	

HOME Entitlement & Program Income (2010)		
	Amount	Percentage
HOME Administration	\$96,731	9%
CHDO Set Aside	\$48,365	5%
Programs / Projects	\$922,209	86%
TOTAL	\$1022,305	

80% of the activities proposed for the FY2010 Action Plan will benefit low/moderate-income persons through the development housing, public services, economic development, and management of the grant programs.

City of Somerville
 Program Year 2010 (July 1, 2010 - June 30, 2010)
 Projects
CDBG, HOME, AND ESG PROGRAM

Activity Name	Address	Descrip	Reprogrammed CDBG Funds	Reprogrammed HOME Funds	PY09 CDBG Carryforward	PY09 HOME Carryforward	Total Carryforward & Reprogrammed	PY10 "New" CDBG Entitle	PY10 CDBG Program Income	Total CDBG	PY10 "New" HOME Entitle	PY10 HOME Program Income	Total HOME	Total ESG	Total Program
ARTS UNION ARTSCAPE & STREETSCAPE ELEMENTS	UNION SQUARE NRSA	For ArtsUnion Streetscape & ArtsUnion ArtsSpace improvements in Union Square. Match to grant from the MA Cultural Council.			133,474		133,474	50,000		183,474			-		183,474
BOYNTON YARDS PRE-DEVELOPMENT	UNION SQUARE NRSA	Environmental reviews, Surveys, Appraisals, transportation and utility infrastructure planning, and other development.			115,226		115,226			115,226			-		115,226
EAST SOMERVILLE MAIN STREETS	EAST SOMERVILLE NRSA	Support for Main Streets organization and initiatives in East Somerville.			35,000		35,000		75,000	110,000			-		110,000
FARMERS' MARKET	UNION SQUARE OR EAST SOMERVILLE NRSA SOMERVILLE, MA 02143	Grant to non-profit to organize and manage Farmers' Market.			6,000		6,000		12,000	18,000			-		18,000
INNER BELT PLANNING	EAST SOMERVILLE NRSA	Planning, feasibility, and other related planning funds for the redevelopment of the Inner Belt and Brickbottom sections of the city.			25,000		25,000			25,000			-		25,000
KILEY BARREL PRE-DEVELOPMENT	UNION SQUARE NRSA	Remediation, technical analyses, market analyses, appraisals, and other costs in order to further economic development in this area.			112,023		112,023			112,023			-		112,023
LAND ACQUISITION	LAND ACQUISITION	Appraisals, technical studies, and other land acquisition costs in CDBG eligible areas.	10,000				10,000	30,000	20,000	60,000			-		-
LAND ACQUISITION in UNION SQUARE	UNION SQUARE NRSA	Appraisals, technical studies, and other land acquisition costs in Union Square.			35,000		35,000			35,000			-		-
RETAIL BEST PRACTICES	UNION SQUARE AND EAST SOMERVILLE NRSA	Technical Assistance to businesses for Retail Best Practices	25,000		5,000		30,000			30,000			-		30,000
SECTION 108 LOANS PAYMENTS	93 HIGHLAND AVE SOMERVILLE, MA 02143	Interest and principal on the City's outstanding Section 108 Loan Balance.					0	314,905		314,905			-		314,905
SMALL BUSINESS/ MICROENTERPRISE LOAN PROGRAM	CITY-WIDE	Funds to assist with a small-business loan fund targeted to micro-enterprises as the second year of a three year program.			38,403		38,403			38,403			-		38,403
STOREFRONT IMPROVEMENT PROJECTS	ELIGIBLE CDBG AREAS OF THE CITY OR CITY-WIDE	Funds for renovating storefronts and/or signs & awnings in CDBG eligible commercial districts, or to eligible micro-enterprises.			69,467		69,467	70,000	30,000	169,467			-		169,467
UNION SQUARE MAIN STREETS	UNION SQUARE NRSA	Support for Main Streets organization and initiatives in Union Square.			35,000		35,000	21,225	53,775	110,000			-		110,000

Total Economic & Community Development Project Costs **35,000** **-** **609,593** **-** **644,593** **486,130** **190,775** **1,321,498** **-** **0** **-** **-** **-** **1,226,498**

19% 12% 16% 29% 19% 12%

ADA STREETSCAPE IMPROVEMENTS	CITY-WIDE	For ADA improvements to sidewalks, curb cuts, and pedestrian signals & signage throughout the city.			93,874		93,874	40,000		133,874			-		133,874
GREEN LINE EXTENSION PLANNING	UNION SQUARE NRSA AND EAST SOMERVILLE NRSA	Includes Environmental Assessment, Financial Feasibility Transportation, and Other Studies and Designs relating to the extension of the MBTA Green Line.	9,598		6,550		16,148	2,136	13,266	31,550			-		31,550

City of Somerville
 Program Year 2010 (July 1, 2010 - June 30, 2010)
 Projects
CDBG, HOME, AND ESG PROGRAM

Activity Name	Address	Descrip	Reprogrammed CDBG Funds	Reprogrammed HOME Funds	PY09 CDBG Carryforward	PY09 HOME Carryforward	Total Carryforward & Reprogrammed	PY10 "New" CDBG Entitle	PY10 CDBG Program Income	Total CDBG	PY10 "New" HOME Entitle	PY10 HOME Program Income	Total HOME	Total ESG	Total Program
LOWER BROADWAY STREETScape PROJECT	EAST SOMERVILLE NRSA	Streetscape improvements along Broadway from McGrath Highway to the Boston city line.			631,318		631,318	40,000		671,318			-		671,318
UNION SQUARE INFRASTRUCTURE	UNION SQUARE NRSA	Environmental Assessment, Financial Feasibility, Transportation, Infrastructure, and Other Studies and Designs relating to the re-development of Union Square.			78,585		78,585	139,909		218,494			-		218,494
Total Transportation & Infrastructure Project Costs			9,598	-	810,327	-	819,925	222,045	13,266	1,055,236	-	0	-	-	1,055,236
			10%		25%		16%		2%	15%					11%

0 NEW WASHINGTON STREET	0 NEW WASHINGTON STREET	Design and Construction of Off Leash Recreation Area and passive park in East Somerville NRSA.			626,695		626,695			626,695			-		626,695
111 SOUTH STREET	111 SOUTH STREET SOMERVILLE, MA 02145	Design and Construction of Off Leash Recreation Area and park in a CDBG eligible area.			47,160		47,160			47,160			-		47,160
CAMBRIDGE HEALTH ALLIANCE LOT	112 CENTRAL STREET	Remediation, design & construction contingency of the former Cambridge Health Alliance site in conjunction with a grant application for \$200K from the EPA.			2,000		2,000			2,000			-		2,000
COMMUNITY PATH DESIGN & CONSTRUCTION	COMMUNITY PATH FROM EAST SOMERVILLE/CAMBRIDGE LINE TO CEDAR STREET	Design and construction of a segment (between Cedar to Central) of the Community Path through a new park.			104,895		104,895			104,895			-		104,895
DICKERMAN PARK	CRAIGIE STREET AT KIMBALL STREET	Design costs related to site improvements at existing park in CDBG eligible neighborhood.			22,000		22,000			22,000			-		22,000
GROUNDWORK SOMERVILLE	93 HIGHLAND AVE. SOMERVILLE, MA 02143	Landscaping and planting improvements in schools and other eligible public areas.			10,000		10,000		10,000	20,000			-		20,000
HARRIS PARK	EAST SOMERVILLE NRSA SOMERVILLE, MA 02145	Environmental testing, appraisals, design, and other activities for park in CDBG eligible area.			133,660		133,660			133,660			-		133,660
KEMP NUT PARK / SKILTON AVENUE CONSTRUCTION	WALNUT STREET SOMERVILLE, MA 02143	Construction and design costs related to site improvements at park in CDBG eligible neighborhood. Includes improvements to Skilton Avenue.			54,311		54,311			54,311			-		54,311
KEMP NUT PARK PARCEL ACQUISITION	WALNUT STREET SOMERVILLE, MA 02143	Acquisition of parcels of land adjacent to Kemp Nut/Ed Leathers Parks to expand park.			140,000		140,000			140,000			-		140,000
MORSE KELLY PLAYGROUND	SUMMER STREET	Design costs related to site improvements at existing park in CDBG eligible neighborhood.			22,000		22,000			22,000			-		22,000
NORTH STREET PLAYGROUND	NORTH STREET	Design costs related to site improvements at existing park in CDBG eligible neighborhood.			65,000		65,000			65,000			-		65,000
PEARL AND FLORENCE STREET PARK	PEARL & FLORENCE STREET	Design and construction of an accessible, passive green space & community garden in E Somerville					0		375,000	375,000			-		375,000

City of Somerville
 Program Year 2010 (July 1, 2010 - June 30, 2010)
 Projects
CDBG, HOME, AND ESG PROGRAM

Activity Name	Address	Descrip	Reprogrammed CDBG Funds	Reprogrammed HOME Funds	PY09 CDBG Carryforward	PY09 HOME Carryforward	Total Carryforward & Reprogrammed	PY10 "New" CDBG Entitle	PY10 CDBG Program Income	Total CDBG	PY10 "New" HOME Entitle	PY10 HOME Program Income	Total HOME	Total ESG	Total Program
PERRY PARK	WASHINGTON STREET	Design costs related to site improvements at existing park in CDBG eligible neighborhood.			20,994		20,994			20,994					20,994
QUINCY STREET PARK	14-18 QUINCY STREET	Design of park in CDBG eligible area.			20,204		20,204	201,225	23,775	245,204					245,204
STREET TREE PLANTING PROGRAM	ELIGIBLE CDBG AREAS OF THE CITY	Funding will provide for the planting of approx. 100 trees in CDBG eligible areas city-wide.			111,714		111,714	75,000		186,714			-		186,714
Total Parks & Open Space Project Costs			0	-	1,380,633	-	1,380,633	276,225	408,775	2,065,633	-	0	-	-	2,065,633
					42%		27%		62%	29%					21%
CD PROJECT COSTS	93 HIGHLAND AVE. SOMERVILLE, MA 02143	Projects costs associated with activities carried out by the Community Development Division, including staff salaries.					0	505,910		505,910			-		505,910
Total Economic & Community Development Costs			0	0	0	0	0	505,910	0	505,910	-	0	-	-	505,910
							16%		7%						5%
EXPANSION OF LOCAL HISTORIC DISTRICTS	CDBG ELIGIBLE AREAS OF THE CITY	Increase the number of properties surveyed and inventories for historic designation.			20,012		20,012			20,012			-		20,012
HISTORIC FAÇADE IMPROVEMENTS	CDBG ELIGIBLE AREAS OF THE CITY	Rehabilitate Local Historic District (LHD) designated low- and moderate-income homes to historic design standards.	50,000				50,000			50,000			-		50,000
MILK ROW CEMETARY	SOMERVILLE AVE	Restoration of the Milk Row Cemetary - Historic Cemetary located in the Union Square NRSA.			820		820	5,000		5,820					5,820
PROSPECT HILL PARK & MONUMENT TECHNICAL EVALUATION	PROSPECT HILL PARK	Technical and other engineering evaluations for the restoration and renovation of the Prospect Hill Monument and Park.			15,000		15,000			15,000					15,000
HISTORIC PRESERVATION ACCESS STUDIES	CDBG ELIGIBLE AREAS OF THE CITY	Includes Historic Preservation Accessibility Analysis of targeted properties in CDBG eligible areas of City.			9,360		9,360			9,360			-		9,360
Total Historic Preservation Project Costs			50,000	0	45,192	0	95,192	5,000	0	100,192	-	0	-	-	100,192
			52.9%		1.4%		1.8%		0.0%	1.4%					1.0%
HOUSING SPECIAL PROJECTS	50 EVERGREEN STREET SOMERVILLE, MA 02143	Funds reserved and used for the creation of LMI housing throughout the City.		150,000			150,000			-	507,220		657,220		657,220
HOUSING REHAB	50 EVERGREEN STREET SOMERVILLE, MA 02143	Funds to rehab rental and homeowner properties occupied by and/or affordable to residents who are income eligible under Home and/or CDBG regulations.			413,612	100,000	513,612	100,000	50,000	563,612	50,000	150,000			713,612
DOWNPAYMENT ASSISTANCE PROGRAM	50 EVERGREEN STREET SOMERVILLE, MA 02143	Downpayment and closing cost assistance of up to 15% to income eligible Somerville residents.				75,400	75,400				25,000		100,400		100,400

City of Somerville
 Program Year 2010 (July 1, 2010 - June 30,2010)
 Projects
CDBG, HOME, AND ESG PROGRAM

Activity Name	Address	Descrip	Reprogrammed CDBG Funds	Reprogrammed HOME Funds	PY09 CDBG Carryforward	PY09 HOME Carryforward	Total Carryforward & Reprogrammed	PY10 "New" CDBG Entitle	PY10 CDBG Program Income	Total CDBG	PY10 "New" HOME Entitle	PY10 HOME Program Income	Total HOME	Total ESG	Total Program
HOUSING DIVISION PROJECT COSTS	50 EVERGREEN STREET SOMERVILLE, MA 02143	Costs associated with project oversight of the Housing Division CDBG program.					0	327,507		327,507			-		327,507
HOME ADMIN	50 EVERGREEN STREET SOMERVILLE, MA 02143	Staff salaries and overhead costs associated with administering the HOME program.					0			-	96,176		96,176		96,176
HOME TBRA	50 EVERGREEN STREET SOMERVILLE, MA 02143	Funds to provide subsidies for Tenant Based Rental Assistance to formerly homeless young people.				49,226	49,226			-	150,000		199,226		199,226
HOME CHDO OPERATING SET ASIDE	50 EVERGREEN STREET SOMERVILLE, MA 02143	5% of the HOME entitlement set aside for the City's designated CHDO's operating costs.					0			-	48,365		48,365		48,365
HOME CHDO SET ASIDE	50 EVERGREEN STREET SOMERVILLE, MA 02143	Funding for affordable housing construction or acquisition by CHDO-eligible entities.				1,450,000	1,450,000			-	135,000		1,585,000		1,585,000
Total Housing Project Costs			0	150,000	413,612	1,674,626	2,238,238	427,507	50,000	891,119	961,761	50,000	2,836,387	-	3,727,506
				100%	13%	100%	43%	14%	8%	13%	100%	100%	100%	0%	37%
PUBLIC SERVICE GRANTS	93 HIGHLAND AVE. SOMERVILLE, MA	Set aside 15% of current year CDBG grant to fund Public Service Grants within the city.					0	465,616		465,616			-		465,616
ESG PROGRAM ADMINISTRATION	93 HIGHLAND AVE. SOMERVILLE, MA	A portion of the staff and administrative costs associated with administering ESG Grant.					0			-			-	5,014	5,014
ESG GRANTS	93 HIGHLAND AVE. SOMERVILLE, MA	Funds to be allocated through an RFP process to agencies providing emergency shelter, crisis intervention and homeless prevention.					0			-			-	121,458	121,458
Total Public Service Related Grants			0	0	0	0	0	465,616	0	465,616	-	0	-	126,472	592,088
								15%		6.54%				100%	6%
CDBG ADMIN	93 HIGHLAND AVE. SOMERVILLE, MA 02143	Staff salaries and overhead costs associated with administering the CDBG ESG and HOME programs.					0	715,673		715,673			-		715,673
Total CDBG Administration			0	0	0	0	0	715,673	0	715,673	-	0	-	-	715,673
										10.05%					10%
PROJECT TOTAL			94,598	150,000	3,259,357	1,674,626	5,178,581	3,104,106	662,816	\$ 7,120,877	\$ 961,761	50,000	\$ 2,836,387	\$ 126,472	\$ 9,988,736

SECTION D

Individual Project Budget & Goals

City of Somerville
 Program Year 2010 (July 1, 2010 - June 30,2010)
 Projects
CDBG, HOME, AND ESG PROGRAM

Activity Name	Address	Descrip	Total CDBG	PY10 "New" HOME Entitle	PY10 HOME Program Income	Total HOME	Total ESG	Total Program	HUD Matrix Code	Citation	HUD Objective	HUD Outcome	Matching Federal Grant	Matching State Grant	Matching Private Funds	HUD Matrix Code	Regulation
ARTS UNION ARTSCAPE & STREETScape ELEMENTS	UNION SQUARE NRSA	For ArtsUnion Streetscape & ArtsUnion ArtsSpace improvements in Union Square. Match to grant from the MA Cultural Council.	183,474			-		183,474	03	570.201(c)	Create Economic Opportunities	Sustainability		20,000		03E	570.201c
BOYNTON YARDS PRE-DEVELOPMENT	UNION SQUARE NRSA	Environmental reviews, Surveys, Appraisals, transportation and utility infrastructure planning, and other development.	115,226			-		115,226			Create Economic Opportunities	Sustainability				17D	570.203a
EAST SOMERVILLE MAIN STREETS	EAST SOMERVILLE NRSA	Support for Main Streets organization and initiatives in East Somerville.	110,000			-		110,000			Create Economic Opportunities	Sustainability				19C	570.204a1
FARMERS' MARKET	UNION SQUARE OR EAST SOMERVILLE NRSA SOMERVILLE, MA 02143	Grant to non-profit to organize and manage Farmers' Market.	18,000			-		18,000			Create Economic Opportunities	Sustainability				19C	570.204a1
INNER BELT PLANNING	EAST SOMERVILLE NRSA	Planning, feasibility, and other related planning funds for the redevelopment of the Inner Belt and Brickbottom sections of the city.	25,000			-		25,000			Create Economic Opportunities	Sustainability				21A	570.206
KILEY BARREL PRE-DEVELOPMENT	UNION SQUARE NRSA	Remediation, technical analyses, market analyses, appraisals, and other costs in order to further economic development in this area.	112,023			-		112,023			Create Economic Opportunities	Sustainability				04A	570.201d
LAND ACQUISITION	LAND ACQUISITION	Appraisals, technical studies, and other land acquisition costs in CDBG eligible areas.	60,000			-		-			Create Economic Opportunities	Sustainability					
LAND ACQUISITION in UNION SQUARE	UNION SQUARE NRSA	Appraisals, technical studies, and other land acquisition costs in Union Square.	35,000			-		-			Create Economic Opportunities	Sustainability					
RETAIL BEST PRACTICES	UNION SQUARE AND EAST SOMERVILLE NRSA's	Technical Assistance to businesses for Retail Best Practices	30,000			-		30,000			Create Economic Opportunities	Sustainability				18C	570.203C
SECTION 108 LOANS PAYMENTS	93 HIGHLAND AVE SOMERVILLE,MA 02143	Interest and principal on the City's outstanding Section 108 Loan Balance.	314,905			-		314,905	19F	570.705(c)	Create Economic Opportunities	Sustainability				19F	
SMALL BUSINESS/MICROENTERPRISE LOAN PROGRAM	CITY-WIDE	Funds to assist with a small-business loan fund targeted to micro-enterprises as the second year of a three year program.	38,403			-		38,403			Create Economic Opportunities	Sustainability				18C	570.203C
STOREFRONT IMPROVEMENT PROJECTS	ELIGIBLE CDBG AREAS OF THE CITY OR CITY-WIDE	Funds for renovating storefronts and/or signs & awnings in CDBG eligible commercial districts, or to eligible micro-enterprises.	169,467			-		169,467	14E	570.202	Create Economic Opportunities	Sustainability			42,367	14E	570.202
UNION SQUARE MAIN STREETS	UNION SQUARE NRSA	Support for Main Streets organization and initiatives in Union Square.	110,000			-		110,000	17D	570.203(a)	Create Economic Opportunities	Sustainability				19C	570.204a1
Total Economic & Community Development Project Costs			1,321,498	-	0	-	-	1,226,498					-	20,000	42,367		
			19%					12%									

ADA STREETScape IMPROVEMENTS	CITY-WIDE	For ADA improvements to sidewalks, curb cuts, and pedestrian signals & signage throughout the city.	133,874			-		133,874			Create a Suitable Living Environment	Accessibility/ Availability				10	570.201k
GREEN LINE EXTENSION PLANNING	UNION SQUARE NRSA AND EAST SOMERVILLE NRSA	Includes Environmental Assessment, Financial Feasibility Transportation, and Other Studies and Designs relating to the extension of the MBTA Green Line.	31,550			-		31,550			Create Economic Opportunities	Accessibility/ Availability				21A	570.206

City of Somerville
Program Year 2010 (July 1, 2010 - June 30, 2010)
Projects
CDBG, HOME, AND ESG PROGRAM

Activity Name	Address	Descrip	Total CDBG	PY10 "New" HOME Entitle	PY10 HOME Program Income	Total HOME	Total ESG	Total Program	HUD Matrix Code	Citation	HUD Objective	HUD Outcome	Matching Federal Grant	Matching State Grant	Matching Private Funds	HUD Matrix Code	Regulation
LOWER BROADWAY STREETScape PROJECT	EAST SOMERVILLE NRSA	Streetscape improvements along Broadway from McGrath Highway to the Boston city line.	671,318			-		671,318			Create Economic Opportunities	Accessibility/Availability		479,000	625,000	03K	570.201c
UNION SQUARE INFRASTRUCTURE	UNION SQUARE NRSA	Environmental Assessment, Financial Feasibility, Transportation, Infrastructure, and Other Studies and Designs relating to the re-development of Union Square.	218,494			-		218,494			Create Economic Opportunities	Accessibility/Availability		285,039		21A	570.206

Total Transportation & Infrastructure Project Costs	1,055,236	-	0	-	-	1,055,236							-	764,039	625,000		
	15%					11%											

0 NEW WASHINGTON STREET	0 NEW WASHINGTON STREET	Design and Construction of Off Leash Recreation Area and passive park in East Somerville NRSA.	626,695			-		626,695			Create a Suitable Living Environment	Sustainability				03F	570.201c
111 SOUTH STREET	111 SOUTH STREET SOMERVILLE, MA 02145	Design and Construction of Off Leash Recreation Area and park in a CDBG eligible area.	47,160			-		47,160	03F	570.201(c)	Create a Suitable Living Environment	Sustainability				03F	570.201c
CAMBRIDGE HEALTH ALLIANCE LOT	112 CENTRAL STREET	Remediation, design & construction contingency of the former Cambridge Health Alliance site in conjunction with a grant application for \$200K from the EPA.	2,000			-		2,000			Create a Suitable Living Environment	Sustainability				03F	570.201c
COMMUNITY PATH DESIGN & CONSTRUCTION	COMMUNITY PATH FROM EAST SOMERVILLE/CAMBRIDGE LINE TO CEDAR STREET	Design and construction of a segment (between Cedar to Central) of the Community Path through a new park.	104,895			-		104,895			Create a Suitable Living Environment	Sustainability				03	570.201c
DICKERMAN PARK	CRAIGIE STREET AT KIMBALL STREET	Design costs related to site improvements at existing park in CDBG eligible neighborhood.	22,000			-		22,000									
GROUNDWORK SOMERVILLE	93 HIGHLAND AVE. SOMERVILLE, MA 02143	Landscaping and planting improvements in schools and other eligible public areas.	20,000			-		20,000			Create a Suitable Living Environment	Sustainability				03F	570.201c
HARRIS PARK	EAST SOMERVILLE NRSA SOMERVILLE, MA 02145	Environmental testing, appraisals, design, and other activities for park in CDBG eligible area.	133,660			-		133,660			Create a Suitable Living Environment	Sustainability				03F	570.201c
KEMP NUT PARK / SKILTON AVENUE CONSTRUCTION	WALNUT STREET SOMERVILLE, MA 02143	Construction and design costs related to site improvements at park in CDBG eligible neighborhood. Includes improvements to Skilton Avenue.	54,311			-		54,311			Create a Suitable Living Environment	Sustainability				01	570.201a
KEMP NUT PARK PARCEL ACQUISITION	WALNUT STREET SOMERVILLE, MA 02143	Acquisition of parcels of land adjacent to Kemp Nut/Ed Leathers Parks to expand park.	140,000			-		140,000			Create a Suitable Living Environment	Sustainability				01	570.201a
MORSE KELLY PLAYGROUND	SUMMER STREET	Design costs related to site improvements at existing park in CDBG eligible neighborhood.	22,000			-		22,000									
NORTH STREET PLAYGROUND	NORTH STREET	Design costs related to site improvements at existing park in CDBG eligible neighborhood.	65,000			-		65,000			Create a Suitable Living Environment	Sustainability				03F	570.201c
PEARL AND FLORENCE STREET PARK	PEARL & FLORENCE STREET	Design and construction of an accessible, passive green space & community garden in E Somerville	375,000			-		375,000			Create a Suitable Living Environment	Sustainability				03F	570.201c

City of Somerville
 Program Year 2010 (July 1, 2010 - June 30, 2010)
 Projects
CDBG, HOME, AND ESG PROGRAM

Activity Name	Address	Descrip	Total CDBG	PY10 "New" HOME Entitle	PY10 HOME Program Income	Total HOME	Total ESG	Total Program	HUD Matrix Code	Citation	HUD Objective	HUD Outcome	Matching Federal Grant	Matching State Grant	Matching Private Funds	HUD Matrix Code	Regulation
PERRY PARK	WASHINGTON STREET	Design costs related to site improvements at existing park in CDBG eligible neighborhood.	20,994					20,994									
QUINCY STREET PARK	14-18 QUINCY STREET	Design of park in CDBG eligible area.	245,204					245,204			Create a Suitable Living Environment	Sustainability				03F	570.201c
STREET TREE PLANTING PROGRAM	ELIGIBLE CDBG AREAS OF THE CITY	Funding will provide for the planting of approx. 100 trees in CDBG eligible areas city-wide.	186,714			-		186,714	03N	570.201(c)	Create a Suitable Living Environment	Sustainability				03N	570.201c
Total Parks & Open Space Project Costs			2,065,633	-	0	-	-	2,065,633					-	-	-		
			29%					21%									
CD PROJECT COSTS	93 HIGHLAND AVE, SOMERVILLE, MA 02143	Projects costs associated with activities carried out by the Community Development Division, including staff salaries.	505,910			-		505,910	03	570.201(c)	Create Economic Opportunities	Sustainability				03	570.201c
Total Economic & Community Development Costs			505,910	-	0	-	-	505,910					-	-	-		
			7%					5%									
EXPANSION OF LOCAL HISTORIC DISTRICTS	CDBG ELIGIBLE AREAS OF THE CITY	Increase the number of properties surveyed and inventories for historic designation.	20,012			-		20,012			Create a Suitable Living Environment	Sustainability				16A	570.202d
HISTORIC FAÇADE IMPROVEMENTS	CDBG ELIGIBLE AREAS OF THE CITY	Rehabilitate Local Historic District (LHD) designated low- and moderate-income homes to historic design standards.	50,000			-		50,000			Create a Suitable Living Environment	Sustainability					570.202d
MILK ROW CEMETARY	SOMERVILLE AVE	Restoration of the Milk Row Cemetary - Historic Cemetary located in the Union Square NRSA.	5,820					5,820									
PROSPECT HILL PARK & MONUMENT TECHNICAL EVALUATION	PROSPECT HILL PARK	Technical and other engineering evaluations for the restoration and renovation of the Prospect Hill Monument and Park.	15,000					15,000			Create a Suitable Living Environment	Sustainability				16B	570.202d
HISTORIC PRESERVATION ACCESS STUDIES	CDBG ELIGIBLE AREAS OF THE CITY	Includes Historic Preservation Accessibility Analysis of targeted properties in CDBG eligible areas of City.	9,360			-		9,360	16B	570.202(d)	Create a Suitable Living Environment	Sustainability				21A	570.206
Total Historic Preservation Project Costs			100,192	-	0	-	-	100,192					-	-	-		
			1.4%					1.0%									
HOUSING SPECIAL PROJECTS	50 EVERGREEN STREET SOMERVILLE, MA 02143	Funds reserved and used for the creation of LMI housing throughout the City.	-	507,220		657,220		657,220	14A	570.202	Provide Decent Affordable Housing	Affordability				14A	570.202
HOUSING REHAB	50 EVERGREEN STREET SOMERVILLE, MA 02143	Funds to rehab rental and homeowner properties occupied by and/or affordable to residents who are income eligible under Home and/or CDBG regulations.	563,612		50,000	150,000		713,612	14A	570.202	Provide Decent Affordable Housing	Affordability				14A	570.202
DOWNPAYMENT ASSISTANCE PROGRAM	50 EVERGREEN STREET SOMERVILLE, MA 02143	Downpayment and closing cost assistance of up to 15% to income eligible Somerville residents.		25,000		100,400		100,400			Provide Decent Affordable Housing	Affordability				13	570.201n

City of Somerville
 Program Year 2010 (July 1, 2010 - June 30, 2010)
 Projects
CDBG, HOME, AND ESG PROGRAM

Activity Name	Address	Descrip	Total CDBG	PY10 "New" HOME Entitle	PY10 HOME Program Income	Total HOME	Total ESG	Total Program	HUD Matrix Code	Citation	HUD Objective	HUD Outcome	Matching Federal Grant	Matching State Grant	Matching Private Funds	HUD Matrix Code	Regulation
HOUSING DIVISION PROJECT COSTS	50 EVERGREEN STREET SOMERVILLE, MA 02143	Costs associated with project oversight of the Housing Division CDBG program.	327,507			-		327,507	14H	570.202	Provide Decent Affordable Housing	Affordability				14H	570.202
HOME ADMIN	50 EVERGREEN STREET SOMERVILLE, MA 02143	Staff salaries and overhead costs associated with administering the HOME program.	-	96,176		96,176		96,176	14H	570.202	Provide Decent Affordable Housing	Affordability				14H	92.207
HOME TBRA	50 EVERGREEN STREET SOMERVILLE, MA 02143	Funds to provide subsidies for Tenant Based Rental Assistance to formerly homeless young people.	-	150,000		199,226		199,226	05S	570.204	Provide Decent Affordable Housing	Affordability				05S	92.209
HOME CHDO OPERATING SET ASIDE	50 EVERGREEN STREET SOMERVILLE, MA 02143	5% of the HOME entitlement set aside for the City's designated CHDO's operating costs.	-	48,365		48,365		48,365	21I	N/A	Provide Decent Affordable Housing	Affordability				21I	92.208
HOME CHDO SET ASIDE	50 EVERGREEN STREET SOMERVILLE, MA 02143	Funding for affordable housing construction or acquisition by CHDO-eligible entities.	-	135,000		1,585,000		1,585,000	14A	N/A	Provide Decent Affordable Housing	Affordability				19B	92.300
Total Housing Project Costs			891,119	961,761	50,000	2,836,387	-	3,727,506					-	-	-		
			13%	100%	100%	100%	0%	37%									
PUBLIC SERVICE GRANTS	93 HIGHLAND AVE. SOMERVILLE, MA	Set aside 15% of current year CDBG grant to fund Public Service Grants within the city.	465,616			-		465,616	05	570.201(e)	Create a Suitable Living Environment	Accessibility/ Availability				05	570.201e
ESG PROGRAM ADMINISTRATION	93 HIGHLAND AVE. SOMERVILLE, MA	A portion of the staff and administrative costs associated with administering ESG Grant.	-			-	5,014	5,014	21A	N/A	Create a Suitable Living Environment	Accessibility/ Availability				21A	Title IV
ESG GRANTS	93 HIGHLAND AVE. SOMERVILLE, MA	Funds to be allocated through an RFP process to agencies providing emergency shelter, crisis intervention and homeless prevention.	-			-	121,458	121,458	03T	570.201(e)	Create a Suitable Living Environment	Accessibility/ Availability				03T	Title IV
Total Public Service Related Grants			465,616	-	0	-	126,472	592,088					-	-	-		
			6.54%				100%	6%									
CDBG ADMIN	93 HIGHLAND AVE. SOMERVILLE, MA 02143	Staff salaries and overhead costs associated with administering the CDBG ESG and HOME programs.	715,673			-		715,673	21A	570.206	Create Economic Opportunities	Sustainability				21A	570.206
Total CDBG Administration			715,673	-	0	-	-	715,673					-	-	-		
			10.05%					10%									
PROJECT TOTAL			\$ 7,120,877	\$ 961,761	50,000	\$ 2,836,387	\$ 126,472	\$ 9,988,736				\$ -	\$ 784,039	\$ 667,367			

Economic Development

2008-2013 Consolidated Plan	2008-2013 Con Plan Goals	2010-2011 Action Plan	CDBG Est \$ Funding	HOME Est \$ Funding	ESG Est \$ Funding
1. Encourage investment and development in underutilized areas of the City	Focus on Redevelop - ment of strategic districts	1.A Section 108 loan for Boynton Yards	\$314,905		
	Analyze Boynton Yards	1.B Boynton Yards Pre-Development	\$115,226		
	Utilize City-owned property to catalize econ development	1.C Kiley Barrel Pre-Development	\$112,023		
2. Enhance vitality of existing commercial districts	Provide 3-4 Storefront Improvement Grants annually	2.A Storefront Improvement Program	\$169,467		
	Provide technical assistance to businesses	2.B Retail Best Practices	\$30,000		
	Land Acquisition cost in CDBG eligible areas	2.C Land Acquisition	\$95,000		
	Encourage art - related businesses	2.D ArtsUnion	\$183,474		
3. Increase local job opportunities	Ensure 3-4 loans are provided to City businesses annually	3.A Micro-Enterprise Loan Program	\$38,403		
	Attract businesses to the City	3.B Farmers' Market	\$18,000		
	Focus on Redevelop - ment of strategic districts	3.C Inner Belt Planning	\$25,000		
4. Enhance skills and abilities of Somerville residents	Ensure 3-4 loans are provided to City businesses annually	4.A Included as part of Micro-Enterprise Assistance			
5. Build a partnership between municipal government and community members	Engage in 2 collaborative projects annually	5.A Union Square Main Steets	\$110,000		
	Engage in 2 collaborative projects annually	5.B East Somerville Main Streets	\$110,000		
			\$1,321,498		

Transportation & Infrastructure

2008-2013 Consolidated Plan	2008-2013 Con Plan Goals	2010-2011 Action Plan	CDBG Est \$ Funding	HOME Est \$ Funding	ESG Est \$ Funding
1. Improve rail transit service	Five station locations designed within 5 years	1.A Green Line Extension Planning	\$ 31,550		
2. Improve bus service	Install 12 shelters over 5 years	2.A CEMUSA Bus Shelter Program			
3. Enhance streetscapes, roadways, and intersections	Complete design of Lower Broadway within 2 years	3.A Lower Broadway Streetscapes Project	\$ 671,318		
	Complete Union Square Transportation Study in 2 years.	3.B. Union Square Infrastructure Project	\$ 218,494		
4. Reduce barriers dividing districts and neighborhoods	Complete 75% design for I-93 connector within 5 years	4.A T.I.P. Study for Assembly Square/I-93			
5. Improve pedestrian and bicycle accessibility	Complete design of Community Path along Green Line within 3 years	5.A Community Path Design	\$ 104,895		
6. Improve infrastructure for ADA compliance	Implement 4 improvements annually	6.A ADA Streetscapes Program	\$ 133,874		
7. Increase City's role in regional transportation planning	Continue active participation in MPO	7.A Participation in the M.P.O.			
8. Improve basic utilities	Relocate 1 mile of underground utilities within 5 years	8.A. Kemp Nut Park & Skilton Avenue Project	\$ 54,311		
			\$ 1,214,442		

Parks & Open Space

2008-2013 Consolidated Plan	2008-2013 Con Plan Goals	2010-2011 Action Plan	CDBG Est \$ Funding	HOME Est \$ Funding	ESG Est \$ Funding
1. Renovate existing parks	Renovate 6 parks within 5 years	1.A Harris Park 1.B Dickerman Park 1.C Pearl and Florence Streert Park 1.D Perry Park 1.E Morse Kelly Playground 1.F Quincy Street Park	\$133,660 \$22,000 \$375,000 \$20,994 \$22,000 \$245,204		
2. Secure additional land for open space	Purchase new land within 5 years	2.A Kemp Nut/Ed Leathers Parcel Acquisition	\$140,000		
3. Improve ADA access to parks and open space	Complete ADA improvments to 5 parks within 5 years	3.A North Street Playground	\$65,000		
4. Increase tree canopy and green space	Plant 100 trees annually	4.A Street Tree Planting Program 4.B Tree Inventory	\$186,714		
5. Increase Off Leash Recreational Area Opportunities	Construct 2 OLRA's within 5 years	5.A O New Washington Street Park	\$626,695		
6. Promote sustainable design and building practices	Renovate recreational areas	6.A Groundworks Somerville	\$20,000		
7. Reduce brownfields	Map locations of existing brownfields	7.A Kiley Barrel Pre-Development	\$112,023		
8. Improve governmental accountability	Open Space and Recreational Plan completed within 2 years	8.A. Open Space and Recreation Plan			
			\$ 1,395,636		

Historic Preservation

2008-2013 Consolidated Plan	2008-2013 Con Plan Goals	2010-2011 Action Plan	CDBG Est \$ Funding	HOME Est \$ Funding	ESG Est \$ Funding
1. Document historically significant resources	Complete 80 surveys over 5 years	1.A Expansion of Local Historic Districts	\$ 20,012		
2. Ensure City resources support the maintenance of historic resources	Finalize draft ordinance within 1 year	2.A Demolition by Neglect Ordinance			
		2.B Historic Façade Improvements	\$ 50,000		
3. Develop and implement programs that encourage the improvement of historic resources	Improve access to 1-2 historic resources over 5 years	3.A Historic Preservation Access Studies	\$ 9,360		
	Prepare work specs for 1-2 historic facilities over 5 years	3.B Prospect Hill Monument and Park Technical Evaluation	\$ 15,000		
4. Stabilize and support the character of individual neighborhoods	Distribute 14-150 plaques to eligible owners over 5 years	4.A Historic Plaque Program			
5. Highlight Somerville's unique resources	Sponsor 1-2 heritage tourism events annually	5.A Ongoing Tours, Events, Materials			
			\$ 94,372		

SECTION E

Narrative Responses to HUD Questions



Third Program Year Action Plan

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

SF 424

Narrative Responses

GENERAL

General Questions

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

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

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

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

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

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

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

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

Response:

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

Housing: Affordable housing is an underserved need of high importance in the City. A shortage of contractors has also stalled some implementation of the City’s homeowner rehab program. The City uses CDBG and HOME funds where appropriate to address these needs. Other actions taken include

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

Public Service: Non-homeless special needs is another underserved need in the City. The obstacle to addressing these needs is lack of funding for public and private agencies that address these needs due to cuts in state and Federal programs. In today's current economic environment these needs are not expected to decrease. The City addresses these needs by providing CDBG and ESG grants to public service agencies. These grants enable agencies working to address non-homeless special needs to leverage other public and private resources.

Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.

Response: The Mayor's Office of Strategic Planning and Community Development is the office within the City charged with overseeing and administering the Five Year Consolidated Plan and One Year Action Plans. That office, in conjunction with the City's Housing Department, and various other departments throughout the City participate in the planning and implementing of these HUD programs.

2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.

Response: The City of Somerville's 2010 One Year Action Plan was developed by:

- 1) The first major step in the 2010 One Year Action Plan development process was taken with the public hearing held on February 18, 2010. Public comments were taken during this meeting and during the planning period to date in order to identify resource needs within the City. Representatives from a range of public service agencies (see Public Hearing transcript under Tab G), interested citizens, and members of City's Commission on Disabilities, participated in the public hearing and provided useful comments toward the development of this plan;
 - 2) From the November public hearing, the Office of Strategic Planning and Community Development began the internal process of soliciting requests for project needs from all relevant departments within the City;
 - 3) All resource needs were evaluated within the light of last year's Action Plan, the 2008-2013 Consolidated Plan, and comments from the first public hearing, and anticipated funding for next year;
 - 4) Meeting with various departments and administration officials to coordinate 2010 HUD programs with efforts and priorities for the City as a whole.
3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Response: The City of Somerville has well established relationships with local service agencies, public and private housing agencies, and others. Through the public hearing process and other outreach efforts, coordination of these programs is facilitated, but communication is on-going through out the year as new needs, information, or potential projects emerge. The public hearings for these HUD programs include City managers from each of these programs, and input/feedback from the community is considered subsequent to those hearings. Opportunities to identify areas where there are perceived benefits from stronger coordination are identified and followed up upon. During the process of evaluating program year 2008 year-end accomplishments, the Office of Strategic Planning and Community Development will further evaluate the coordination of outputs among the different housing, health, and service agencies. The results of these year-end evaluations will also be disseminated to all of these programs and their managers to ensure further coordination among these programs.

Citizen Participation

1. Provide a summary of the citizen participation process.

Response: Please see the public participation process discussion under Tab G.

2. Provide a summary of citizen comments or views on the plan.

Response: These comments can be found under Tab G.

3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.

Response: Please see the discussion of the public participation process under Tab G.

4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

Response: The comments can be found in Tab G.

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Response: Through the Mayor's Office of Strategic Planning and Community Development, the City will continue to build upon the structures in place to administer these HUD programs. Efforts to reorganize office functions, enhance software used to process and track financial activities, continue to update filing systems, and to improve staff training will all strengthen the City's institutional structure in support of these programs.

Monitoring

-
1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Response: Monitoring of all HUD programs will begin with comprehensive review of federal regulations to ensure that 2010 projects are in compliance with relevant Code of Federal Regulation's (CFR's). In addition, all relevant environmental reviews will be performed throughout the planning process in order to obtain release of funds for 2010.

The next step in the City's compliance monitoring will be monthly and quarterly financial monitoring of each project. Variances will be noted and unexpected variances will be researched.

Additionally, reporting is updated at least twice per year for all open HUD projects and programs- where narratives are compiled into the HUD IDIS system, and significant changes to schedules, etc. are noted and follow up on with the respective manager(s).

Annually, City annual audits will continue to be another useful tool in reviewing selected projects to help ensure requirements are being met. All HUD monitoring will also be reviewed and recommendations implemented where ever possible.

Lead-based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families.

Response: The City has two HUD Lead Hazard Abatement grants, 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 over half of its housing stock was built prior to 1910 and two-thirds of the units are in 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 87% 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 and staff is often requested to conduct presentations during annual HUD Lead Abatement Conferences. The staff from the Lead Abatement program have been conducting Lead Education programs for children in our elementary school systems with great success.

HOUSING

Specific Housing Objectives

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.

Response: The City's 2008 Five Year Consolidated Plan establishes a series of goals related to the provision of safe and affordable housing:

- o Maintain and improve existing housing stock
- o Create new affordable housing
- o Increase affordability of rental housing
- o Increase affordable homeownership
- o Prevent and end homelessness
- o Remove barriers to housing

Program Year 2009 Goals and Objectives with Grant Funds (CDBG and HOME)		
Category	5 Year Goal	Year 2 Goal
Create affordable housing	200	40
Create housing for the chronically homeless	25	5
Avoid poverty concentration through housing development	200	40
Increase homeownership	50	10
Prevent foreclosure	50	10
Rehabilitate housing stock	350	70
TOTAL	875	175

Specific Housing Objectives

Despite indications that the housing market in Somerville is weakening, the past year has seen large increases in regional housing costs. In Somerville, the main

barrier to homeownership and rental units is the high cost of housing. The Somerville Housing Needs Assessment, conducted in the fall of 2005 reveals that:

- Household size in Somerville decreased from 2.44 to 2.38 persons per household from 1990 to 2000
- Somerville has lost significant portions of both youth and elderly populations
- Only 34% of units are owner-occupied, compared to a national average of 65%
- Over 550 rental units were converted to condominiums
- The average price of a single family home rose to \$415,000, up by 9% since 2004
- A household must earn almost \$60,000 a year to afford the average two-bedroom apartment in Somerville

As a result of these conditions, households of every size, at every income level, and at every age are finding it increasingly difficult to remain in Somerville. The City's specific priorities for the coming year include a focus on:

- New Housing Development
- Continued Lead Abatement and Housing Rehabilitation
- Decreasing Barriers to Existing Housing
- Expanding the Type and Range of services available to Somerville residents

Needs of Public Housing

The City does encourage public housing residents to participate in the homeownership programs offered, such as Inclusionary Housing Units. In addition, grants given to many agencies serve the Public Housing population. In addition, the City provides loans to property owners willing to lease to Section 8 eligible tenants.

Barriers to Affordable Housing

The largest constraint facing Somerville's housing development is the lack of available land. Every year that Somerville sees a gain in housing units, land becomes sparser and more difficult to develop. Sparse land leads to higher land acquisition costs, making the development of affordable housing more challenging. Private developers, more capable of paying debt with high condo sales prices or high rents, are better able to buy and develop the few parcels that remain. An additional impediment is that as land costs rise, funding from state and federal agencies for affordable housing development simultaneously decreases.

The development of large parcels by private developers does add to the affordable housing stock of the City by providing units through the City's Inclusionary Housing Ordinance. However, litigation and environmental concerns have held up development of some larger mixed-use sites, which will provide the City both units and funds through the Inclusionary Housing Ordinance and Linkage Fees.

Strategies for Affordable Housing

With these barriers in mind, the City seeks to expand the number of affordable housing units in the City while simultaneously making access to existing housing units more affordable. Through a combined approach of new development 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 burdens.

The following housing strategies are the results of a Housing Needs Assessment conducted by the Housing Division in the summer and fall of 2005. Building upon previous housing strategies and the resources of housing providers, developers, advocates and studies, these strategies are a blueprint for the City's housing service provision and a commitment of the City to provide for its residents.

- Somerville will work to create new programs to assist households with incomes over 110%. As housing burden statistics indicate, even families with higher income are having trouble in Somerville's housing market.
- Somerville will continue to support Lead Hazard Abatement and Housing Rehabilitation programs. Both of these programs are essential in maintaining affordable rents in Somerville, as well as improving deteriorating housing stock. The Lead Abatement program also reduces barriers to fair housing by helping landlords comply with lead regulations that require a significant dollar investment to make the housing unit safe for children. Many landlords simply refuse to rent to families with young children.
- Somerville will continue to assist individuals and families at risk of homelessness through the Prevention and Stabilization Services program, as well as to formerly homeless youth through the Wayside Inn program.
- The City will work with its designated Community Housing Development Organization, the Somerville Community Corporation (SCC), to develop affordable housing units at the mixed-use development of the former St. Polycarp's site.
- The City will continue to work with the Somerville Housing Authority to develop affordable housing for Somerville's elderly population in conjunction with the VNA assisted living facility that opened in December 2008.
- The City will continue to promote our First Time Home Buyer Training Courses.
- The City's Inclusionary Housing Ordinance mitigates the impact of private development on the overall housing market by creating units affordable to low and moderate-income households. The City will continue to market these units and evaluate necessary changes to the ordinance. In the past year, the City made changes to improve the resale process of these properties and will work to implement these changes in the coming year.
- The City will continue to collect linkage fees for commercial developments over 30,000 SF. These monies are deposited into the Somerville Affordable Housing Trust Fund to support affordable housing development

and housing related activities for Somerville's low and moderate-income residents.

- The City will re-evaluate its down-payment assistance program to create a more effective program. The City will explore the possibility of an Employer Assisted Housing Program and will cultivate partnerships with major employers in the City to leverage additional down payment resources for Somerville employees and residents.
- The City will collaborate with the Somerville Homeless Providers Group (SHPG) to develop more permanent housing solutions for homeless and disabled populations. The City and the SHPG have been successful at creating homeless prevention programs, emergency shelters and transitional housing and will now work to increase permanent housing options for these populations to reduce reentry into homelessness.
- The City will work to preserve any units at risk of expiring in the coming year. The City has contracted with an expert consultant to provide services to assist in negotiations with current owners, encouraging them to continue renting to low and moderate-income tenants. The City will also collaborate with the Somerville Community Corporation to preserve these units.
- 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.
- The City will encourage in-fill development and the reuse of surplus and former church properties. With few developable land parcels remaining in the City, Somerville will work with property owners to develop the few remaining sites to their most effective use. The City will collaborate with SCC to redevelop the St. Polycarp's site into a mixed-use, mixed-income development and will seek out other partnerships to continue these efforts.
- The City will explore the possibility of offering post-homeownership counseling courses to help prevent foreclosures. With the prevalence of new mortgage products, many homeowners may not be able to maintain their loan payments. The City will work to educate these homebuyers about the risks of homeownership and the strategies to prevent foreclosure.
- With over 900 condominium conversions in the past several years, the City will explore the possibility of offering a Condominium Association Training Course. This course will educate new condo owners about the challenges and issues involved with condo associations, preventing problems that often result from shared property ownership.

The City will continue to update and expand its Housing Division website for education and outreach purposes. The initial phase of this activity was undertaken in the program year with much success and the web page will be continuously updated as the City receives feedback and improves its capacity.

-
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

In Tab C there is a narrative discussion of each project/program proposed related to Housing – including their individual funding sources, and in Tab E there is some additional information provided on each of these projects.

Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.

Response: The City addresses the needs of public housing throughout the public service grant process. In addition, programs offered by the City's Housing Division-discussed elsewhere in this document encourages housing residents at or below 80% of area median income to participate in homeownership counseling and lotteries for purchasing first-time homebuyer opportunities. Such programs include the City's Inclusionary Housing Program and affordable **housing** initiatives.

2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Response: Not Applicable.

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Response: Please see the discussion on Affordable Housing Strategies above.

HOME/ American Dream Down payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.

Response:

The City of Somerville utilizes HOME funds to provide Down payment Assistance to income eligible households earning less than 80% of Area Median Income.

-
- The City can provide up to \$15,000 in the form of a 0% interest, Non-Forgivable, Deferred Payment loan which requires no monthly payment.
 - Borrowers must sign a mortgage and promissory note which will be recorded at the SMD Registry of Deeds.
 - The principal amount must be paid back when the property is sold or transferred.
 - Borrowers must obtain city authorization in order to refinance.
 - Acquisition costs cannot exceed 203B limits as published by HUD for Somerville Area
 - Participants must evidence their ability to provide a minimum 3% of the purchase price from their own funds.
 - Participants must be 1st-time homebuyers
 - Participants must evidence completion of a 1st-time Homebuyer Education Class
 - Participants must maintain the property as their primary residence.
3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
- a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
 - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
 - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
 - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
 - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
 - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.
4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
- a. Describe the planned use of the ADDI funds.
 - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
 - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

HOMELESS

Specific Homeless Prevention Elements

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.
2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.
3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.
4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.
5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Response: According to the 2005 Homelessness census, 204 Somerville residents are homeless. The City of Somerville is currently in the process of finalizing its "Ten Year Plan to End Chronic Homelessness." Through collaboration between the Mayor's Task Force to End Homelessness and the Somerville Homeless Providers Group, the City has formulated eight goals and corresponding strategies to address the needs of the homeless population and end both chronic and non-chronic homelessness for families and individuals. These goals include:

- o Develop a central prevention-oriented case management system for individuals and families at risk of homelessness so that basic services are accessible at one location
- o Increase awareness of Homelessness in community and support for solutions
- o Improve Coordination of Services for Homeless Population
- o Determine the prevalence of chronic homelessness in Somerville
- o Increase permanent housing stock for the chronically homeless
- o Provide appropriate housing options for severely disabled homeless.
- o Prevent those at risk of homelessness and transient and episodically

-
- homeless individuals from becoming chronically homeless through early intervention
 - o Transitional housing that is targeted to specific sub-populations and their needs

The City of Somerville's Continuum of Care was recently awarded \$1,095,458 through the McKinney-Vento Homeless Assistance Act for seven programs addressing the needs of Somerville's homeless and at-risk population through housing and rental assistance. In addition, the Somerville Affordable Housing Trust dedicates 10% of its annual budget to housing assistance programs in the form of grants. These funds are used to provide housing search assistance and eviction prevention services to Somerville residents.

Specifically, the City will continue to assist income-eligible individuals and families at risk of homelessness transition to permanent housing through the Prevention and Stabilization Services program. The City will also continue to assist homeless young people through the Wayside Inn. The Somerville Affordable Housing Trust will continue its renter revolving loan fund to assist tenants at risk of eviction. The McKinney-Vento Continuum of Care award recipients will provide a wide range of services, through the Somerville Homeless Coalition, Cambridge and Somerville Program for Alcohol and Drug Abuse Rehabilitation (CASPAR), Wayside Youth and Family Support Network and Transition House. The seven Continuum of Care programs will serve a combined 400+ homeless or formerly homeless individuals and families, providing them with permanent or transitional supported housing, case management and other necessary services.

Emergency Shelter Grants (ESG)

(States Only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Response: Not Applicable.

COMMUNITY DEVELOPMENT

Community Development

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.

Response: Many of the City’s non-housing community development needs are interwoven with economic development needs. The Arts Union project in Union Square, the Wayfinding Kiosk, and the East Broadway Streetscape Improvement projects all seek to strengthen the local communities. The Wayfinding Kiosk will provide improved information for many people – particularly for persons with disabilities. The Arts Union project will continue to provide improvements to Union Square. And the East Broadway Streetscape project is planned to provide major enhancements to infrastructure along this stretch of road in both aesthetic and functional ways. However, the economic development projects also have a goal of improving the communities surrounding the projects.

Economic Development Objectives	Actions/Activities
1. Encourage investment in underutilized areas	Assembly Square; Broadway in East Somerville; East Somerville Main Streets; Union Square Main Streets; Union Square & Boynton Yards rezoning; Green Line Extension planning; Farmers Market
2. Enhance vitality of existing commercial districts	Storefront improvement projects; East Somerville Main Streets; Union Square Main streets; Union Square & Boynton Yards rezoning; Union Square Infrastructure; Boynton Yards Phase I and II
3. Increase local job opportunities	IKEA jobs agreement; retail best practices; Economic Trends report
4. Enhance ability of Somerville residents to compete for local jobs	IKEA jobs agreement; public services grants
5. Build a partnership between City government and community members	East Somerville Main Streets; Union Square Main Streets; Chamber of Commerce; Somerville Local First
Transportation & Infrastructure	Actions/Activities
1. Improve rail transit services to improve connectivity	Green Line Extension planning; Inner Belt planning; Assembly Square Orange Line Station
2. Improve bus service	Citywide transportation model/plan
3. Enhance streetscapes, road and intersections	Broadway in East Somerville streetscape; Magoun Square; Union Square Infrastructure; Somerville Avenue
4. Reduce barriers dividing neighborhoods and districts	Citywide transportation model/plan
5. Improve pedestrian and bicycle accessibility	Community Path; Union Square Infrastructure; Inner Belt planning; Green Line Extension planning
6. Improve infrastructure to comply with ADA requirements	ADA Streetscape improvements; Broadway in East Somerville streetscape; Magoun Square;

	Somerville Avenue; Union Square Infrastructure
7. Increase Somerville's role in regional transportation planning	Participation in MPO and MAPC; Green Line Extension planning
8. Improve basic utilities within Somerville	Union Square Infrastructure; Boynton Yards; Somerville Avenue
Parks & Open Space	Actions/Activities
1. Renovate existing parks and open spaces	Skilton Avenue; North Street Park; Harris Park; Morse Kelly Park; Dickerman Park; Quincy Street Park; Zero New Washington Street park; 111 South Street park
2. Acquire more land to expand Somerville's total open space	Ed Leathers Park; Union Square rezoning
3. Analyze and improve ADA access to parks and open space	Skilton Avenue; North Street Park; Harris Park; Morse Kelly Park; Dickerman Park; and Quincy Street Park
4. Increase tree canopy and green spaces to promote urban health and sustainability	Street tree program; street tree inventory; urban forestry program.
5. Increase Off-Lease Recreational Area (OLRA) opportunities throughout the city.	Zero New Washington Street park; 111 South Street park
6. Create Green Performance Standards	Skilton Avenue; North Street Park; Harris Park; Morse Kelly Park; Dickerman Park; Quincy Street Park; Zero New Washington Street park; 111 South Street park Groundwork Somerville;
7. Craft a City brownfield acquisition strategy, with a goal of future brownfield conversion to parks and open space.	Ed Leathers Park
8. Improve accountability and set departmental vision through a series of strategic planning documents.	Open Space & Recreation Plan.

In addition to these overarching goals and objectives, most of the activities undertaken over the past year were directed towards one or both of the City's NRSA's. Section 13 below presents a more detailed discussion of the City's progress towards those goals, objectives, and benchmarks.

Please see Needs Table data at the end of this Tab for more information.

Public Service

Consolidated Plan Goal/Objective Description

1.	Create opportunities for residents to improve their economic, social, and political situation.
2.	Provide children with the best opportunities to live healthy and productive lives.
3.	Create education and leadership opportunities for youth to become

	involved in the community.
4.	Provide comprehensive programs for low income individuals and families who are having difficulty meeting their basic needs.
5.	Prevent and address homelessness by providing interpersonal and systematic supports to undermine the causes of homelessness.
6.	Provide services to support the elderly and persons with disabilities of all ages.

2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

Response: Strengthening the community with a continuation of the Union Square Farmers Market will enhance the community, and attract an increased number of customers to local businesses, improving the streetscape and strengthening local businesses in low and moderate income neighborhoods through new the Storefront Improvement Projects in 2010, and helping local business communities to identify common needs and opportunities through the formation of a second Main Streets Program East Somerville (in addition to the Union Square project) will create more jobs for low and moderate income persons, improve the quality of life for the low to moderate income persons, and the Wayfinding Kiosk will improve access to information and mobility for persons with disabilities in Union Square. The Main Streets project will go into its third year of an expected five year program.

*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Response: The City's public service grants have funded numerous programs targeted at reducing the number of people living below the poverty level, including: ESL, citizenship classes and financial literacy workshops have enabled the immigrant & low income community employment opportunities and access to resources. Partnerships with the Career Source have provided residents with job search workshops and assistance with other resources. Computer training in public housing has enable residents to update their resumes and research job postings. Childcare training programs and business management courses have

enabled women to start their own day care centers while another women are working as day care assistants.

The CIT/LIT program introduced 48 youth ages 13-15 to a job readiness program that included team building and leadership skills development. Two 4 week training sessions with 24 participants each met to train youth for future employment in a camp program or other job opportunity when they were age appropriate. Youth received a certificate and stipend upon completion of the program. At least four of the program alumni have found jobs in the child care or youth counseling field due to involvement and/or recommendations from the program.

Affordable child care, infant/toddler care and summer camp tuition assistance are strong preventative measures to ensure that parents remain in the workforce while their children are in safe, stimulating care environments. The Boys & Girls Club After-school program served 60 children, Mystic Learning Center 40 and Elizabeth Peabody House 24.

Early intervention services offered by the Guidance Center provided 84 linguistic minority families to access services for their developmentally challenged children (ages 0 to 36 months). Early specialized services and parenting education enable many children to transition into day care programs so families could continue to work. Early intervention services are cost efficient in lieu of special needs education.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.

Response: The Consolidated Plan identifies the following as medium to high priority non-homeless special needs:

1. Severe Mental Illness	High
2. People with Alcohol/Other Drug Addiction	High
3. Frail Elderly	Med
4. Developmentally Disabled	Med
5. People with HIV/Aids	Med

The City will continue to provide additional resources to target assistance for individuals and households that require permanent housing and supportive services for frail elderly, victims of domestic violence, formerly homeless teens and unwed mothers with children.

Actions taken to address special needs of people that are not homeless but require supportive housing are addressed in the Housing Section of this report.

2. Describe how Federal, State, and local public and private sector resources that

are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Response: The City of Somerville has committed CDBG and HOME funds toward the development of a (95) unit assisted living facility that will serve some frail elderly individuals under 30% of median area income. The City will continue to provide resources towards those agencies serving the needs of individuals and households who are on the verge of homelessness or in need of counseling or other mediation services to stabilize their environments. The City is considering funding renovations to the Walnut Street Center which houses individuals who are receiving services from the Department of Mental Health and Mental Retardation. The City has also provided Affordable Housing Trust funds towards the acquisition and rehabilitation of a home for battered women and children. Our federal resources have leveraged both federal, state, public and private resources in all of these projects.

Housing Opportunities for People with AIDS

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on the accomplishments under the annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.

Response: Not Applicable.

7. Describe any barriers (including non-regulatory) encountered, actions in response

to barriers, and recommendations for program improvement.

Response: Not Applicable.

8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.

Response: Not Applicable.

9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Response: Not Applicable.

Specific HOPWA Objectives

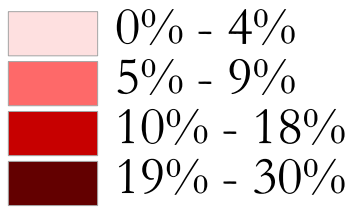
Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Response: Not Applicable.

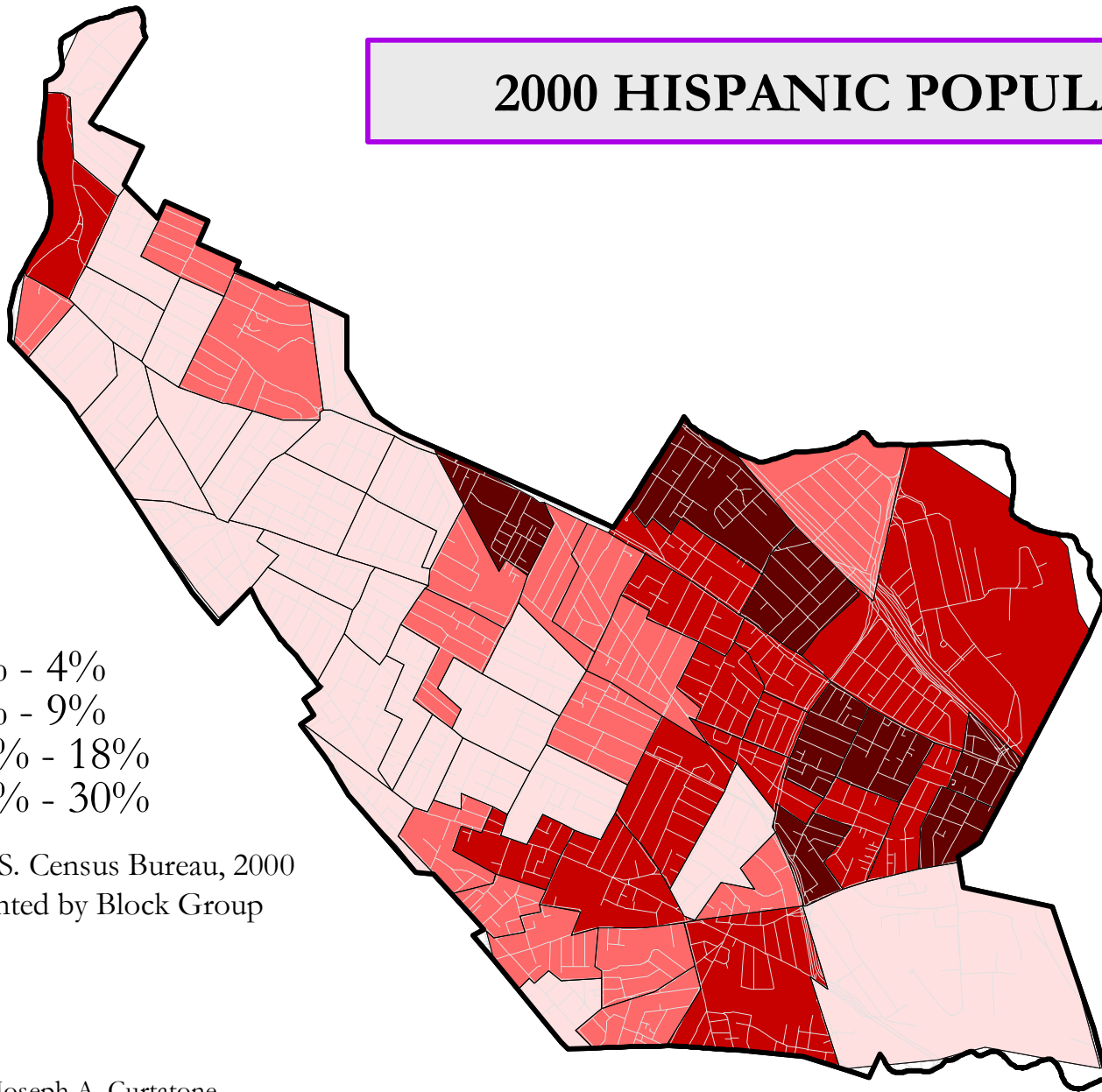
SECTION F

Maps of Somerville

2000 HISPANIC POPULATION



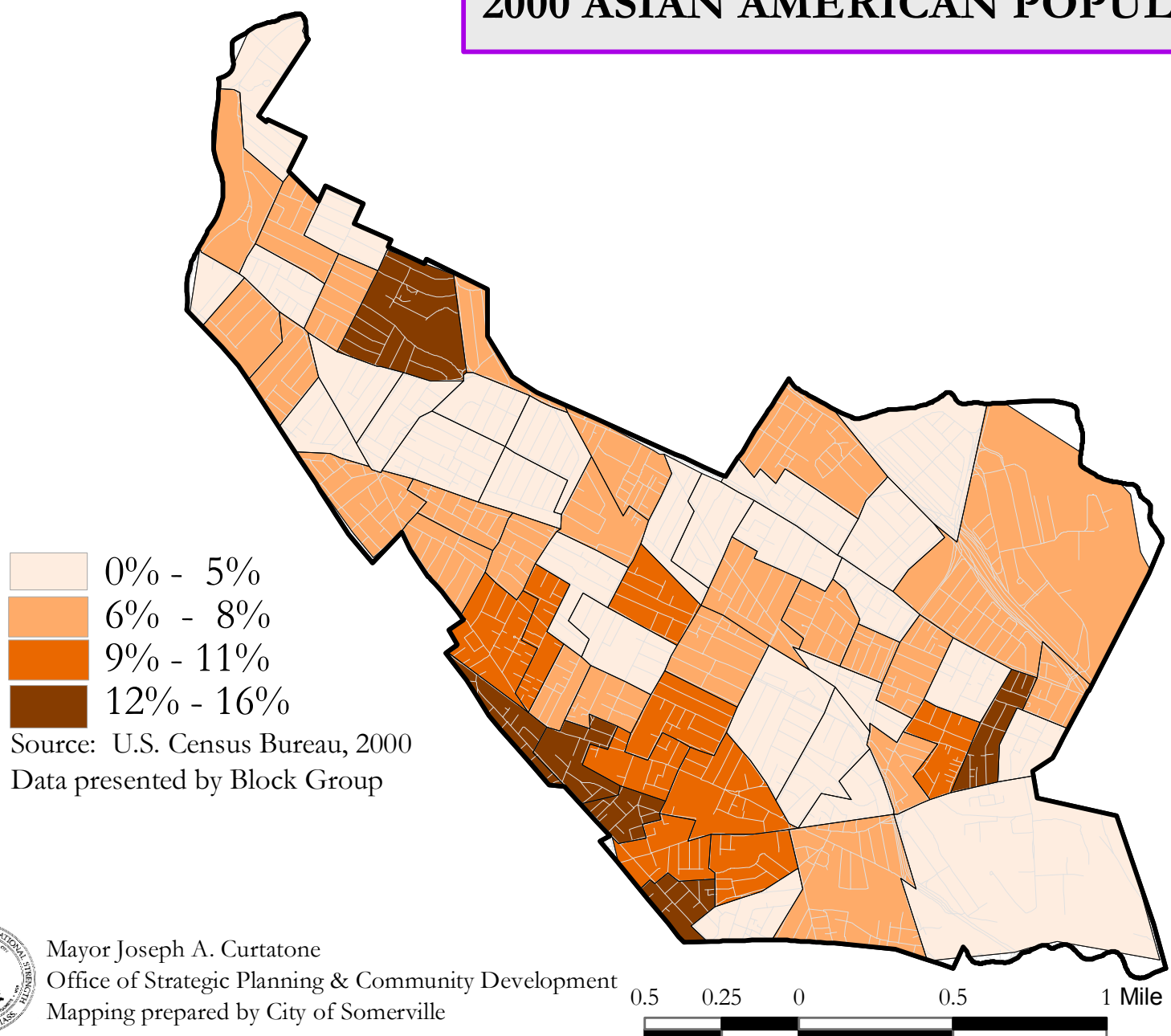
Source: U.S. Census Bureau, 2000
Data presented by Block Group



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2000 ASIAN AMERICAN POPULATION

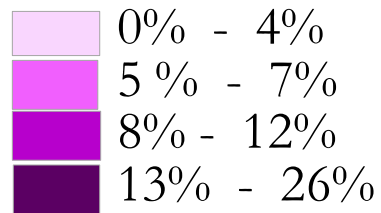


Source: U.S. Census Bureau, 2000
Data presented by Block Group

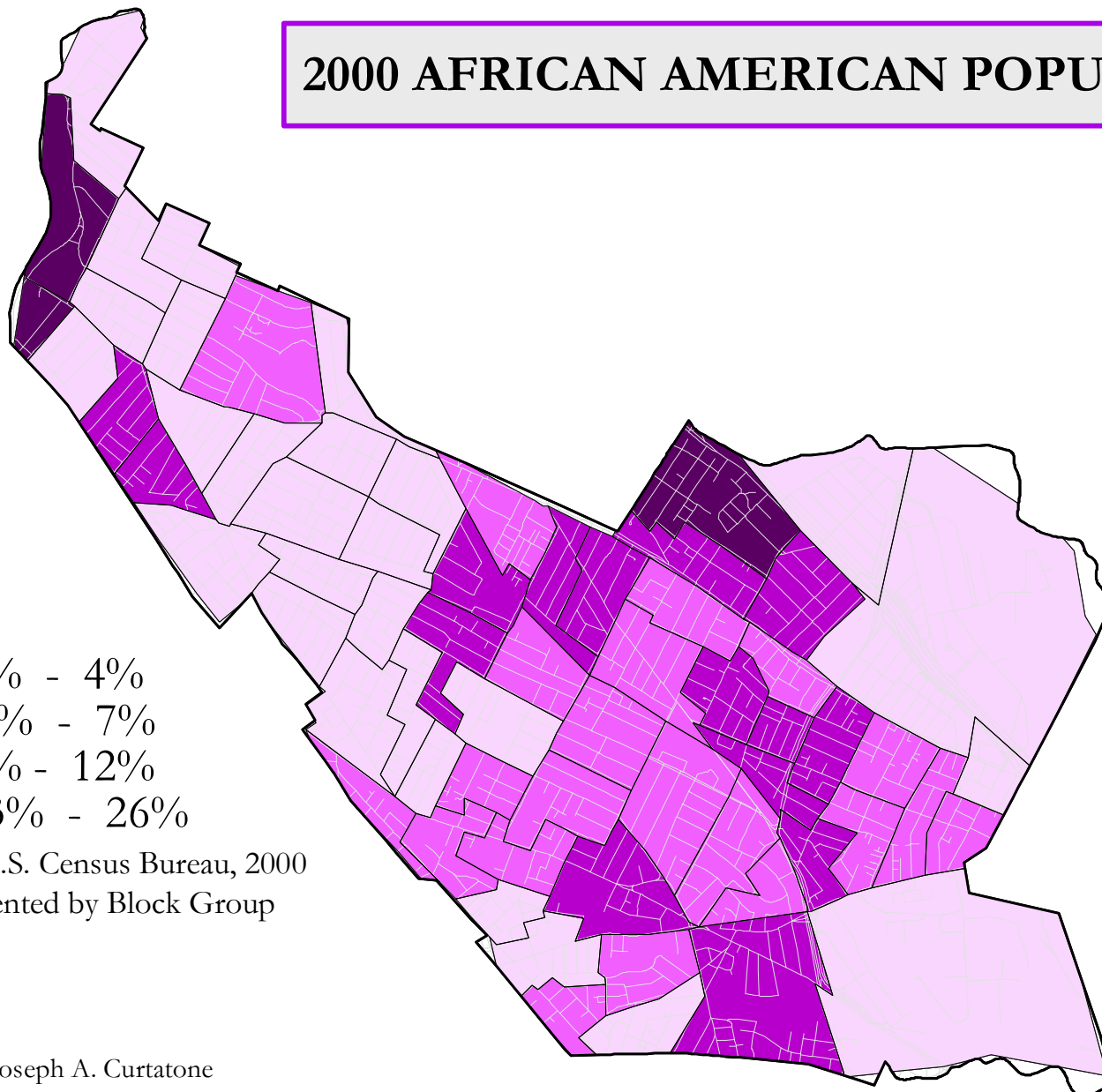


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2000 AFRICAN AMERICAN POPULATION



Source: U.S. Census Bureau, 2000
Data presented by Block Group

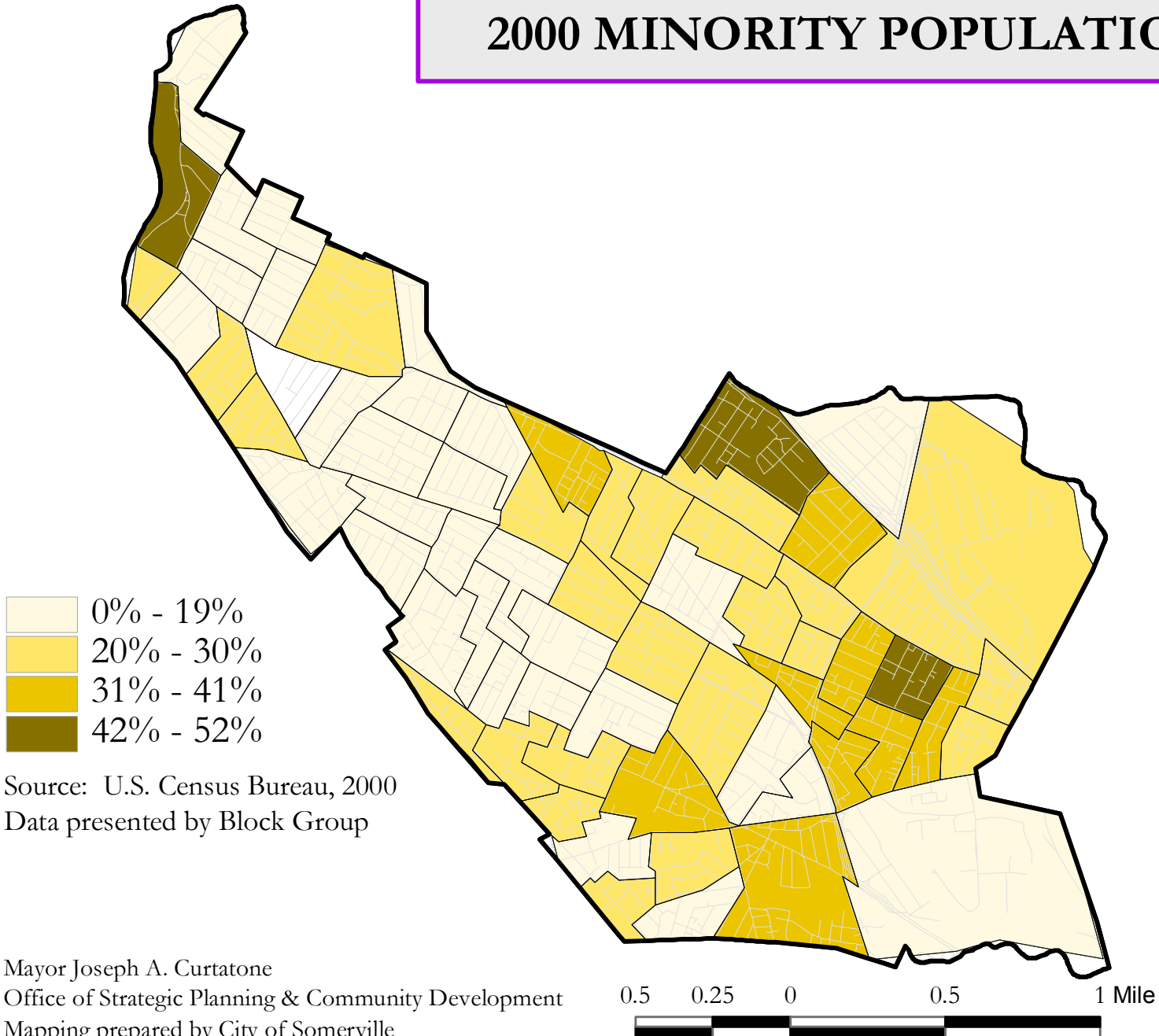


Map - 12



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2000 MINORITY POPULATION

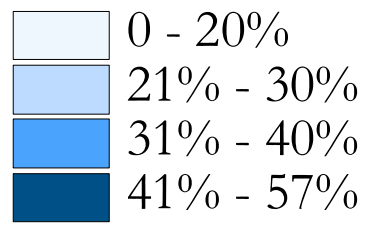


Source: U.S. Census Bureau, 2000
Data presented by Block Group

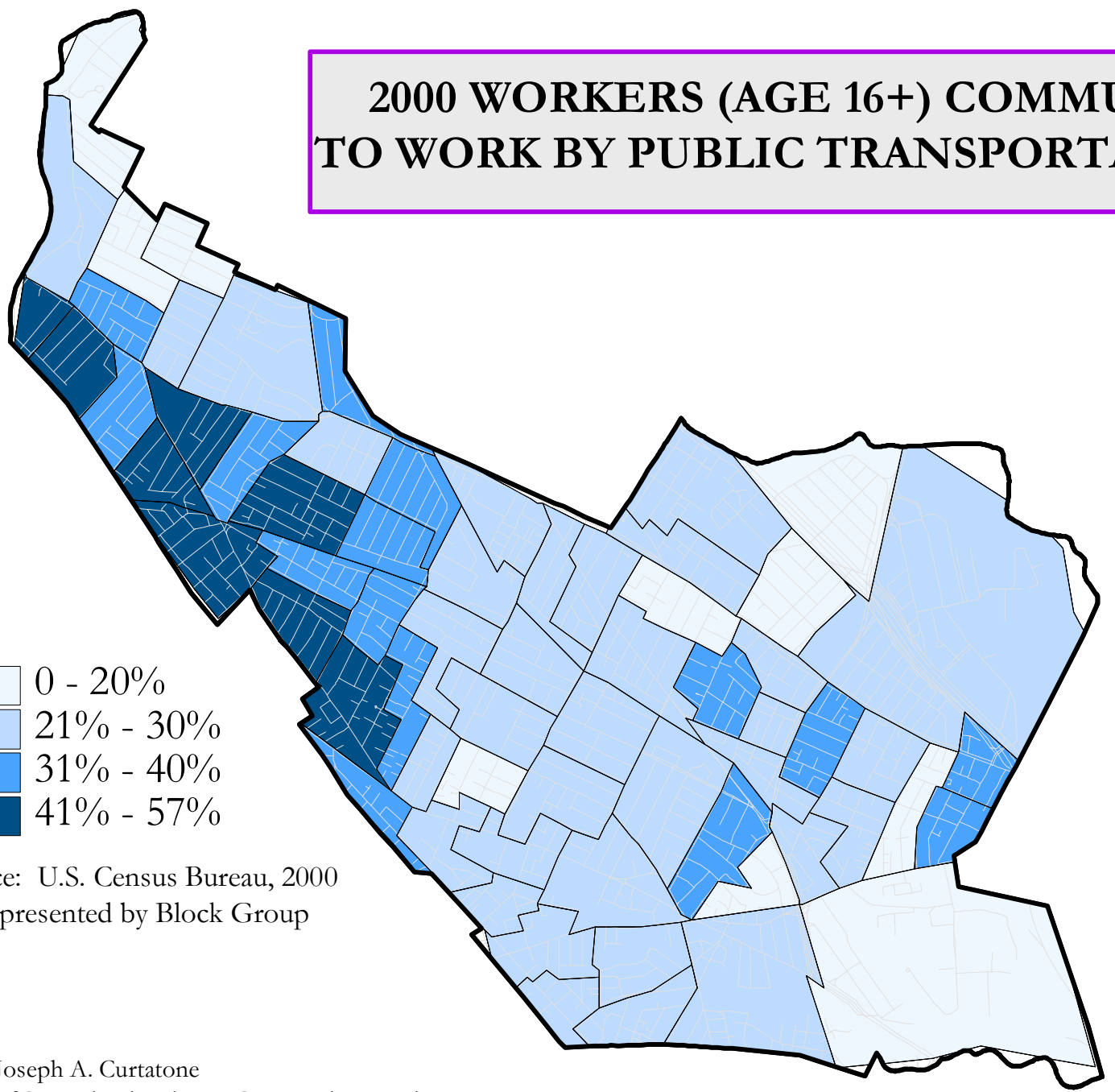


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2000 WORKERS (AGE 16+) COMMUTE TO WORK BY PUBLIC TRANSPORTATION



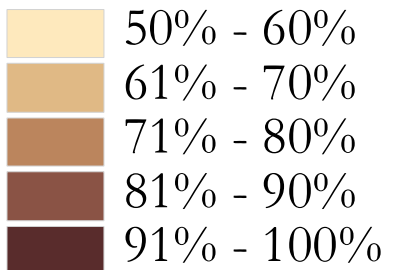
Source: U.S. Census Bureau, 2000
Data presented by Block Group



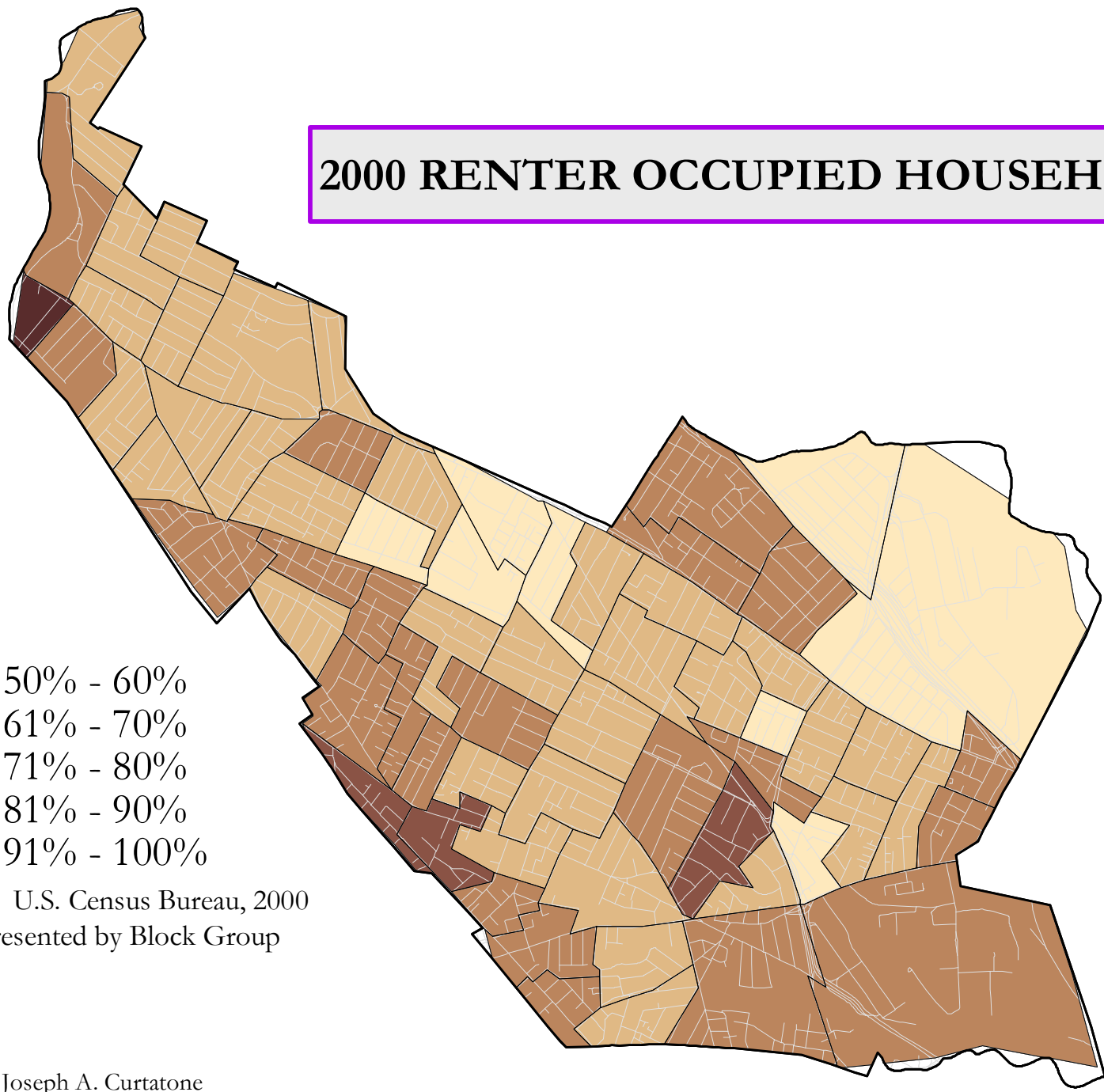
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2000 RENTER OCCUPIED HOUSEHOLDS



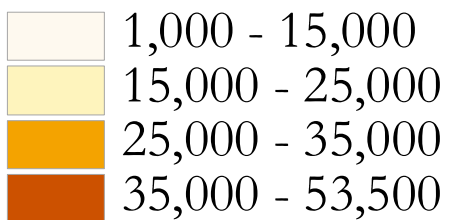
Source: U.S. Census Bureau, 2000
Data presented by Block Group



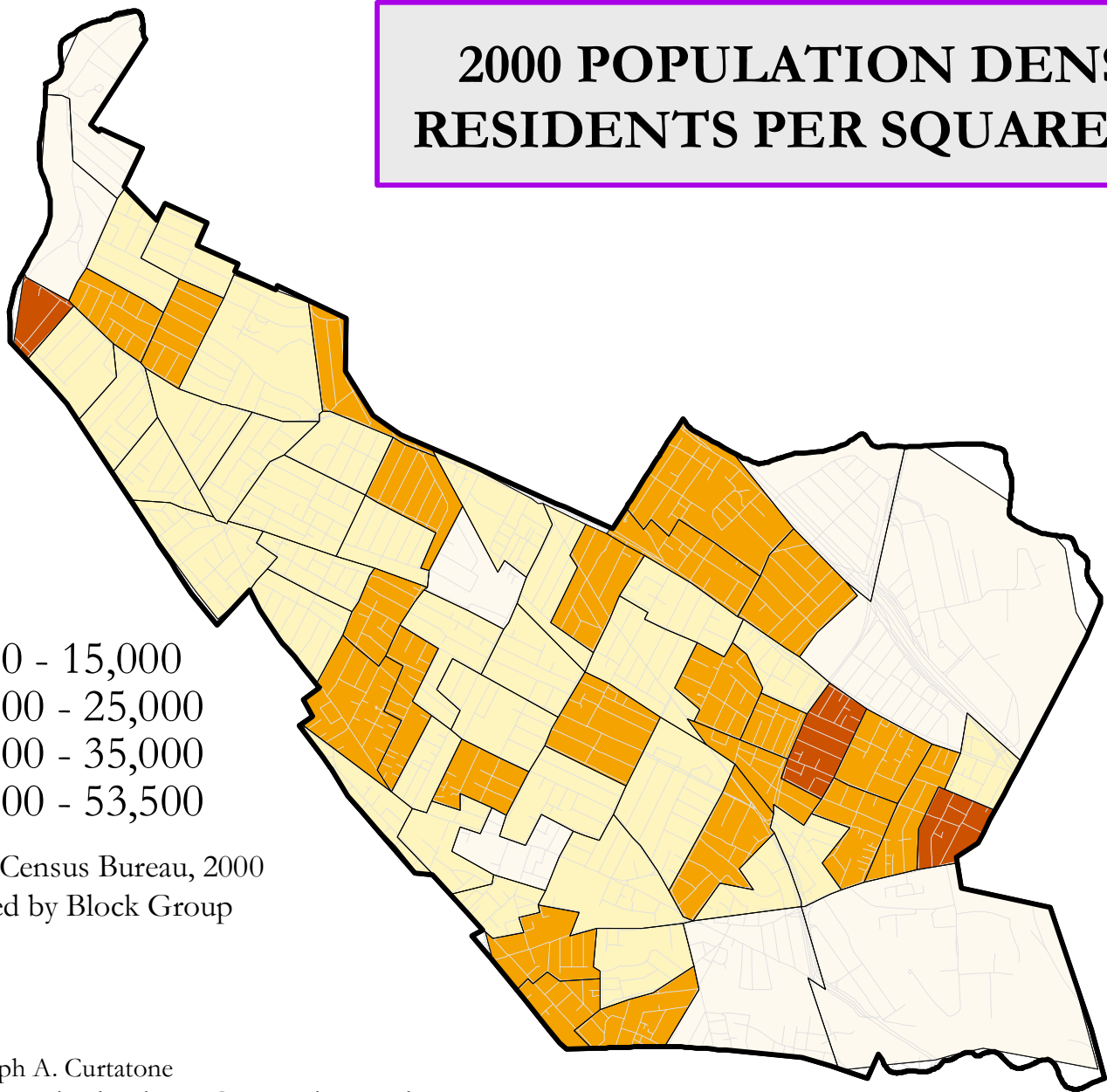
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2000 POPULATION DENSITY RESIDENTS PER SQUARE MILE

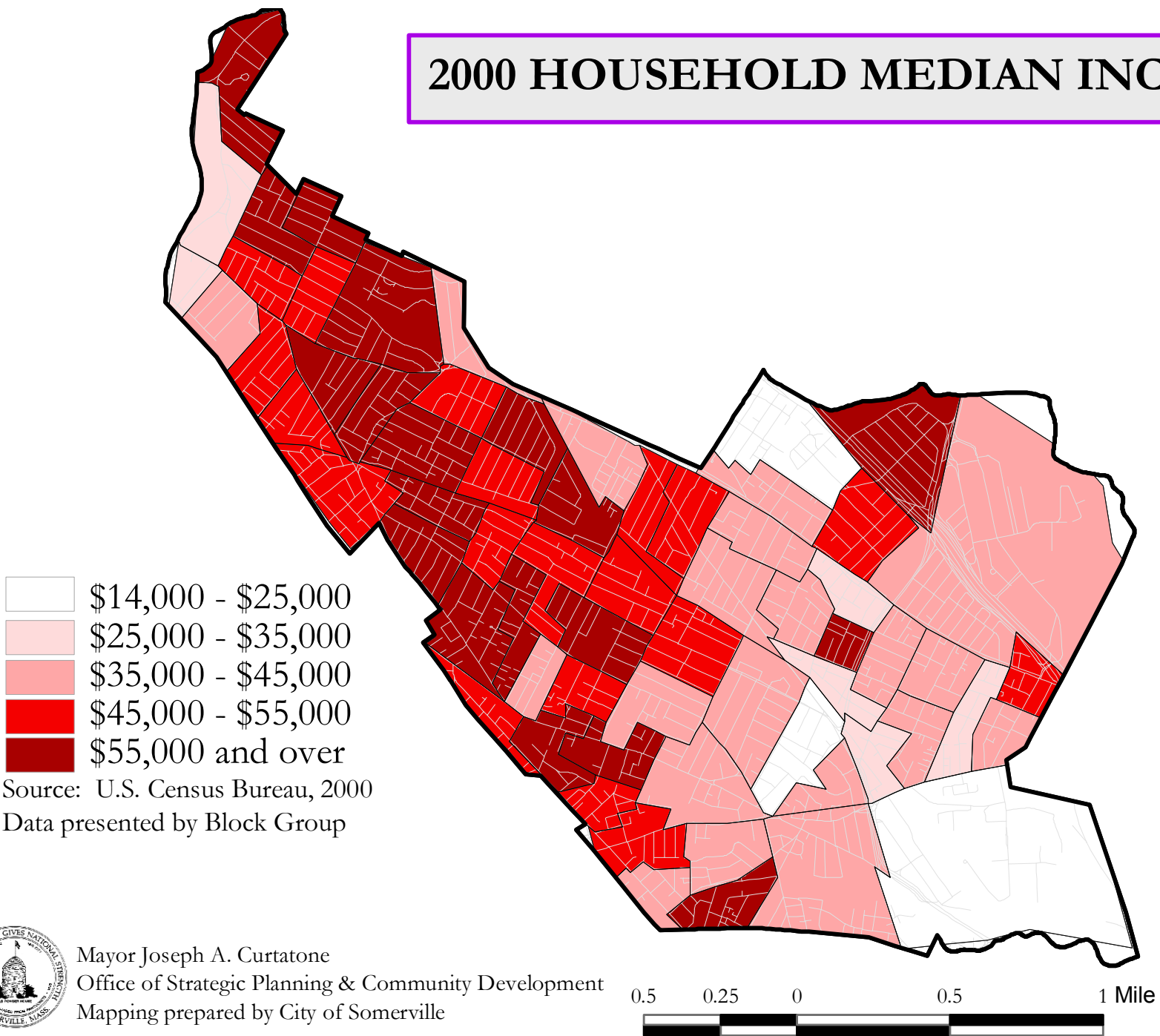


Source: U.S. Census Bureau, 2000
Data presented by Block Group



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2000 HOUSEHOLD MEDIAN INCOME

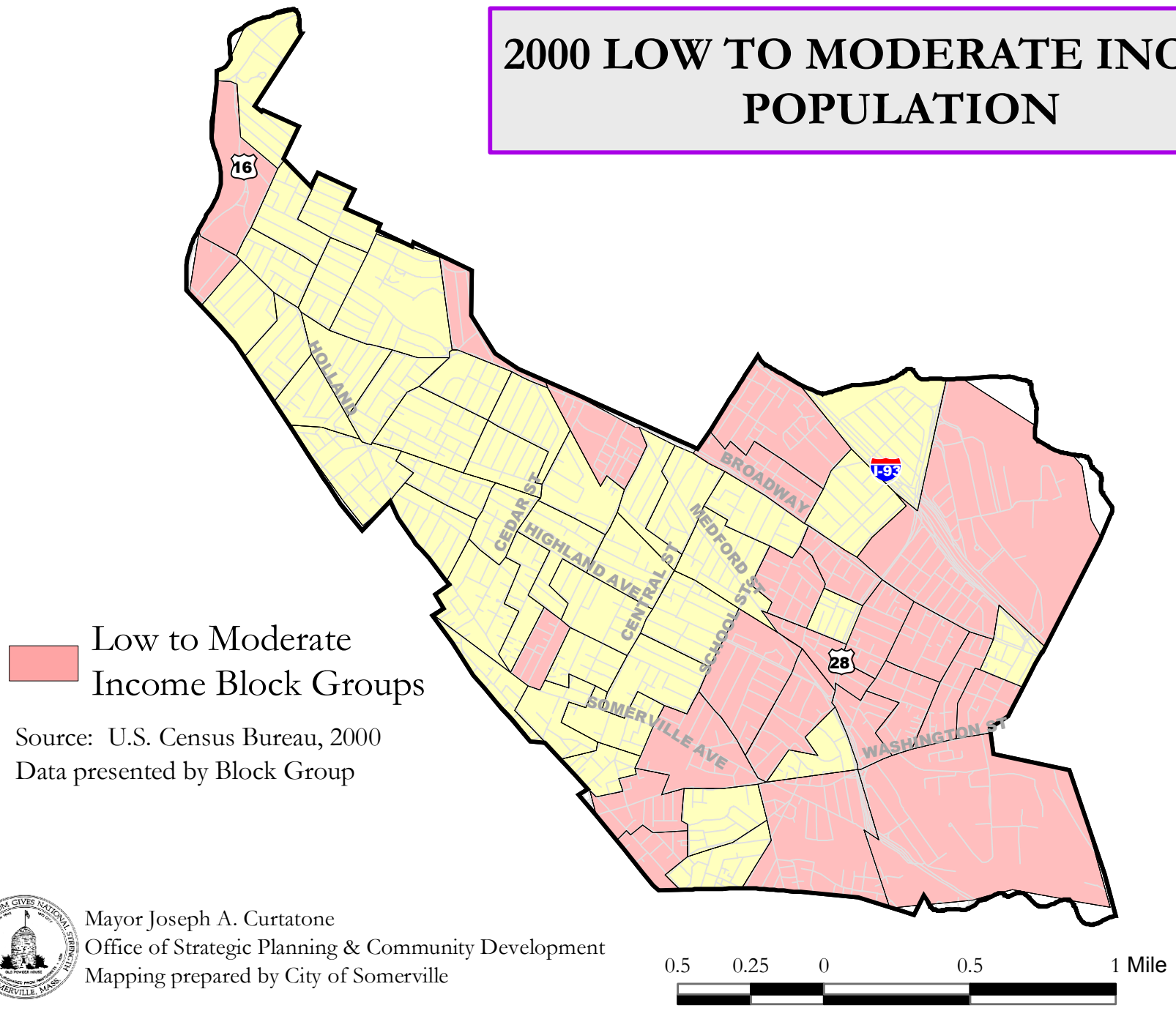


Source: U.S. Census Bureau, 2000
Data presented by Block Group



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2000 LOW TO MODERATE INCOME POPULATION

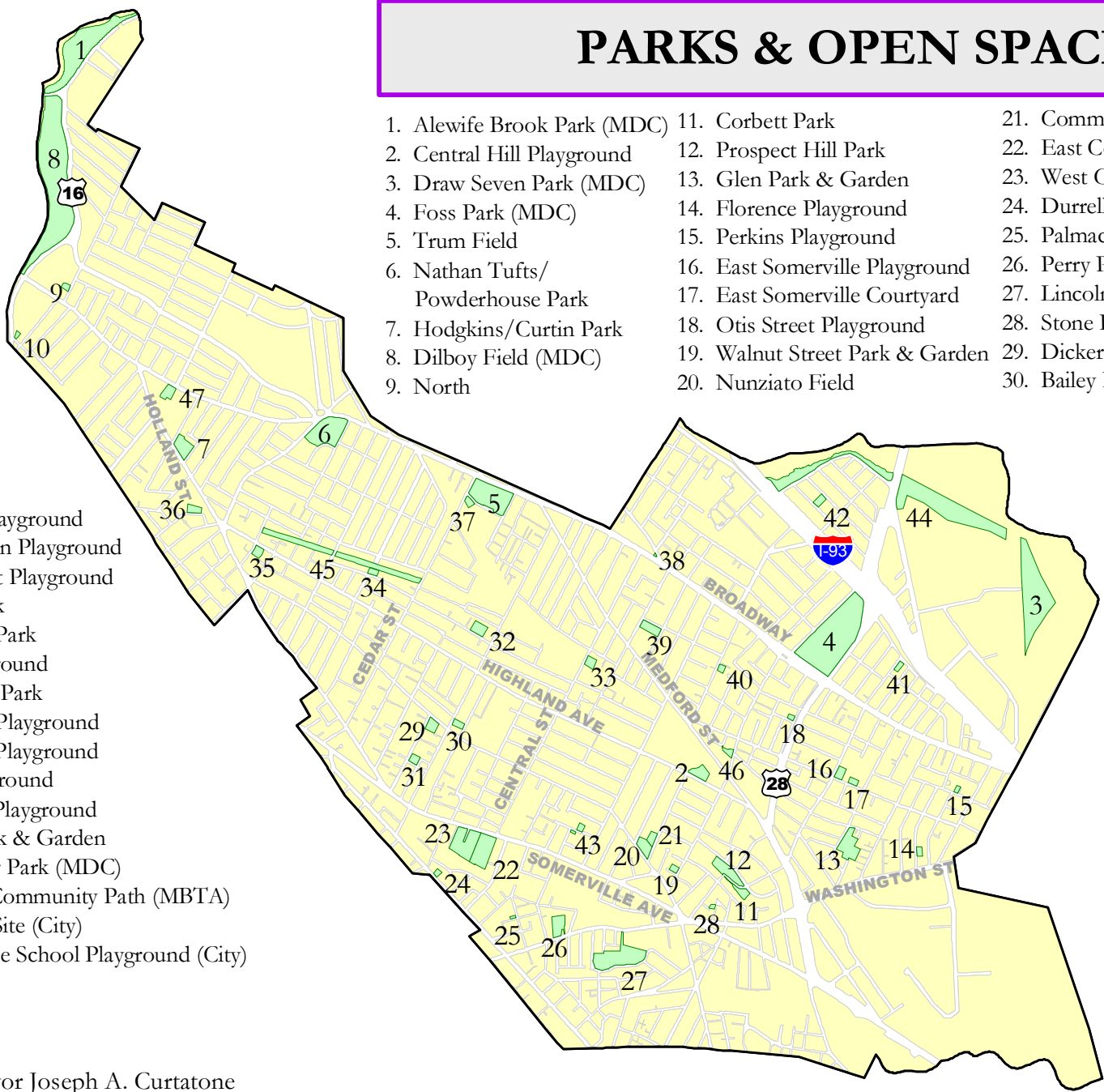


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PARKS & OPEN SPACE

- | | | |
|--------------------------------------|---------------------------------|------------------------------|
| 1. Alewife Brook Park (MDC) | 11. Corbett Park | 21. Community Growing Center |
| 2. Central Hill Playground | 12. Prospect Hill Park | 22. East Conway Park |
| 3. Draw Seven Park (MDC) | 13. Glen Park & Garden | 23. West Conway Park |
| 4. Foss Park (MDC) | 14. Florence Playground | 24. Durrell Playground |
| 5. Trum Field | 15. Perkins Playground | 25. Palmacci Playground |
| 6. Nathan Tufts/
Powderhouse Park | 16. East Somerville Playground | 26. Perry Park |
| 7. Hodgkins/Curtin Park | 17. East Somerville Courtyard | 27. Lincoln Park & Garden |
| 8. Dilboy Field (MDC) | 18. Otis Street Playground | 28. Stone Place Playground |
| 9. North | 19. Walnut Street Park & Garden | 29. Dickerman Playground |
| | 20. Nunziato Field | 30. Bailey Park |

- 32. Albion St Playground
- 33. Hoyt-Sullivan Playground
- 34. Lexington St Playground
- 35. Kenney Park
- 36. Seven Hills Park
- 37. Trum Playground
- 38. Paul Revere Park
- 39. Winter Hill Playground
- 40. Marshall St Playground
- 41. Harris Playground
- 42. Grimmons Playground
- 43. Osgood Park & Garden
- 44. Mystic River Park (MDC)
- 45. Somerville Community Path (MBTA)
- 46. Kemp Nut Site (City)
- 47. Powderhouse School Playground (City)



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INDUSTRIAL REVITALIZATION AREAS



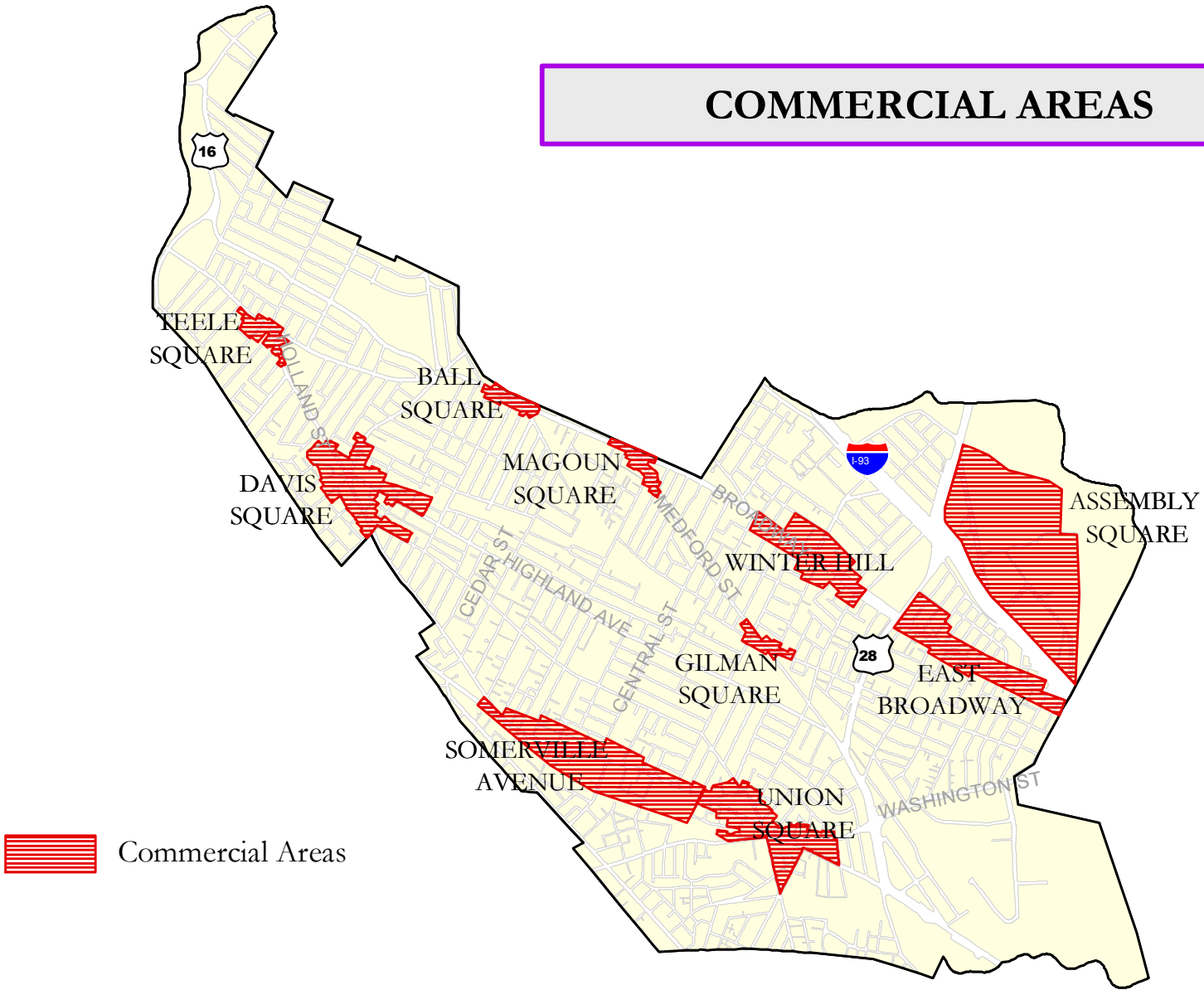
 Industrial Revitalization Areas




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COMMERCIAL AREAS



 Commercial Areas



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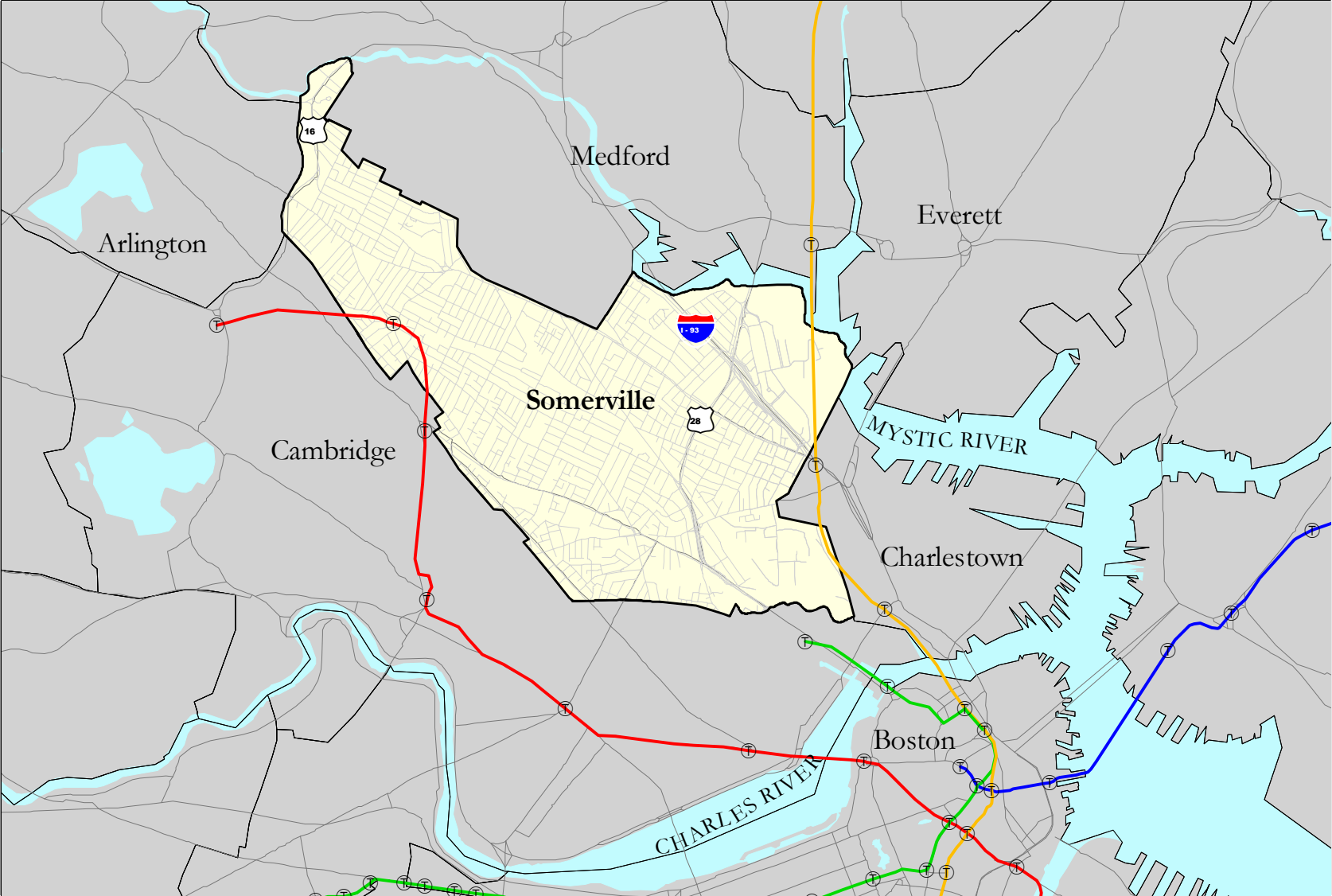
PROGRAM YEAR 2010 NEW AND EXPANDED SITE-SPECIFIC ACTIVITIES

- Housing**
- Economic Development**
- Transportation**
- Historic Preservation**
- Parks & Open Space**
- Union Square NRSA**
- East Somerville NRSA**

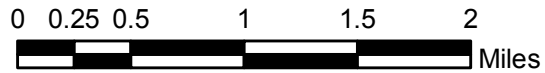


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REGIONAL CONTEXT



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SOCIAL SERVICES

Social Service Locations

- Health
- Family
- Youth
- Diversity
- Self Sufficiency

HUD Eligible Block Groups

Source: U.S. Census Bureau, 2000
Data presented by Block Group



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SECTION G

Public Participation Plan & Consultation

PUBLIC PARTICIPATION PLAN

I. Introduction

The City of Somerville annually receives Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and Emergency Shelter Grant (ESG) funds from the U.S. Department of Housing and Community Development (HUD), which it administers through the Somerville Mayor's Office of Strategic Planning and Community Development. The primary purpose of these formula grant programs is to develop viable communities through the provision of decent housing, a suitable living environment and expanding economic opportunities for low- and moderate-income persons. As a recipient of these entitlement program funds, the City is required to produce the following documents:

1. **Consolidated Plan:** A five-year plan that documents Somerville's housing and community development needs, outlines strategies to address those needs, and identifies proposed program accomplishments.
2. **Annual Action Plan:** An annual plan that describes specific CDBG-, HOME- and ESGfunded projects that will be undertaken over the course of the upcoming fiscal year.
3. **Consolidated Annual Performance and Evaluation Report (CAPER):** An annual report that evaluates the use of CDBG, HOME and ESG funds.

This Citizen Participation Plan has been developed to provide citizens and other interested parties with opportunities to participate in an advisory role in the planning, implementation and evaluation of the CDBG, HOME and ESG programs which primarily benefit Somerville's low- and moderate-income residents and to review and comment on each of the documents listed above.

II. Public Hearing Process

1. **Frequency.** The City will hold a minimum of two public hearings annually, at different times during the consolidated plan process to obtain citizen input on proposed programs and projects.
2. **Location.** Hearings will be held in areas of the City where CDBG funds are proposed to be used, specifically in neighborhoods of predominantly low- and moderate-income citizens as defined by the most recent U.S. census data.
3. **Outreach.** Public meeting notices will be published in both English and Spanish two weeks prior to the date of the hearing in general circulation publications within the City.
 - Translations of the public meeting notice in Haitian Creole and Portuguese, in addition to English and Spanish, will be published on the City's cable wheel.
 - Meetings will be posted in English on the City's website.
 - Fliers of the meeting will be posted and distributed in the following locations throughout the City:
 - Mailing to all public service agencies with a request that the fliers be translated, if possible, into languages other than Spanish, Portuguese, Haitian Creole or English, if this is appropriate for their constituency.
 - All branches of the Public Library
 - Front hall of City Hall
 - The Mayor's office
 - OSPCD front desk

- Other locations as deemed appropriate
- 4. Accessibility. All hearing/meeting locations will be handicapped accessible. Meetings will be advertised in English, Spanish, Portuguese and Haitian Creole (and other languages as appropriate). All ads, notices and fliers will include a TTY phone number and contact information to arrange for special accessibility requirements.
- 5. Information Provided. At the first public hearing after the City receives information on the amount of assistance it expects to receive from HUD (including grant funds and program income), the City will provide this information to the public. Generally, at each hearing the following information is to be provided:
 - Amount of assistance received from HUD annually (grants & program income);
 - The range of activities that may be under-taken using these funds, including the estimated amount that will benefit persons of low- and moderate-income;
 - The areas of the City where activities may be under-taken;
 - A description of the projects programs and services that are underway using currently available funds; and,
 - Copies of the most recently published consolidated plan; performance report; and other relevant documents (NRSA plans etc.)

III. Notification to Public Housing Authority

The City will provide information on a regular basis to the Somerville Housing Authority about consolidated plan activities related to its developments and surrounding communities so that the housing authority can:

- Make this information available at the annual public hearing required under the Comprehensive Grant program.
- Encourage participation among residents in the process of developing and implementing the consolidated plan.

IV. Citizen Comment on the Consolidated Plan / Amendments, and Performance Reports

1. Notification. The City will publish notification of the availability of the proposed Consolidated Plan in a newspaper of general circulation and on the City website giving citizens not less than 30 days for the Consolidated Plan and Amendments and not less than 15 days for the Performance Report to comment. This notice will include:
 - The date on which the plan will be available and the date by which comments must be received;
 - The name of the person and/or agency where comments should be directed; and,
 - The form that comments should take (written, email, fax etc.).
2. Location. The City will make the plan available at the following location for a period of not less than 30 days so that citizens may comment on the plan:
 - All branches of the public library;
 - Office of Strategic Planning and Community Development;
 - By email or parcel post as requested; and,
 - On the City website.
3. Consideration of Comments. All comments or views of Citizens received in writing, or orally at the public hearings will be considered in preparing the final consolidated plan.

V. Criteria for Amendments to the Consolidated Plan

A deletion or addition of an activity, source of income or objective will constitute a substantial change in the consolidated plan.

VI. Availability to the Public

The final Consolidated Plan and amendments and the final performance report will be made available to the public at the following locations and by the following means:

- All branches of the public library;
- Office of Strategic Planning and Community Development;
- By email or parcel post as requested; and,
- On the City website.

VII. Technical Assistance

The City will provide technical assistance to citizens, public agencies and other interested parties in providing technical assistance in developing proposals for funding under any of the programs covered by the Consolidated Plan.