



# Annual Action Plan 2022-2023

City of Somerville

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and Community  
Development

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# Executive Summary

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

### 1. Introduction

The City of Somerville 2022-2023 Annual Action Plan is the fifth and final plan of the 2018-2022 consolidated planning cycle. The annual action plans are guided by the needs, goals, and assessments set forth and established in the consolidated plan. The consolidated plan represents a collaborative process that was undertaken to identify current housing and community development needs and to develop goals, priorities, and strategies to address those needs, especially for low and moderate income households. Goals, priorities and strategies are carried from the consolidated plan into each annual action plan. In this plan, a robust, data driven process was undertaken to better guide and focus funding from the U.S. Department of Housing and Urban Developments formula block grant programs. The federal block grant programs that provide these resources include the Community Development Block Grant (CDBG), the HOME Investment Partnerships Program, and the Emergency Solutions Grant (ESG). In both the Five Year Consolidated Plan and the Annual Action Plans, particular focus was placed on the needs most greatly impacting the city's low to moderate income residents.

### 2. Summarize the objectives and outcomes identified in the Plan

When developing the 2022-2023 Annual Action plan, the city identified several areas that continue to present major impediments to low and moderate income residents as well as new areas of concern that have arisen as a result of the city's strong growth and continued development. Additionally, the 2022-2023 action plan will aim to remediate obstacles and hardships brought on by the Covid-19 pandemic. The following focused areas have been identified to best serve low and moderate income residents and best address those residents' needs.

- Creating and Preserving Affordable Housing
- Stabilizing and Revitalizing Diverse Neighborhoods
- Infrastructure and Urban Environment Improvements
- Family Stabilization and Workforce Readiness
- Reducing and Ending Homelessness

In addition to CDBG, HOME, and ESG funds, the city is also receiving \$1,626,742 of HOME-ARP funds during this program year, and the allocation plan for that remains in development. Allocation of those funds will align with existing focus areas that best aid low and moderate income residents in Somerville and address effects of the COVID-19 pandemic when eligible.

### 3. Evaluation of past performance

The City of Somerville has made significant progress on the goals and benchmarks laid out in the 2018-2022 Five Year Plan. Milestones have been reached across many of the key areas of need identified in the plan including affordable housing, workforce development, small business resiliency, and infrastructure and urban environment improvements. The city has also continued to support its wide network of social service agencies that support the needs of the city's most vulnerable populations.

**Affordable Housing** - The city and its local CHDO partner is continuing to progress on their targeted goals of acquiring and rehabilitating housing units in the open market for the purpose of converting them to permanently affordable units through the 100 Homes program. So far, 102 units are enrolled in the 100 Homes and 49 More program. In the prior action plan, the city continued to enroll units acquired in the 100 Homes program in the city's Home Rehabilitation program, making necessary improvements to address code violations and bring these units online. The city also continues to support its traditional tenant based rental assistance and first-time home buyer assistance programs.

**Infrastructure and Urban Environment** - With the aid of CDBG funds, the city has been able to continue to expand its urban forestry canopy and portfolio of recreational open spaces. Park projects have been identified and are currently in the design phase, and construction is projected to begin over the next couple of years. Construction is ongoing and nearing completion at the Arthur Healey School, and that park renovation will create a large amount of suitable green space for a school previously lacking it. Phase I of that project is already complete, providing a "Tot Lot" in the area. The city has also implemented pedestrian safety and transit equity improvements in the central Broadway and Union Square corridors. These included dedicated bus and bicycle lanes and other safety improvements. The city is also planning additional pedestrian safety improvements in eligible areas over the course of the next action plan year. The goal is to continue leverage CDBG funding for these projects along with funding from the state's new local ride-sharing fees.

**Workforce development and Small Business Resiliency** - At the onset of the pandemic, the City of Somerville leveraged CDBG funds to support the city's most vulnerable small businesses, administering \$1 million of forgivable loans to 124 eligible microenterprises and businesses in need of job retention funds. The loans were for up to \$10,000, and collectively, the loan recipients employed over 600 people. A second round of federally funded forgivable loans was issued later in the program year, again providing critical funds to 80 small businesses in Somerville to ensure small business resiliency in the city. The city also continued to fund technical assistance through non-profit partners to eligible microenterprises and small businesses serving essential needs in eligible communities of the city, with assistance ranging from help with marketing to assistance in filing for critical permits. In the most recent program year, CDBG funds were used to fund technical assistance for 17 businesses located in East Somerville and Union Square.

The City of Somerville, in conjunction with its nonprofit partners and the recently created Jobs Trust have worked tirelessly to prepare low to moderate income residents to compete for the jobs of tomorrow coming to Somerville. Through its investment in the First Source program, 53 low to moderate Somerville residents have received job training that will enable them to compete for the higher paying jobs emerging in Somerville, and eight of those participants have secured job placements.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

In progress.

**5. Summary of public comments**

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

In progress.

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

In Progress.

**7. Summary**

In progress.

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**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
CDBG Administrator	SOMERVILLE	OSPCD
HOME Administrator	SOMERVILLE	OSPCD
ESG Administrator	SOMERVILLE	OSPCD

**Table 1 – Responsible Agencies**

**Narrative (optional)**

**Consolidated Plan Public Contact Information**

The Consolidated and Annual Action Plans are prepared by:

Mayor's Office of Strategic Planning and Community Development

93 Highland Avenue

Somerville, MA 02143

Specific questions or comments on the plan or general questions about CPD programs can be addressed to the attention of George Barker or Julie Melgar, Program Compliance Officers, at [ospcd@somervillema.gov](mailto:ospcd@somervillema.gov).

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

### **1. Introduction**

The City of Somerville Mayor's Office of Strategic Planning and Community Development (OSPCD) consults with multiple organizations and community representatives for preparation of the Action Plan for use of HUD grant funds. The City conducts at least one public hearing during the development process before the Action Plan is published with a 30 day comment period to obtain citizen views and to respond to comments and questions. The City Council considers and adopts the final plan. The City of Somerville recognizes that partnerships with public and private entities are vital to the provision of effective services to the Somerville community. Each strategy prioritized by the City of Somerville is only accomplished through effective collaborations with community partners. These partners provide the expertise needed to ensure quality service provision, housing development, and neighborhood revitalization efforts. OSPCD works with a number of City departments, the housing authority, major non-profit organizations, and other stakeholders to ensure that the planning process is both comprehensive and inclusive. OSPCD secures information from other City departments, the private sector non-profits, neighborhood-based organization, and residents regarding existing conditions, and OSPCD will continue to seek out opportunities to strategize with a variety of groups to address short-term and long-term community needs. In addition, OSPCD staff will meet with community groups and agencies throughout the year to solicit input regarding OSPCD programs and to plan future activities.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

The City of Somerville and OSPCD coordinate activities between public housing and assisted housing agencies through funding and reporting outcomes to state and federal agencies. Non-profit and for profit housing developers and housing providers are in regular contact with OSPCD staff regarding permits, project ideas and potential state and federal grants that could be combined with CDBG and HOME funds for a successful housing project proposal. The HOME program provides vital funding to affordable housing providers that also apply for tax credit funding to develop affordable housing units.

The City of Somerville strives to maintain constant communication with various public and private agencies to ensure funding priorities are in line with current community development goals. OSPCD is involved in many community collaborations with an aim to enhance coordination between housing and service providers to better serve the community. In support of the Consolidated Plan and the Continuum of Care (CoC) Strategic Plan to End Homelessness, OSPCD is in partnership with housing providers as well as health and human services providers to create subsidized affordable housing units that are linked to mainstream social supports. The city's housing rehabilitation program also can improve the quality and quantity of eligible affordable housing units linked to supportive services, and projects in that area are ongoing. The City dedicates approximately 15% of CDBG HUD grant funds to

support the social service programs of roughly 16 non-profit agencies identifying gaps and providing supportive services to low-income residents. The city issues RFPs each year that community agencies can submit plans and bids through, and through that process the city selects which agencies will receive funds. Activities include youth-focused job training, food bank support, and other anti-poverty efforts.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

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

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

Following the Point in Time Count, the Somerville-Arlington Homeless Providers Group reviews the needs within the communities and makes recommendations. Additional beds for the chronically homeless have been requested and mobile vouchers have been prioritized through Somerville Prevention and Stabilization (PASS) program funds. Similarly, Passages, the McKinney funded case management program, has been able to work with the local housing authority in securing Section 8 vouchers and public housing units for the chronically homeless.

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



**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

ESG grantees have shifted their focus to prevention and serving at-risk homeless populations. Knowing that serving the chronically homeless is a priority of the CoC, OSPCD will increase efforts to solicit information to identify successful strategies to be used to inform ESG funding for this priority population.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

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**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	SOMERVILLE HOMELESS COALITION
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency operates a 24-hour information hotline and provides data on low-income residents to support coordination of services to improve the lives of residents by integrating social service programs and housing development opportunities to target low-income individuals and families. Addressing housing will enable households to focus on health and safety issues and other basic needs and health problems will decline and housing recidivism will be reduced. Public benefit programs will be accessed, and income will be maximized for long term stability. Households will begin the path to increased self-sufficiency. The Consolidate Plan and Annual Action Plan utilized the collective knowledge of this agency to develop strategies and goals to address the City's priority needs.
2	<b>Agency/Group/Organization</b>	THE SOMERVILLE COMMUNITY CORPORATION
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Employment

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization works to ensure Somerville remains affordable for low and moderate income people with three overarching goals: organize the community to promote policies that enhance the regulatory and funding environment for affordable housing and good jobs for Somerville residents; develop and preserve as many affordable housing units as possible; create access to opportunities for constituents, through financial education, counseling, and asset-building programs. The organization provides soft-skill building workshops and job placements for residents. Agency provides and develops affordable units in the City. Consulted on the housing and support needs of homeless youth and families. School mediation program helps resolve issues in a peaceful way and teach conflict resolution skills and decrease crime.
3	<b>Agency/Group/Organization</b>	MAPC
	<b>Agency/Group/Organization Type</b>	Housing Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	

4	<b>Agency/Group/Organization</b>	Somerville School Dept
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Services-Employment Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Education
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The School Department provided the annual income and ethnicity data information on the student population in the Somerville Schools, which is used to document low income areas. Consolidated and Annual Plan services and programs were designed based on income eligible areas to address and improve outcomes of youth and families.
5	<b>Agency/Group/Organization</b>	Somerville Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Service-Fair Housing

	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment  Public Housing Needs  Homeless Needs - Chronically homeless  Homeless Needs - Families with children  Homelessness Needs - Veterans  Homelessness Needs - Unaccompanied youth  Homelessness Strategy  Market Analysis</p>
	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Provided data on low-income residents to support the better coordination of services to improve the lives of residents and counseling support services needed to enable residents to afford and sustain housing. Access to decent, affordable housing provides critical stability for those households and lowers the risk of vulnerable households becoming homeless. Affordable housing increases the amount households can put toward other important needs and savings for the future. Affordable housing creates a stable environment for children and contributes to improved educational outcomes. During the planning process, agencies were invited to attend general meetings and were subsequently met with one-on-one. The City's Consolidated Plan and Annual Plan incorporated information from the Housing Authority in its plan development.</p>
6	<p><b>Agency/Group/Organization</b></p>	<p>Somerville Affordable Housing Trust Fund</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Housing  Services - Housing  Services-Children  Services-Elderly Persons  Services-Persons with Disabilities  Services-homeless  Service-Fair Housing  Neighborhood Organization</p>

	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Trust was formed to deal with the shortage of affordable housing in the City of Somerville. They attend and present research projects at Public Hearings and determine appropriated use of Trust Funds for development such as site acquisition, site clearance, site improvements, etc. The Trust has presented and created new affordable rental and homeownership units in the City of Somerville and created programs that directly assist renters and homeowners. Best practices were incorporated in the Consolidated and Annual Plan.
7	<b>Agency/Group/Organization</b>	The Center for Teen Empowerment, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency is the lead agency working with teens on identifying and organizing youth initiatives to bring about social change. The youth issues were incorporated in the Consolidated and Annual Plan. There was a decrease in violence and negative youth behaviors, an increase in youth civic engagement, and increase in leadership ability and employment skills of youth organizers. Several hundred youth participated in positive out of school time activities as a result of involvement. During the planning process, agencies were invited to general meetings and were subsequently met with one-on-one. Teen Empowerment provided feedback to the City on initiatives and needs of youth for inclusion in the Consolidated and Annual Plan.
8	<b>Agency/Group/Organization</b>	Somerville Council on Aging
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Health Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff meets monthly with residents in Senior Public Housing and provides documentation on the unmet needs of this growing population. Programming at 3 Senior Centers is designed to engage and meet the needs of the elderly community. Quality and supported affordable housing has promoted better mental and physical health, improved quality of life, and independence for low-income seniors. The Council on Aging shared information about the senior community that was incorporated in the Consolidated and Annual Plan.

9	<b>Agency/Group/Organization</b>	Massachusetts Alliance of Portuguese Speakers, MA
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Elderly Persons Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Health Service-Fair Housing Non-English Speaking Seniors
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	MAPS identifies the unmet needs of the non-English speaking Portuguese community in Somerville, enables this community access to services and provides support and a path to citizenship and participation in the community. The unmet needs of non-English speakers were met by providing services that broke down linguistic, cultural and other barriers. Services promoted self-sufficiency, healthy lifestyles and participation in the local society. The City reviewed relevant updates from MAPS when working on the Consolidated and Annual Plan.
10	<b>Agency/Group/Organization</b>	RESPOND INC
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Service-Fair Housing Services - Victims Child Welfare Agency



	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Respond is a lead agency on the Somerville High Risk Assessment Team, collaborating with Somerville law enforcement and service providers to identify and build a safety net around domestic violence survivors. The agency operates a 24-hour crisis hotline with support and safety net planning for victims of domestic violence. Survivors with access to support services are more likely to leave an abusive situation. The rates of domestic violence homicides and injuries are reduced. The rate of homelessness for victims with children is reduced. Survivors and their children receive the help they need to cope with post-traumatic stress. Families thrive and break the cycle of violence. Best practices were incorporated in the Consolidated and Annual Plan.
11	<b>Agency/Group/Organization</b>	SCM Community Transportation Corporation
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Services-Health Transportation for Seniors and Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SCM provides transportation services to seniors and disabled residents to remain independent. Transportation is the primary need for seniors and disabled people to enable them to remain living on their own. During the planning process, agencies were invited to attend general meetings and were subsequently met with one-on-one. Coordination with SCM included communication on how to design transportation services to meet the needs of this low income-community.

12	<b>Agency/Group/Organization</b>	Cambridge and Somerville Legal Services
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless Service-Fair Housing Eviction Prevention
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency works with income eligible clients on eviction prevention. Agency attends Homeless Providers monthly meetings, consults on strategies to improve services, provides training on housing and benefits issues, works closely with community organizations on policy changes and raises funds for homeless prevention. CASLS participated by providing input into problems affecting their clients.
13	<b>Agency/Group/Organization</b>	Volunteers of America
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Education Services-Employment Veterans Services
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City consulted and received input on the needs of the homeless veterans. VOA attended homeless providers meetings, shared information on client needs and best practices for incorporation in the Consolidated and Annual Plan.

14	<b>Agency/Group/Organization</b>	JUST A START CORPORATION
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Identified and brainstormed about the needs of homeless mothers and their children. Attended homeless providers meetings and shared best practices. Information was incorporated in the Consolidated and Annual Plan.
15	<b>Agency/Group/Organization</b>	Community Action Agency of Somerville
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Education Service-Fair Housing Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CAAS is anti-poverty agency in Somerville since 1981, and the City consulted with them on eviction prevention and housing equity issues facing low-income residents in Somerville.

16	<b>Agency/Group/Organization</b>	The Welcome Project
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Welcome Project located in Somerville public housing works with non-English speakers on ESOL classes to increase their employment opportunities. Additionally they work with youth providing tutoring and interpreter training employment opportunities for bilingual youth. The Welcome Project provides a wealth of information on the needs of minorities in the public housing community.
17	<b>Agency/Group/Organization</b>	EAST SOMERVILLE MAIN STREETS
	<b>Agency/Group/Organization Type</b>	Services-Employment Business and Civic Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development Non-Housing Community Needs Assessment

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The coalition's goal is to strengthen the role of the East Broadway Business District as a commercial center for the eastern half of Somerville and western part of Charlestown, enhance social connectedness within the neighborhood, and promote the East Broadway Business District. Brainstormed about the economic development and identified business needs of low-income businesses. Attended trainings and invited to participate in public meetings.
18	<b>Agency/Group/Organization</b>	UNION SQUARE MAIN STREETS
	<b>Agency/Group/Organization Type</b>	Services-Employment Business and Civic Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Union Square Main Streets works to support and advance the economic development of the Union Square business district and community. USMS provided information on areas in need of great support for economic development in Somerville. Discussed, identified and brainstormed about the economic development and business needs of low-income residents. Attending trainings and was invited to public meetings.
19	<b>Agency/Group/Organization</b>	Somerville Fair Housing Commission
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with Disabilities Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The commission provided information on issues related to housing throughout Somerville. It also gave input on activities that promote housing stability and transparency on fair housing violations.
20	<b>Agency/Group/Organization</b>	Somerville Sustainable Neighborhoods Working Group
	<b>Agency/Group/Organization Type</b>	Housing City Commissioned Working Group
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Provided expertise and perspectives on housing affordability and while working closely with municipal planning and housing.
21	<b>Agency/Group/Organization</b>	Office of Sustainability and Environment
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Needs Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Provided consultation for strategies that result in better environments for communities served.

22	<b>Agency/Group/Organization</b>	Office of Health and Human Services
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing and Non-Housing Community Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Somerville Health and Human Services Department is committed to the protection of the health of Somerville community through disease prevention, community engagement, and promotion of healthy behaviors. The health department provided expertise on key areas of concern and how to improve outcomes.
23	<b>Agency/Group/Organization</b>	MASSACHUSETTS DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	In conjunction with the HUD regulation, the Balance of State Continuum of Care (MA-516) sets guidelines for strategies, standard client intake information, Coordinated Entry Policy and Procedures and referral services to address homelessness for families and individuals at-risk of homelessness.
24	<b>Agency/Group/Organization</b>	Somerville Internet Task Force
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Addressing the Digital Divide
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	

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

The City feels that all types of agencies were consulted and did not intentionally exclude any type of agency during the planning process.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Commonwealth of Massachusetts - Department of Housing & Community Development	The Balance of State CoC administers grants, conducts data collection, and provides project evaluation, technical assistance and monitoring for all COC-funded projects. These functions help to provide a framework for specific and effective actionable steps as detailed within the Annual Action Plan including current goals and evaluating past performance efforts.



Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Somerville Vision 2040	City of Somerville	Comprehensive plan for the vision of the City of Somerville that engages multiple stakeholders throughout the city, discusses new ideas for the city, examines priorities, and addresses progress. The information and participation of stakeholders supports the city's Strategic Plan by providing critical insight of the city's community needs and visions. It also provides a voice for community members and other key stakeholders to encourage empowerment, guide policies, and action steps for addressing housing, economic opportunity, equitable policy, and stability. The plan addresses issues and sets goals in areas such as affordable housing, recreational and open space, job creation, and diversity. These are all areas also addressed in conjunction with and by the annual action plan.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

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**AP-12 Participation – 91.105, 91.200(c)**

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

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)

Table 4 – Citizen Participation Outreach

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## Expected Resources

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

#### Introduction

The 2021-2022 Annual Action Plan details the programs, allocated entitlement funds, and other resources that will be used to carry out the objectives of the City's community development and homelessness prevention strategies. The flexible nature of the CDBG program enables the city to address a wide range of community development needs and implement a multi-faceted strategy that is intended to provide both short term and long term benefits to its most economically vulnerable residents. These funds are used by delivering activities that address the housing, economic development, and urban environment challenges faced by low to moderate income residents. The HOME program is utilized to provide a range of direct housing assistance programs. These programs include rental assistance, homeownership assistance, and the creation of new units in conjunction with a local CHDO and financing partners. The ESG program provides funds for emergency shelters and transitional housing to help people reach independent living. ESG funds can be used to rehabilitate and operate facilities, provide essential services, and prevent homelessness. The ESG program strives to help homeless individuals and families, and subpopulations within this group, such as victims of domestic violence, youth with mental illness, families with children, and veterans. ESG funds can also be used to aid people who are at imminent risk of becoming homeless due to eviction, foreclosure, or utility shutoff. Social service agencies receiving ESG funds will demonstrate a match. All HUD entitlement funding will continue to be considered for activities that will aid in the recovery from the Covid-19 pandemic where eligible.

#### Anticipated Resources

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

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,593,877	50,000	0	2,643,877	0	CDBG Annual Entitlement
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	449,279	25,000	0	474,279	0	HOME Annual Entitlement

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	216,500	0	0	216,500	0	ESG Annual Entitlement
Other	public - federal	Housing Public Services Services Other	1,626,742	0	0	1,626,742	0	HOME-ARP funds will be activated to fund new development and related supportive services activities.
Other	public - local	Acquisition Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership Rental Assistance	1,491,908	0	0	1,491,908	0	Annual CPA Affordable Housing Trust Allocation. Used in conjunction with 100 Homes and Rental Assistance programs.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Homebuyer assistance Housing Multifamily rental new construction New construction for ownership Rental Assistance Services TBRA	400,000	0	0	400,000	0	Annual Affordable Housing Trust program match

Table 5 - Expected Resources – Priority Table

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

The City of Somerville has structured programs that maximize the amount of leverage or supplemental funding that can be achieved within each project category. The following is a brief description of the matching strategy for different program areas.

**Housing** - The city has had a successful track record of using HOME funds as matching funds in larger scale development projects including 181 Washington Street, the Waterworks projects, and 163 Glen St. projects. The Waterworks project, for example, was a project that leveraged state funds in addition to HOME funds. These projects typically financed with multiple funding sources including low income tax credit financing and other subsidy sources. Looking ahead the city is exploring opportunities to use either HOME, HOME-ARP, or a combination of both on future development projects with its CHDO partner(s). The rehab program has increasingly become a critical component of the 100 Homes program where the city is partnering with their local CHDO in an acquisition and rehab program to preserve existing housing units as permanently affordable units. The rehab subsidy portion of this program enables the city to ensure that acquired units are brought up to code when delivered

through this program.

**Economic Development** - The city encourages any participant of any of the city's economic development programs to demonstrate leverage or provide matching funds during the application process. The business retention and expansion program requires that any business seeking CDBG financing demonstrate the ability to obtain a portion of the financing need from private banks or other lending sources. The city, in turn, will provide gap financing in exchange for compliance with job creation requirements. The city also requires matching funds from any business participating in the Small Business technical assistance program. The city will, at its discretion, waive certain matching requirements when aiding businesses that have been impacted by the economic impacts of Covid-19. Heading in to the final year of the action plan, the city will focus small business aid to help businesses continue to adapt to a post pandemic landscape and learn to operate under new guidelines and restrictions related to current public health requirements.

**Streetscape and Infrastructure** - Heading into the final year of the current 5 year plan the city is proactively seeking opportunities to leverage existing CDBG funding that can be used in conjunction with any funding that may be coming for the recently approved bi-partisan infrastructure bill. The city also continues to explore avenues to pair CDBG funds with funds obtained from the State's new Rideshare surcharge fee to deliver pedestrian/cyclist safety improvements in eligible neighborhoods.

**Parks and Open Space** - During the last five year action plan period the City was able to successfully leverage CDBG funding with State PARC grant funds and Community Preservation funds to deliver quality recreational and open space projects in low income neighborhoods. The city anticipates continuing this project funding model in the final year of the plan and has identified Somerville Junction Park as a potential project that would leverage federal, state, and local funding by combining CDBG, PARC grant, and local CPA funding

**Public Service** - CDBG public service sub-recipients are expected to collaborate and partner with social service agencies to target resources to meet the needs of the community and reduce the duplication of services. In the request for proposal, public service sub-recipients are asked to demonstrate matching funds for their program and the funding cycle.



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

At this time, the City of Somerville does not own any public property that it intends to invest entitlement funding into. However, much like the city's housing stock, the city's inventory of public facilities is also aged. The city reserves the right, during the duration of the 2018-2022 period, to utilize entitlement funding for certain neighborhood facilities should the need become imminent. These include facilities such as libraries, public safety, and recreational facilities.

**Discussion**

The City will continue to evaluate the appropriateness of CPD entitlement funds as it continues to aid its low to moderate income community members and businesses through the impacts of the Covid-19 pandemic. In some cases, the city may consider reducing or temporarily waiving matching requirements, where eligibility requirements allow. The Office of Strategic Planning and Community Development will also continue to assess the financial stability of all its public service applicants as part of their evaluation criteria for funding.

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## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create and Preserve Affordable Housing	2018	2022	Affordable Housing Public Housing Homeless	City Wide	Building Communities of Opportunity Serving the Needs of At Risk Populations	CDBG: \$801,956 HOME: \$449,279	Rental units rehabilitated: 15 Household Housing Unit Direct Financial Assistance to Homebuyers: 3 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 8 Households Assisted
2	Stabilize and Revitalize Diverse Neighborhoods	2018	2022	Non-Housing Community Development Job Creation and Retention	East Somerville Winter Hill Union Square Inner Belt/Brick Bottom	Building Communities of Opportunity	CDBG: \$200,000	Businesses assisted: 25 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Infrastructure and Urban Environment Improvements	2018	2022	Non-Housing Community Development Suitable Living Conditions	East Somerville Winter Hill Union Square Inner Belt/Brick Bottom	Enhancing and Improving the Urban Environment	CDBG: \$680,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 21000 Persons Assisted
4	Family Stabilization and Workforce Readiness	2018	2022	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City Wide	Building Communities of Opportunity Serving the Needs of At Risk Populations	CDBG: \$403,218	Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
5	Reducing and Ending Homelessness	2018	2022	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	City Wide	Serving the Needs of At Risk Populations	ESG: \$216,500	Homeless Person Overnight Shelter: 55 Persons Assisted Homelessness Prevention: 45 Persons Assisted

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Create and Preserve Affordable Housing
	<b>Goal Description</b>	The City will continue to fund Affordable Housing activities through its CDBG and HOME entitlement funds. The majority of funds will support activities in the 100 Homes program and also other long standing programs such as Tenant Based Rental Assistance, Homebuyer Assistance, and new Affordable Housing construction in conjunction with our CHDO partners.
2	<b>Goal Name</b>	Stabilize and Revitalize Diverse Neighborhoods
	<b>Goal Description</b>	The city will continue to aid and assist its small business community as they face the unprecedented challenges of both recovering from the shutdowns and impacts of the Covid-19 pandemic and facing increased competition from the larger scale developments that are nearing completion.
3	<b>Goal Name</b>	Infrastructure and Urban Environment Improvements
	<b>Goal Description</b>	The city will continue to make infrastructure and urban environments that will enhance the safety of the traffic and mobility landscape across and provide fair and equitable access to all modes of transportation and public realm resources throughout Somerville. These improvements are particularly necessary as the city brings online the eagerly awaiting green line extension project.
4	<b>Goal Name</b>	Family Stabilization and Workforce Readiness
	<b>Goal Description</b>	
5	<b>Goal Name</b>	Reducing and Ending Homelessness
	<b>Goal Description</b>	Funding will be spent on various activities targeted towards shelter operations and street outreach, homelessness prevention and rapid rehousing, HMIS reporting, and administration.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The projects and programs identified in the 2022-2023 Annual Action Plan remain consistent with the programs and strategies identified in the Consolidated Plan to address the needs of the cities low to moderate income residents. The Office of Strategic Planning and Community Development will focus its efforts in its previously identified target areas. The city has allocated funds in the HOME Investment Partnership grant, Emergency Solutions grant, and Public Services programs in accordance with the federally mandated expenditure caps and guidelines for those programs. The city increased its allocations in certain areas to take advantage of select cap waiver provisions and other flexibilities intended to address community needs arising from the response to the Covid-19 pandemic. The city also reserves the right to pursue section 108 financing; should an eligible and viable project be identified it would be subject to the approval and additional eligibility and underwriting review criteria of the Office of Housing and Urban Development.

### Projects

#	Project Name
1	Housing Acquisition and Rehab
2	Neighborhood Infrastructure and Improvements
3	Parks and Open Space Improvements
4	Green Infrastructure and Urban Forestry
5	Small Business Resiliency program
7	Public Services
8	Administration
9	Tenant Based Rental Assistance
10	First Time Homebuyer Assistance
11	Housing Development Special Projects
12	CHDO Set Aside
13	CHDO Operating Set-Aside
14	HOME Admin

Table 7 - Project Information

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

For the fifth and final action plan of the 2018-2022 consolidated plan the city took into consideration some trends and emerging needs that have evolved since the onset of the Covid 19 pandemic. During

the pandemic, the city invested a substantial amount of existing funding and funds awarded through the supplemental CV allocations in the areas of small business assistance and rental assistance. The city has also had the fortune of recently being awarded a series of state funded share streets grants which are eligible to fund similar activities previously funded under the neighborhood infrastructure program.

Simultaneously, during this time, the city has identified an emerging need to fund rehab and capital improvement projects for properties acquired through the 100 Homes Acquisition and rehab program. As a result, the city has made some minor adjustments to decrease and consolidate some funding in the neighborhood infrastructure and small business resiliency programs in order to increase the allocation to the housing rehab and acquisition program.

The city is also currently evaluating options to include and expand energy efficiency upgrades as part of its eligible activities under rehab. This would achieve the dual goal of both improving the living conditions and remove some of the energy cost burdens faced by the low to moderate income residents of those properties and units.

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**AP-38 Project Summary**  
**Project Summary Information**

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1	<b>Project Name</b>	Housing Acquisition and Rehab
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Create and Preserve Affordable Housing
	<b>Needs Addressed</b>	Building Communities of Opportunity
	<b>Funding</b>	CDBG: \$801,956
	<b>Description</b>	This program will continue to support the city's 100 Homes program. CDBG funds will primarily be used to undertake rehabilitation work but may also fund housing acquisition activities on a limited basis. The city will also continue to operate its existing Home Rehab program to income eligible residents city wide. The city is expanding the home rehab program this year for continuing lead rehab work and for increased weatherization projects. The city has a longstanding lead abatement rehab program, but since the grant used to fund that program is now expiring, the city will be using CDBG to continue to satisfy that need. As the city continues to plan for climate change and work to lower Somerville's contribution to climate change, the city is planning to revamp the existing housing rehab program to include projects that enhance the energy efficiency of homes occupied by low/moderate income residents. That initiative has multiple benefits, including lowering the cost burden of energy for low/moderate income residents, improving the quality of affordable housing, and lowering the city's energy use/contribution to climate change.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that anywhere between 15-25 households will be assisted through this program in PY22. The program will benefit a range of individuals and family types based on the number and type of units that are rehabilitated and/or acquired. Units listed in other section of goal outcome indicators are for units acquired.
	<b>Location Description</b>	Citywide to income eligible homeowners and in support of the scattered site 100 Homes acquisition and rehab program.
<b>Planned Activities</b>		
2	<b>Project Name</b>	Neighborhood Infrastructure and Improvements
	<b>Target Area</b>	East Somerville Union Square
	<b>Goals Supported</b>	Infrastructure and Urban Environment Improvements
	<b>Needs Addressed</b>	Enhancing and Improving the Urban Environment



	<b>Funding</b>	CDBG: \$200,000
	<b>Description</b>	This project will focus on making infrastructure, streetscape, and multi-modal safety improvements including traffic calming, ADA improvements, and utility improvements in underserved and income eligible areas.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City will target its infrastructure investments in the previously identified target areas. The activities identified will be aimed at benefitting area's that serve a minimum of 800-1,000 low to moderate income residents. As a result of the densely populated nature of Somerville's neighborhoods, OSPCD is confident that most activities will serve a much higher number of low to moderate income persons.
	<b>Location Description</b>	The city will focus its streetscape and infrastructure activities on the low to moderate income neighborhoods that are expected to be most impacted by the forthcoming transit stations. These neighborhoods include Union Square, Central Broadway, East Somerville, and Gilman Square.
	<b>Planned Activities</b>	The city will undertake streetscape and infrastructure investments that will improve pedestrian and multi-modal safety and provide equitable access to transit. The city will also seek opportunities to invest in utility improvements, when and if needed.
<b>3</b>	<b>Project Name</b>	Parks and Open Space Improvements
	<b>Target Area</b>	East Somerville Winter Hill Union Square
	<b>Goals Supported</b>	Infrastructure and Urban Environment Improvements
	<b>Needs Addressed</b>	Enhancing and Improving the Urban Environment
	<b>Funding</b>	CDBG: \$400,000
	<b>Description</b>	This project will create and revitalize quality recreational open spaces in the city's most densely populated and underserved neighborhoods.
	<b>Target Date</b>	6/30/2023

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City will target its Parks and Open Space activities in the previously identified target areas. The activities identified will be aimed at benefitting area's that serve a minimum of 1,100 low to moderate income residents. As a result of the densely populated nature of Somerville's neighborhoods, OSPCD is confident that most activities will serve a much higher number of low to moderate income persons.
	<b>Location Description</b>	The city will focus its parks and open space activities on the low to moderate income neighborhoods that demonstrate the greatest need and lack of suitable green space and recreational amenities. These neighborhoods include, Union Square, Central Broadway/Mystic Avenue, and East Somerville. <b>Specifically the city aims to begin construction on the Healey school field which will add greatly needed field capacity for youth sports programs. (Healey is already in progress, worth mentioning that or replacing it with a different impending project?)</b>
	<b>Planned Activities</b>	This project will aim to add to the city's inventory of public open space and recreational facilities with a focus on some of the city's most densely populated and underserved neighborhoods.
<b>4</b>	<b>Project Name</b>	Green Infrastructure and Urban Forestry
	<b>Target Area</b>	East Somerville Winter Hill City Wide Union Square Inner Belt/Brick Bottom
	<b>Goals Supported</b>	Infrastructure and Urban Environment Improvements
	<b>Needs Addressed</b>	Building Communities of Opportunity Enhancing and Improving the Urban Environment
	<b>Funding</b>	CDBG: \$80,000
	<b>Description</b>	This program will continue to compliment the City's tree planting program in income eligible areas.
	<b>Target Date</b>	6/30/2023

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City will target its Green Infrastructure and Urban Forestry activities in predominantly low to moderate income eligible census tracts across the city. The activities identified will be aimed at benefitting area's that serve a minimum of 500 low to moderate income residents. As a result of the densely populated nature of Somerville's neighborhoods, OSPCD is confident that most activities will serve a much higher number of low to moderate income persons.
	<b>Location Description</b>	The city will target tree planting efforts across low-income eligible census tracts across the city.
	<b>Planned Activities</b>	The city will operate a tree planting in eligible low to moderate income census tracts.
5	<b>Project Name</b>	Small Business Resiliency program
	<b>Target Area</b>	East Somerville Winter Hill City Wide Union Square Inner Belt/Brick Bottom
	<b>Goals Supported</b>	Stabilize and Revitalize Diverse Neighborhoods
	<b>Needs Addressed</b>	Building Communities of Opportunity
	<b>Funding</b>	CDBG: \$200,000
	<b>Description</b>	This program will combine technical assistance and direct financial assistance to support micro-enterprises and local small businesses in income eligible areas.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project is designed to deliver technical assistance to the city's most economically vulnerable small business or micro-enterprise owners. The city will target low to moderate income business owners or small business located in targeted, underserved neighborhoods that provide essential goods and services to the community. Many of the business owners targeted with this effort will be low-income immigrant business owners, many of whom are also first time business owners. The city will aim to assist 10-20 eligible businesses.

	<b>Location Description</b>	The city will target its outreach efforts to small businesses located in the previously identified target neighborhoods of Union Square, Winter Hill, East Somerville, and Gilman Square. These neighborhoods have the highest concentration of low income, family operated small businesses in the city. Two of these neighborhoods, Union Square and East Somerville, are also served by local Main Streets organizations that work closely with these businesses on technical assistance issues and coordination with the city.
	<b>Planned Activities</b>	Technical assistance and outreach for the city's most economically vulnerable small businesses and micro-enterprises. Assistance will go to businesses operated by low/moderate income owners or businesses that provide essential goods operating in targeted, underserved communities.
6	<b>Project Name</b>	Public Services
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Family Stabilization and Workforce Readiness
	<b>Needs Addressed</b>	Building Communities of Opportunity
	<b>Funding</b>	CDBG: \$403,218
	<b>Description</b>	This program will fund local nonprofit organizations and agencies that provide vital supportive services to the most economically vulnerable members of the community including low-income individuals and families, seniors and person with disabilities. The city will continue to evaluate areas that are in need of assistance as a result of the Covid-19 pandemic. This includes housing counseling and support services, food security, and job training, and other critical services.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Expect to serve over 4,000 low-income residents with Public Service funding. Services will benefit low-income individuals, low-income families and their children, seniors and disabled adults.
	<b>Location Description</b>	The social services and programs funded under the public services program are available to any eligible low to moderate income individual or household citywide.

	<b>Planned Activities</b>	The City of Somerville issued a request for proposal to local social service and non-profit organizations/agencies that can provide a range of supportive services to benefit the city's most economically vulnerable populations. An added focus was placed on programs that serve the youth, elderly, and those with disabilities. The Office of Strategic Planning and Community Development will coordinating services and funding with them as proposals come in and bids are selected.
7	<b>Project Name</b>	Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Create and Preserve Affordable Housing Stabilize and Revitalize Diverse Neighborhoods Infrastructure and Urban Environment Improvements Family Stabilization and Workforce Readiness Reducing and Ending Homelessness
	<b>Needs Addressed</b>	Building Communities of Opportunity Enhancing and Improving the Urban Environment
	<b>Funding</b>	CDBG: \$508,703
	<b>Description</b>	This project will cover the administrative costs of operating and administering the entitlement program.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	This project will cover the administrative costs of operating and administering the entitlement program.
8	<b>Project Name</b>	Tenant Based Rental Assistance
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Create and Preserve Affordable Housing
	<b>Needs Addressed</b>	Building Communities of Opportunity
	<b>Funding</b>	HOME: \$69,333.34

	<b>Description</b>	Tenant-Based Rental Assistance funds are available to subsidize and stabilize income-qualified tenants of rental housing units located within the City of Somerville. Funds are targeted to households at risk of homelessness and groups identified as having special needs.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The program is expected to provide Tenant-Based Rental Assistance to 10-15 low to moderate income families.
	<b>Location Description</b>	Citywide to income eligible households and individuals.
	<b>Planned Activities</b>	Rental assistance will be distributed to qualifying individuals and households.
<b>9</b>	<b>Project Name</b>	First Time Homebuyer Assistance
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Create and Preserve Affordable Housing
	<b>Needs Addressed</b>	Building Communities of Opportunity
	<b>Funding</b>	HOME: \$15,000
	<b>Description</b>	The homebuyer assistance program provides Closing Cost and Down Payment Assistance to eligible low to moderate income persons.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This program will provide First Time Home Buyer assistance to three income-eligible households or individuals.
	<b>Location Description</b>	Citywide to income-eligible households or individuals.
	<b>Planned Activities</b>	This program will provide down payment or closing cost assistance to income eligible applicants.
<b>10</b>	<b>Project Name</b>	Housing Development Special Projects
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Create and Preserve Affordable Housing
	<b>Needs Addressed</b>	Building Communities of Opportunity
	<b>Funding</b>	HOME: \$230,161.96

	<b>Description</b>	Housing Special Project funds are available to for-profit and non-profit developers of affordable housing for the acquisition, demolition, pre-development, operating and construction costs of both rental and home-ownership housing projects located within the City of Somerville
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Through multiple development projects, the city expects to benefit approximately 14 households.
	<b>Location Description</b>	TBD
	<b>Planned Activities</b>	Planned activities include the construction of additional affordable housing units for seniors in the existing Mystic Waterworks facility.
11	<b>Project Name</b>	CHDO Set Aside
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Create and Preserve Affordable Housing
	<b>Needs Addressed</b>	Building Communities of Opportunity
	<b>Funding</b>	HOME: \$67,391.85
	<b>Description</b>	As an eligible component of the HOME Program a 15% reserve allocation is set-aside from the City's annual HOME entitlements to be put towards eligible CHDO sponsored affordable housing development projects. Currently, the city's only certified CHDO, Somerville Community Corp, is the annual recipient of the City's CHDO reserve allocation.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	This activity is not location specific. It is direct funding to support the local CHDO with costs associated with specific eligible development projects.
<b>Planned Activities</b>	The minimum 15% reserve allocation will be set-aside to aid with HOME eligible affordable housing development projects. The city will work closely with its CHDO partner to identify and screen eligible development projects.	

12	<b>Project Name</b>	CHDO Operating Set-Aside
	<b>Target Area</b>	
	<b>Goals Supported</b>	Create and Preserve Affordable Housing
	<b>Needs Addressed</b>	Building Communities of Opportunity
	<b>Funding</b>	HOME: \$22,463.95
	<b>Description</b>	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 current Community Housing Development Organization (CHDO), the Somerville Community Corporation with its costs to operate its non-profit housing development department.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This activity is not location specific. It is direct funding to support the local CHDO with costs associated with operating its non-profit development operations.
	<b>Location Description</b>	
	<b>Planned Activities</b>	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 current Community Housing Development Organization (CHDO), the Somerville Community Corporation with its costs to operate its non-profit housing development department.
13	<b>Project Name</b>	HOME Admin
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Create and Preserve Affordable Housing
	<b>Needs Addressed</b>	Building Communities of Opportunity
	<b>Funding</b>	HOME: \$44,927.90
	<b>Description</b>	Salaries and administrative costs related to the administration of the HOME grant.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A



	<b>Planned Activities</b>	Salaries and administrative costs related to the administration of the HOME grant.
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## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

In the 2018-2022 Consolidated Plan, the city designated local target areas in Union Square, Inner Belt/Brick Bottom, East Somerville, Winter Hill, and the Hillside neighborhood. The city will aim to spend 20% in the key districts of Union Square, Winter Hill, East Somerville, and Brick Bottom. The remainder of program funds will be deployed citywide across the various eligible census tracts and on programs where eligibility is determined on an individual applicant basis. PY2022 funds may be more widely dispersed citywide, as needed, in response to economic and public health impacts of the Covid-19 pandemic.

### Geographic Distribution

Target Area	Percentage of Funds
East Somerville	20
Winter Hill	20
City Wide	20
Union Square	20
Inner Belt/Brick Bottom	20
Hillside	

Table 8 - Geographic Distribution

## **Rationale for the priorities for allocating investments geographically**

In April of 2019, the city was notified by the HUD field office that the primary data set for determining service area eligibility was being updated to the 2011-2015 American Community Survey Data. After evaluating this new data set it was determined that no significant changes are needed to re-designate new target areas. While some individual census tracts have had demographic shifts the majority of low to moderate income residents remain in the previously identified target areas.

## **Discussion**

The city believes concentrating investments in these target locations is the most efficient and timely strategy to reach its intended results. Additionally, the city hopes to employ its entitlement funds to both enhance the opportunities and mitigate the risks presented by the planned revitalization efforts in these targeted areas. CPD program funds are critical resources to aid local small business dealing with rising rents and cost pressures as well as individuals and families also dealing with issues of cost pressure and displacement. In Program Year 2022 the city will also monitor for any particular neighborhoods or areas that may disproportionately impacted by the effects of the Covid-19 pandemic.

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# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

The city employs a multi-faceted approach to creating affordable housing options that utilizes all eligible activities and funding sources provided under HUD funds. The city also makes every effort to leverage HUD funds with other state, local, and private funding whenever possible. The city will continue to fund programs that support rental assistance, home ownership, new development, and acquisition and rehab of existing units. The city is intending to expand its existing housing rehab program in the coming Program Year to increase the quality of existing affordable housing units. A particular focus will be placed on lead abatement and energy efficiency, improving health outcomes of residents and reducing the burden of energy costs. By employing a wide suite of programs the city hopes to address the vast multitude of housing issues and scenarios faced by our low to moderate income residents.

One Year Goals for the Number of Households to be Supported	
Homeless	9
Non-Homeless	35
Special-Needs	0
Total	44

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	15
The Production of New Units	14
Rehab of Existing Units	15
Acquisition of Existing Units	0
Total	44

**Table 10 - One Year Goals for Affordable Housing by Support Type**

### Discussion

The city continues to monitor and evaluate the performance and effectiveness of its housing program's. As the 100 Homes program continues to expand and mature the city anticipates future funding and support of the program will have an increased focus on supporting rehab and needed capital improvements on those properties and units previously acquired through the program.

The city also continues to monitor and administer the progress of its rental assistance contract awarded with CV funding and expects the programs to see an increase in participation as various eviction moratoriums and other barriers continue to be lifted. Lastly, the city remains committed to pursuing

new eligible development opportunities with it's available HOME funding as well.

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## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The City of Somerville will continue to rely on the Somerville Housing Authority to be the major provider of subsidized housing through public housing and vouchers. Most of the households on the SHA waiting lists cannot afford a rental unit on the private market and are therefore waiting for a subsidized unit to solve their housing needs. To that end, the priority of the City of Somerville to increase the number of subsidized affordable units, particularly rental units, is a main focus of this plan. The City and SHA recently completed substantial construction of 25 new rental housing units for seniors, at the MWRA site on the Capen Court campus. This new senior development is called Waterworks and as of April 2019, all units are currently occupied. Additionally, the Waterworks development has been added to the City's Subsidized Housing Inventory List (SHI). As an additional phase to the Waterworks development, the city is planning to provide federal funds to support the construction of 21 more units at the same site. The additional units will include common space usable by the entire facility, majorly enhancing the affordable housing development. The City will work closely with SHA to ensure that reasonable modifications are made to their housing units where necessary.

The city continues to work closely with the SHA, POAH, and Somerville Community Corp to redevelop the current Clarendon Hill public Housing units into a new mixed income community. The new site would house all current Clarendon Hill residents as well as provide additional workforce and market rate housing. The project would draw from multiple subsidy sources to replace all existing affordable units with upgraded apartments, and provide temporary relocation with a guaranteed right of all tenants in good standing to return. The project hit its first milestone in 2019 with the award of a \$4.4M MA Works grant to begin traffic and infrastructure improvements in the adjacent street corridor serving the new development. The project is pending approval of final funding commitments.

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

The city is planning to support the construction of additional units at the Mystic Waterworks senior housing facility. The new development will lead to an additional 21 units on site with common spaces as well, allowing both the new and previously existing units to co-exist and leverage the same resources. The city will also continue to support its public housing partners with new developments where appropriate and eligible.

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

The City and the Somerville Housing Authority will continue to undertake a number of actions to encourage public housing residents to become more involved in management and participate in homeownership. These actions include:

- Active participation in the tenants association of each property
- SHA residents accessing resources through the Resident Services department
- Actively marketing and supporting residents to participate in various programs including the city's inclusionary housing opportunities, the Mass LEAP programs, the Resident Opportunity Self Sufficiency Program, and the Section 8 Homeownership program.
- The City and Housing Authority will continue to partner with Somerville Community Corp to offer first time homebuyer and financial literacy classes.
- First Time Home Buyer Assistance in the form of closing costs and down payment assistance will continue to be offered through the city to income eligible households that can demonstrate need

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

Not applicable. The Somerville Housing Authority is not designated as a troubled PHA.

**Discussion**

The City will continue to work closely with the SHA to help address any future needs that may arise. The SHA will continue to have a seat on the Somerville Affordable Housing Trust Fund, the Somerville Fair Housing Commission, and the Community Preservation Committee. We will also continue to work collaboratively with the SHA on future development projects including the Clarendon Hills redevelopment which, as mentioned, is the most critical property in the SHA inventory in need of redevelopment.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

Emergency Solution Grant funds will be one of the sources used to address the needs of homeless persons and persons with special needs by implementing strategies to prevent homelessness, encourage individuals living on the streets to move to housing and provide services to those living in emergency shelter with the goal of successful permanent housing placements. The City plans to continue to implement and expand on many of these efforts. Through a Request for Proposal, nonprofit agencies will be funded to providing services in 4 primary categories: Emergency Shelter and Essential Services, Homeless Prevention Activities, Rapid Rehousing and Stabilization and HMIS data collection and reporting. In addition to ESG funds, CDBG funds will be used to provide support services to the homeless and other special populations like veterans, chronically homeless and persons with special needs; HOME funds will also be used for Tenant Based Rental Assistance and new housing development units for formerly homeless households where possible.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City uses a combination of teams to outreach and assess the needs of the homeless population (including unsheltered persons) using assessment and engagement activities to determine vulnerability and community resources to respond. The Outreach team working with the City of Somerville Police and other partners help unsheltered homeless men and women by canvassing for clients; engaging clients; accessing or providing emergency and crisis intervention services; assessing clients; providing crisis intervention counseling and case management; providing access to any available entitlement, benefits, housing or other resources; direct provision of and/or referral to physical/mental health services and transportation of clients, and connecting people to the coordinated entry program. This team goal's is to alleviate some of the burden placed on the Police Department and emergency rooms, more importantly its goal is to help homeless individuals stay alive during the harshest of months. The outreach team works to build trusting relationships with homeless persons living on the streets and in encampments, perform assessment for homeless persons in the field and link them to shelter and supportive services that meet their needs. As the Outreach team develops relationships with our street homeless population, we are confident this vulnerable population will become more willing to engage with services.

OSPCD collaborates with service agencies and others in the public sector to analyze existing needs, to identify and address funding gaps. The Homeless Point in Time (PIT) Count, organized by the CoC annually assesses the characteristics of the homeless population in an around Somerville. Interviews and surveys were distributed to unsheltered persons on the night of the PIT count to help collect



demographic data. CoC partners conducted a homeless youth count which included a survey to OSPCD and local communities to better understand the needs of the homeless youth including unsheltered homeless youth. This important data is used by the CoC and its stakeholders to track the changing needs of the homeless. The major component of the action plan of OSPCD and the CoC is to develop and support the coordinated assessment system to match a homeless person's need for housing with available housing vacancies among providers, to improve access to services and to ensure appropriate interventions. Doing so will promote a system to ensure limited resources are used to create maximum impact and efficiency.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City's funding, in combination with other public and private funding sources secured by subrecipients, finances the majority of the operations of emergency shelters, transitional housing and support services program in the area. HOME funds are frequently used to support transitional housing needs and other funds support case management and support services to encourage stabilization. The Balance of State CoC and Somerville-Arlington Homeless Providers Group developed a coordinated access system to assess the status of housing and support services. This tool standardizes the way households experiencing homelessness are assessed, prioritized and referred to the housing services they need. The Veterans Affairs Supportive Housing (VASH) program targets the needs of homeless veterans and their families and provides housing resources and case management with support services provided by Volunteers of America (VOA). Recognizing the limited resources and vulnerability of women, Catholic Charities operates a daily lottery system for emergency shelter beds and transitional work/stabilization beds for working women. These shelter and transitional programs address the needs of specific populations such as chronically homeless persons, families, person with severe substance abuse histories or those suffering from dual or multiple occurring disorders.

In conjunction with the Continuum of Care, the City has drafted an assessment tool to be used by all social service providers working with homeless persons. The new tool will provide coordinated entry, assessment and housing and supportive service interventions to assist homeless families and families at risk of homelessness across the city. The goal of this collaborative tool will be to divert families from becoming homeless and to end families' homelessness as rapidly as possible. Three shelter programs receive ESG funding for operations and services. These shelter programs serve a wide range of discrete subpopulations of the homeless, including: programs providing support for recovering substance abusers, services for survivors of domestic violence and their children, transitional housing for youth, interim housing for street homeless who are awaiting permanent supportive housing placement, employment/volunteer services, intensive housing placement services and other programs that would not otherwise exist to provide special assistance. Other shelters not receiving ESG funds include Just-a-Start for homeless teen mothers, Wayside Youth for homeless Teens, Volunteers of America for homeless veterans, Somerville Community Corp Sewell Street SRO, Transition House program for formerly homeless individuals and families, etc.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

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

The City will continue to refine strategies to increase placements through efforts to create new rental assistance programs; addressing the various needs of homeless families, adult families and individuals. These programs are helping working families/individuals, vulnerable families, survivors of domestic violence and elderly individuals/families move into permanent housing. The City and the CoC will continue their efforts to increase Permanent Sheltered Housing (PSH) for chronically homeless individuals, and quickly place veterans into permanent housing and connect them to the necessary services and benefits. In addition to Permanent Supportive Housing through the CoC and Permanent Housing (SRO's), case management and supportive services are a crucial component of the City's strategy to help persons experiencing homelessness find housing and maintain stability in that housing. There are a variety of supportive service programs to assist homeless person's address their income, employment, money management, legal, housing and other related needs, and so they can obtain and retain housing, funding is matched. In addition, there are Permanent Supportive Housing programs such as Stepping Stones operated by Heading Home, Somerville Homeless Coalition, etc. **The 2018 and 2019 AHAR reported 174 individuals were assisted in Emergency Shelter (ES), Transitional Housing (TH), Permanent Supported Housing (PH) and 36% (or 63 individuals) exited to successful permanent housing. The AHAR reported 15 families and 48 individuals assisted through transitional housing during the same reporting period.**

Transitional programs were offered by agencies such as Catholic Charities, Somerville Homeless Coalition, etc. Somerville Community Corp, SRO is not considered transitional or permanent housing. Formerly homeless persons occupy the majority of CASCAP's permanent supported housing programs for persons with mental illness. One of the client conditions tied to acceptance into the transition to permanent housing program is clients' agreement to work on housing goals such as financial management, case management coordination to access maximum benefits, life skills development, and recovery and relapse prevention. In addition to housing resources, case management and supportive services are crucial components to the City's strategy to help persons experiencing homelessness find

housing and maintain stability in that housing. Service programs assist homeless persons in addressing their income, employment, money management, legal, housing and other critical needs.

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

Discharge planning prepares a homeless person to return to the community and prevents the person from falling into homelessness by linking individuals to essential housing and services. Homeless shelters have become the housing placement for many exiting residential treatment, corrections and youth programs. The City's shelters and community service providers have come together to develop appropriate specialized services and identified resources to address the needs of this fragile population and break the cycle of homelessness by providing the permanent housing and supportive services necessary to stabilize individuals exiting systems of care. Peer support projects and community-based organizations have provided case management and residential services to promote stability. Clients struggling with a history of substance abuse have worked on strategies for supporting recovery in housing. Veteran programs have focused on addressing housing barriers related physical and mental health disorders. Young adult programs have developed age appropriate responses to address the needs of this subpopulation. Formerly homeless young parenting mothers and their infant children will be referred from shelters and other systems of care to ensure they receive case management, parenting skills and develop a plan for independent living.

ESG funds for prevention program services include, but are not limited to, family or tenant/landlord mediation, household budgeting, emergency rental assistance, job training/placement and benefits advocacy. To be eligible for ESG funded prevention assistance, programs must assess and document that the household would become homeless but for the ESG assistance. In other words, a household would require emergency shelter or would otherwise become literally homeless in the absence of ESG assistance. A household that is at-risk of losing their present housing may be eligible if it can be documented that their loss of housing is imminent, they have no appropriate subsequent housing options, and they have no other financial resources and support networks to assist with maintaining current housing or obtaining other housing. Through a comprehensive uniform intake, sub-recipient case managers will determine if there are other housing options available to the household rather than accessing shelter through the homeless system. For example, family and friends that the client may be able to stay with while stabilizing their housing situation, may be beneficial for the household and simultaneously reserves homeless shelter resources for those with no other options. Additionally, sub-recipient case managers will provide follow up to families and individuals in housing to ensure they remain stably housed. This follow-up may take the form of monthly check-in either in person, by phone or home visits. The current strategy for reducing returns to homelessness focuses on case management

and stabilization services. Specifically case managers working with formally homeless clients focus on tenancy skill development, money management, assistance with applying for, obtaining and maintaining all mainstream benefits, and referrals to clinical services. The case management efforts combined with the homeless prevention services funded through ESG and City dollars are the key steps the City takes to reduce returns to homelessness.

## **Discussion**

The SomerVision 2040 reinforces Somerville's commitment to the City's housing-related challenges which include: the rising cost of housing, the lack of affordable housing, forced displacement, chronic homelessness, an insufficient diversity of housing stock, and an inadequate condition of the existing housing stock. SomerVision directly addresses these challenges through its goal and policies. The overarching goal being to create a diversity of programs that prevent homelessness and address the housing needs of the homeless and those at risk of homelessness through increasing housing supply, stopping forced displacement, increasing the proportion of affordable housing, encouraging on-campus housing solutions, protecting immigrants, ending chronic homeless, supporting modernization of the existing housing, aiming for Universal Design, and promoting continuity of housing. SomerVision's policy is that the City should ensure that a cohesive network exists to prevent individuals and families from becoming homeless. Through an RFP process, local social service providers will be awarded contracts to address the needs of low-income residents with special needs. The City will award Public Service Grant funds to non-profit agencies to provide supportive services that may include but are not limited to the following: individual needs assessment, crisis counseling, food and nutrition counseling, individual and group counseling, substance abuse counseling and treatment, benefits counseling and advocacy, individual case management, budget counseling, medication management, money management, mental health treatment, transportation, recreation and social activities. Emergency Solution Grant funds will be provided to non-profit agencies to address prevention of homelessness for at-risk populations and rapid rehousing for those experiencing homelessness. The Somerville-Arlington Homeless Providers Group and OSPCD continue to be committed to the Homeless Management Information System (HMIS). All ESG and Somerville-Arlington Homeless Providers Group recipients participate in HMIS and continued analysis is expected to provide real time data to evaluate the impact of the programs. Also, The Somerville-Arlington Homeless Providers Group and OSPCD continue to work with local social service agencies to establish performance standards. Program and agency refunding is dependent, in part, on successfully meeting the standards.

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

### **Introduction:**

The City of Somerville continues to take bold and meaningful actions to address a number of factors and circumstances that have created significant barriers to affordable housing for city residents. These factors include:

- Income and wages are not keeping pace with rising housing costs and the overall cost of living.
- Federal resources for programs, such as the federal Section 8 Program, are not sufficient to meet the experienced need.
- Homeownership is out of reach for the majority of residents due to an expensive and competitive housing market.
- Low housing vacancy rates are contributing to higher rents.
- The cost of land is high and there is a lack of vacant land for future growth.
- Backlog of infrastructure and public facilities investment needs.
- Economic Impacts of Covid-19.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

In response to the factors noted above, the City made significant progress in 2019 on previously noted proposals that address most of these issues. In some instances, changes have already been implemented such as in the inclusionary zoning ordinance, which also necessitates the payment of Affordable Housing and Job Creation Linkage fees for large projects, which help fund the Affordable Housing Trust Fund and Job Creation and Retention Trust Funds, respectively. Since 2012 the City has increased the percentage of required inclusionary units on multiple occasions since 2010. Notable updates or milestones achieved include:

- The City has re-filed a Home Rule petition to the Commonwealth of MA to institute a locally based transfer fee on real estate transactions that is being deliberated at the state legislature. The City has filed Home Rule Petitions for a local right of first refusal ordinance and to expand the eligible activities available for funding under the Affordable Housing Trust fund. The City adopted and implemented a revised condo conversion ordinance with provisions targeted at minimizing displacement. The City adopted a brand new zoning ordinance that will strengthen and promote additional affordable housing creation continued to expand the pipeline of 100 Homes projects. The City has successfully launched the Office of Housing Stability. The City has formed a committee and secured funding for a consultant to launch a

Community Land Trust.

**Discussion:**

The city continues to take a multi-faceted approach to improving the lives of low to moderate income residents that extends beyond the solution set offered above that directly focuses on housing policy. The City is continuing to make progress on other areas of need including workforce development and infrastructure needs that will alleviate some of the conditions that disproportionately impact low to moderate income residents living in high cost of living regions such as Somerville and the greater Boston area. This multi-faceted approach is intended to not only stabilize the cost pressure's being experienced in the housing market but also create opportunities for low to moderate income residents improve their earnings potential and standard of living.

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## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The City of Somerville along with its network of local partnering agencies will continue to generate new programs, improve existing ones, and identify additional sources of funding to better serve those in need of affordable housing and related services. This includes actions and strategies to be undertaken to address underserved needs, foster and maintain affordable housing, evaluate and reduce lead-based paint hazards and reduce the number of poverty level families. The City is also working to enhance coordination efforts between public and private housing and social service agencies to better serve those in need of affordable housing and related services.

### **Actions planned to address obstacles to meeting underserved needs**

The City will address obstacles in meeting the underserved needs by collaborating with other public and private agencies, and pursuing funding sources as they become available for specific priority activities. OSPCD will strive to overcome the main obstacles of the underserved by:

- leveraging its resources and partnering with housing and service organizations to create supportive housing units for the chronically homeless in order to leverage federal dollars for a greater number of projects; The city anticipates it will begin activating funds received through its HOME-ARP allocation in the following program year.
- seeking partnerships with developers in order to apply for more tax credit applications and other grants;
- helping households increase their income and assets including public service funding for job readiness and other assistance programs to help individuals secure a job to increase their family income, helping families build assets by providing financial assistance to income eligible households who otherwise could not afford to purchase a home due to lack of funds for down payment, closing costs and other fees associate with the purchase;
- making housing and services available to the underserved including populations with special needs. Rapid Re-Housing activities using ESG funds will target those who are in need of benefits to pay for long-term housing and those who are victims of domestic violence;
- supporting services for senior citizens and persons with disabilities by proving medical and nutritional shopping to promote access to essential community services by providing health, wellness and nutrition. Support groups to increase mobility and enable them to continue to be active and social.
- Providing age appropriate supportive services to low and low-moderate income working families to include affordable camps and after-school enrichment programs for disadvantaged and underserved youth.
- Support domestic violence and abuse prevention and treatment for adults and youth survivors of domestic violence through counseling, safety-net, planning, legal representation and raising awareness.

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

### **Actions planned to foster and maintain affordable housing**

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

- monitoring its existing stock of affordable housing units through property inspections and continued relationships with property managers;
- exploring other funding sources for affordable housing such as private and regional/state funding opportunities;
- encouraging higher density mixed use developments and inclusionary housing policies and other zoning policies;
- collaborating with regional public and private agencies working to promote affordable housing.
- Office of Housing Stability - Continues to administer and refer clients to CV funded rental assistance programs. The Office of Housing Stability is also currently evaluating the feasibility of offering new programs and funding sources including a municipal voucher program.

### **Actions planned to reduce lead-based paint hazards**

Childhood lead poisoning is the number one environmental health problem facing children today. Unlike many diseases, lead poisoning is entirely preventable. The City of Somerville receives federal funding from the U.S. Department of Housing and Urban Development (HUD) to reduce lead based paint hazards and established a Healthy Homes program for low and moderate income units within the City of Somerville. The Healthy Homes Program and the City's Environmental Services Department serves as the primary liaison for connecting the community with resources to prevent lead poisoning. Compliance with the lead requirement requires:

- Contractors conduct renovation in a lead-safe manner and conduct a visual verification and lead dust clearance testing
- Landlords to conduct a visual assessment and correction of potential lead hazards at unit turnover and provide lead education materials
- Childcare facilities to obtain proof of blood lead testing at enrollment

### **Actions planned to reduce the number of poverty-level families**



The City and other agencies will continue to collaborate in pooling necessary resources to assist individuals and families with obtaining the tools to overcome poverty. These anti-poverty goals will include:

- increasing effective income (funding job training and educational programs to increase a person's potential income, promoting awareness of tax filing credits);
- supporting asset accumulation (work with organization to increase financial education, homebuyer counseling and general financial literacy concerns);
- promoting small business and economic development (providing technical assistance and support to microenterprises to encourage their success, expansion of small businesses and job creation);
- providing case management, emergency assistance and information/referral services to low income and poverty level families to include financial assistance for education or job training to help clients get better jobs with higher income potential;
- supporting employment, transportation and training programs to improve academic, basic and technical skills of low income persons so they can find jobs or improve their earning capacity;
- providing emergency utility assistance to income eligible families in financial stress (providing weatherization and urgently needed home repairs);
- providing public services that provide assistance by very low income families and services to at risk youth (supporting education, training and employment programs to prepare disadvantaged youth for career success and mentoring program to improve their outcomes); and
- creating mixed income communities (encouraging the de-concentration of poverty and the creation of stable mixed income neighborhoods through the development of affordable housing outside of low income areas).

### **Actions planned to develop institutional structure**

The coordination of federal and private resources will improve access to housing and community development resources and target those resources to high priority areas and initiatives. OSPCD will continue to analyze the delivery system of affordable housing to identify areas of problem and issues. Close communication ties with housing programs are being pursued to improve program coordination and the implementation of new housing policies and programs. As part of conformance to the HEARTH Act, the City and its Continuum of Care sub-recipients are required to participate in the new Coordinated Access System for all receiving ESG funding. Participating sub-recipients must adhere to the Coordinated Entry (CE) policy and procedures to coordinate and strengthen access to diversion, housing and shelter services for families and individuals who are homeless or at risk of homelessness. The CE institutes consistent and uniform assessment and referral processes to determine and secure the most appropriate response to each individual and family's immediate and long-term housing needs.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

Housing and social service providers collaborate regularly through participation in the Balance of State CoC's monthly meetings and its various subcommittee meetings. A city Housing Division staff member serves as a representative for City of Somerville and is able to serve as a liaison between the City and housing and social service agencies. These meetings also include representatives from agencies serving a broader group of residents at the poverty level, such a Community Action Agency of Somerville, RESPOND, Cambridge and Somerville Legal Services and others who provide non-housing services such as employment training, mental health counseling, veterans services, elder services, financial literacy, immigrant services and health services. The CoC also maintains an inventory of housing as well as social service providers and includes details such as the subpopulations served as well as the services provided. Several social service agencies have offices located in public housing and attend general meetings of the housing authority to identify problems in advance and have the opportunity to help resolve a crisis immediately. Please see the Public Housing section of the Plan for the more information regarding the consultation and coordination, as well as information about the encouragement of public housing residents to become involved in management of the properties. The CoC also maintains an inventory of housing as well as social service providers and includes details such as the subpopulations served as well as the services provided. Several social service agencies have offices located in public housing and attend general meetings of the housing authority to identify problems in advance and have the opportunity to help resolve a crisis immediately. Please see the Public Housing section of the Plan for the more information regarding the consultation and coordination, as well as information about the encouragement of public housing residents to become involved in management of the properties.

**Discussion:**

The City of Somerville is continuously refining its strategies to foster affordable housing, reduce lead-based paint hazards, reduce the number of families in poverty, and continues to offer microenterprise and entrepreneurship technical assistance. By enhancing coordination and developing greater collaboration with partner agencies, the City of Somerville will work to create an environment that serves the need of the low and moderate income community effectively and with minimal barriers.

## Program Specific Requirements

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

#### Introduction:

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

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	50,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>50,000</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

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

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

N/A

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Please see Appendix

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Please see Appendix

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Please see Appendix

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

1. Include written standards for providing ESG assistance (may include as attachment)  
Please see appendix.
2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Continuum of Care has a centralized assessment form and has received funding for its implementation. An evaluation criteria and performance outcomes related to monitoring protocols was developed. The goal of the coordinated assessment system is to enable agency to make rapid, effective and consistent client to housing and serve matches regardless of the client's location within the CoC's geographic area by standardizing the access and assessment process and by coordinating referrals. The Coordinated Entry System included an assessment of the intake process for the current homeless service providers to identify system strengths and weaknesses. The form collected all the data elements necessary for implementation in the HMIS system. The coordinated

entry tool included a development of matrix of inventory, assessment tools, populations to be prioritized, developed by name list strategies, procedures to access inventory, access approach, centralized access, coordinated assessment/no wrong door, etc. Due to the diverse range of emergency shelter programs with the Somerville-Arlington area, wide shelter standards governing length of stay, safety and shelter needs of special population were development. Each ESG funded program within the Continuum for Somerville, was mandated to be working on their own written shelter policies and procedures concerning matters that meet, or exceed, the City and federal regulations.

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

In order to create a more systematic approach to homelessness and strategically allocate resources, smaller CoCs across the Commonwealth of Massachusetts were merged to form larger CoCs within defined districts. The Somerville-Arlington CoC merged to become a part of the Balance of State CoC (Boston area). The Balance of State CoC holds monthly meetings. Members of the former Somerville-Arlington CoC (renamed: Somerville-Arlington Homeless Providers Group) still meet in order to continue strategically coordinate and addressing homelessness within the Somerville and Arlington area.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

OSPDCD coordinates with the Balance of State CoC and Somerville-Arlington committee to prioritize ESG objectives. Currently this includes Rapid Re-Housing, Homeless Prevention, Essential Services/Operations, HMIS and Administration. These priorities are evaluated annually and take into account standardize performance standards and outcomes. OSPDCD issued a Request for Proposals (RFP) for the ESG program in 2021 - 2022 with the intent of providing funding to sub-grantees. The RFP was posted on the city's website where it could be accessed and downloaded by interested agencies. The RFP was also emailed to interested agencies.

Proposals consistent with the Con Plan were received from non-profit agencies to enhance existing activities and transform homeless assistance with an emphasis on quickly rehousing people who become homeless and prevention homelessness. These proposals must address one or more of the goals in the Consolidated Plan, must demonstrate a 100 percent match, must agree to use the HMIS system (or comparable database) for reporting purposes, must attend Continuum of Care monthly

meetings, must guarantee confidentiality of information, must demonstrate avenues of involvement for homeless clients in policy making areas, must agree to participate in the Coordinated assessment system, must comply with HUD requirements etc. An Advisory Committee reviews the proposals using an evaluation system and scored the proposals. The recommendations are presented to the Mayor based on proposals that will rapidly transition participants to stability, link program participants to community resources and mainstream benefits and help them develop a plan to prevent future housing instability. Awards are made following the ESG eligibility categories (no more than 60% for Shelter Operations and Essential Services and no more than 7.5% for Administration). Agencies are encouraged to focus on Rapid Re-Housing and Homelessness Prevention Services using HUD's Housing First Model.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The City of Somerville meets the homeless participation requirement 24 CFR 576.405(a). OSPCD consults with each agency receiving ESG funds to ensure homeless individuals participate in services. Sub-grantees recognize the importance of involving past and present participants in program planning and agency policy making activities. However, this is sometimes difficult when the homeless individuals are active substance abusers but efforts are made to engage them later. The City meets the homeless participation requirements by including homeless and formerly homeless individuals through extensive participation and consultation with the Somerville-Arlington Continuum of Care, an entity that includes formerly homeless individuals as members. Sub-grantees involve program participants in activities and planning and provide them with information to help them understand the inner working of the organization. Sub-grantees hope that formerly homeless will one day join forces with the agency to one day end homelessness. Some formerly homeless persons become sub-grantee board members, staff members and/or volunteers. Others have been invited to speak publicly about their personal stories to raise awareness in the community. Also, shelter residents have the opportunity to provide input on programs at house meetings and at exit interviews, when they leave the shelter. Before departure, residents have an opportunity to complete written evaluations and comment on and provide suggestions for changes or improvements in service.

5. Describe performance standards for evaluating ESG.

Performance standards for evaluating ESG outcomes were developed and updated by the Somerville-Arlington Homeless Providers Group in consultation with staff representatives from all participating categories. Performance standards were established for each ESG-eligible activity. ESG proposals are evaluated based on their previous experience providing services to the homeless community and addressing one or more of the needs highlighted in the Consolidated Plan. Proposals are also evaluated based on the response to the criteria in the Request for Proposals, their capacity

and timeliness, quality of work and previous program outcomes, etc. ESG proposals providing Homelessness Prevention and Rapid Re-Housing programs are viewed favorably, as they adhere to HUD's Housing First Model. All ESG recipients participate in HMIS and continued analysis is expected to provide real time data to evaluate the impact of programs. Continued program and agency funding is dependent, in part, on successfully meeting the standards. The City's intent is to continue to at least serve the same number of clients under the current funding or increase services by finding ways to leverage additional sources.

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