

One-Year Action Plan

July 1, 2011 – June 30, 2012

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



City of Somerville, MA

Mayor Joseph A. Curtatone

Draft 4/28/11

CITY OF SOMERVILLE 2011-2012 ACTION PLAN

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SECTION A

Letter from the Mayor



CITY OF SOMERVILLE, MASSACHUSETTS
JOSEPH A. CURTATONE
MAYOR

April 28, 2011
The Honorable Board of Aldermen
City Hall
93 Highland Avenue
Somerville, Massachusetts

Re: Approval of 2011-2012 HUD One Year Action Plan

Dear Members of the Board of Aldermen,

I hereby submit for your approval the City of Somerville's proposed One-Year Action Plan for the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG), HOME Investment Partnership, and Emergency Shelter Grant (ESG) Programs. The total budget under the City's mandated program year 2011-2012 is estimated at \$3,610,801 in new entitlement. To this amount an anticipated \$630,603 in program income will be added for a total budget of new funds of \$4,241,404. This budget represents a 16.7% one year reduction in CDBG funding (-\$518,491) and 11.57% reduction in HOME funds (-\$111,307).

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

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

Sincerely,

Joseph A. Curtatone
Mayor



SECTION B

Executive Summary

**CITY OF SOMERVILLE
2011-2012 HUD ONE YEAR ACTION PLAN**

EXECUTIVE SUMMARY

Introduction

In 2011 the City of Somerville will continue the implementation of the visions and priorities set Fourth in the 2008-2013 Five Year Consolidated Plan, which was created in collaboration with many local agencies and residents, as well as with the oversight of the U.S. Department of Housing and Urban Development. At its core, this 2008-2013 Five Year Consolidated Plan presents the framework that guides the City of Somerville in the development of targeted Housing and Urban Development (HUD) funded programs for the benefit of low-and-moderate income persons and families.

On an annual basis, the City of Somerville develops a One Year Action Plan delineating the specific efforts the City will undertake in order to meet the larger goals and objectives set Fourth in the Five Year Consolidated Plan. This document represents the Fourth One Year Action Plan in that 2008-2013 cycle, which builds upon the accomplishments of 2008-2009, 2009-2010 and 2010-2011 as well as accomplishments from the previous five years. These accomplishments divide into the areas of: housing, economic and community development, historic preservation, parks and open space, transportation, and public services, as well as programs and projects undertaken in the City's two specially designated HUD areas – the Union Square Neighborhood Revitalization Strategy Area (NRSA) and the East Somerville NRSA.

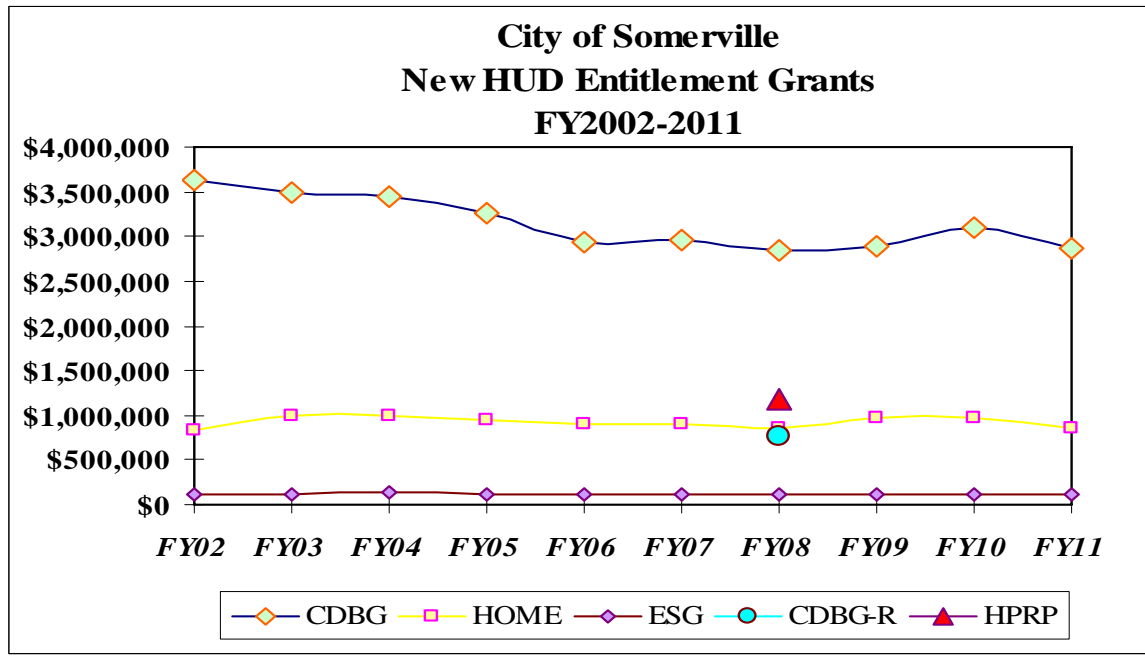
In this Fourth One Year Action Plan under the 2008-2013 Consolidated Plan, the City of Somerville estimates total funding of \$8,109,689. These funds are comprised of HUD Community Block Grant (CDBG) funds, HUD HOME Investment funds, and HUD Emergency Shelter Grant (ESG) program funds. In 2008-2009, Somerville also received CDBG-R & HPRP one-time allocations that will continue as carryforward into 2011-2012. The City also makes extensive efforts to supplement those funds with income generated from HUD programs (called Program Income) and leverages HUD funds with matching funds from the State and other sources to create maximum benefit for the community.

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

The CDBG, HOME, and ESG allocations contained in this 2011-2012 Action Plan represent a 16.70% reduction in CDBG entitlement funds from 2010-2011 and an 11.98% reduction in HOME entitlement funds. This translates into new CDBG Entitlement Funds of \$2,585,615, HOME Entitlement Funds of \$850,454, and Emergency Shelter Entitlement Funds of \$174,732. In addition \$630,603 of program income will be incorporated into the action plan (with \$530,603 of this projected as CDBG program income from the fifth installment of Yard 21 land sales

proceeds from the developer of Assembly Square). In addition, prior years' funds will be carried forward to be utilized in the upcoming fiscal year.

Chart 1: Historic HUD Funding

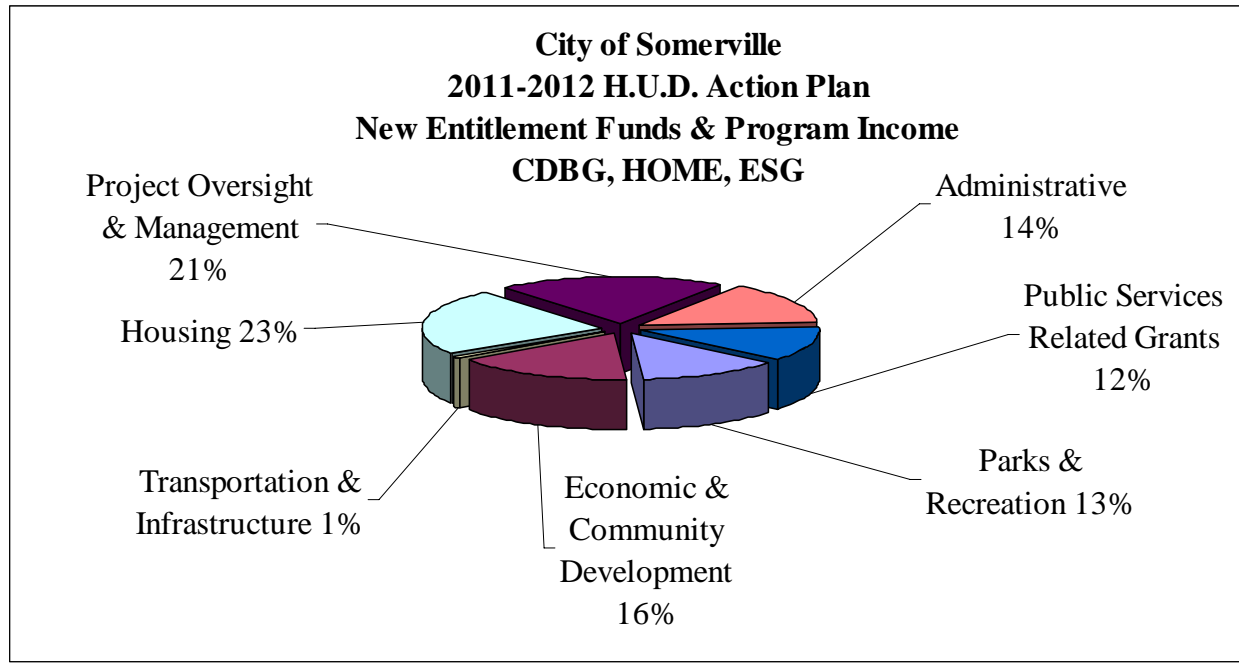


From a peak in FY2001 of \$3,717,000 of CDBG new entitlement funds, reductions in the subsequent years have been absorbed by the City in a variety of ways – even while the costs of completing many of projects continues to increase (see Chart 1). The City of Somerville has sought effective ways to program these funds to maximize their benefits for the entire community, and will seek to partner with residents, service agencies, and businesses within the City to make these projects and programs a reality. Different planning tools continue to be implemented in the pursuit of these goals. These tools include updated Neighborhood Revitalization Strategy Areas (NRSA’s) in both Union Square and East Somerville, and the evaluation of innovative financing tools, such as District Improvement Financing (DIF’s), the Infrastructure Investment Incentive (I-Cubed) program, and others to achieve the goals of economic growth and community improvements. A positive change was experienced in FY08 with an allocation of American Revitalization & Recovery Act funds being provided to the City of Somerville. These included \$772,044 in CDBG-R funds and \$1,181,067 in Homeless Prevention and Rapid Re-Housing funds and approximatley \$16 million for roadway rojects.

This year’s One Year Action Plan builds upon the accomplishments of 2010-2011 with additional tangible results in the areas of park reconstruction, economic development, and affordable housing, to name a few. In 2011-2012, a diverse set of programs and projects will help meet the City’s 5 Year Consolidated Plan needs and goals. For next year’s projects and programs, 25% of CDBG, HOME, and/or ESG new entitlement funds, along with program income, is allocated to housing projects, 14% is earmarked for economic and community development projects, 14% is earmarked for parks and recreation projects, another 12% is allocated towards public service related grants, 1% is allocated to Transportation and

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

Chart 2: 2010-2011 Funding Categories



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

The East Somerville NRSA encompasses the Assembly Square area, and in 2005 this area saw new economic development with new retail stores opening and the associated jobs creation that come with those stores. During 2008, the parcel of land known as Yard 21 was sold to the developer, and demolition of key structures occurred. In 2009, considerable sub-surface infrastructure was laid through a Growth District Initiative Grant from the Commonwealth. By summer 2011, the Assembly Square roadway and additional off-site improvements are expected to be completed using ARRA transportation funds and District Improvement Financing (DIF). Plan review for the IKEA store is complete. In December 2010 the Board of Alderman approved Somerville’s first DIF district in Assembly Square which will reinvest the incremental growth in property tax revenues back into the district, providing \$25 million in local infrastructure investment. Consistent with the City’s plans to create jobs and improve transportation, public open space, and other infrastructure, in 2011-2012 the City plans to continue with transportation improvements on lower Broadway, storefront improvements, retail best practices, park design, and micro-finance loans targeted to improving East Somerville. The City will continue to support and strengthen the East Somerville Main Streets organization into its fifth year.

The Union Square NRSA also remains a focus for targeted improvements with the assistance of HUD funds. Infrastructure planning efforts will continue in 2011-2012 to unify the Union Square area; the role of public places and facilities will be strengthened through the continuance of the Union Square Arts-Union project and the Union Square Design Annex which the City

helped launch in fall 2009; and economic development will be facilitated through the assistance of the Union Square Main Streets organization. Brownfields clean-up and pre-development efforts to improve Union Square parcels particularly at Kiley Barrel site In Boynton Yards transportation and infrastructure studies will be conducted to determine how to produce a viable street grid and infrastructure system to support the areas development potential.

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

The City of Somerville's Fourth One Year Action Plan within the context of the 2008-2013 Five Year Consolidated Plan for the HUD year 2011-2012 represents the continuation of a unified vision for the next two years. This strategy is a culmination of months of planning within the various City departments and the participation of public agencies and community members. This plan also represents the first year of the revised fiscal year for HUD funds. The 2011-2012 year will begin on July 1, 2011 and end on June 30, 2012.

EVALUATION OF PAST PERFORMANCE

The City of Somerville is entering into the Fourth year of the 2008-2013 Five Year Consolidated Plan period, which includes this 2011-2012 Action Plan. During the planning and analysis period for the current Five Year Consolidated Plan (which began in the summer of 2007), an extensive review of past performance was conducted for each area of focus within the City: Housing, Economic and Community Development, Parks and Open Space, Historic Preservation, Public Services, the Union Square NRSA and the East Somerville NRSA.

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

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

ECONOMIC & COMMUNITY DEVELOPMENT PROJECTS

Storefront Improvement Project:

This year's Action Plan continues funding for the City's storefront improvement program, with an additional allocation of \$125,000 to be added to the program with anticipated carryforward of \$232,722. This program provides financial and technical assistance to businesses in low-and-moderate-income areas, or for job creation/microenterprise assistance for exterior/facade improvements. The City provides straight grants of up to \$7,500 for signs, awnings and smaller improvements, and a 50/50 matching grant of up to \$35,000 for larger projects.

Small Business/Micro Enterprise Loan Program:

The Action Plan includes continued funding of a small business/micro finance loan program primarily targeted in the East Somerville NRSA and the Union Square NRSA. The City will continue to partner with an outside micro-finance loan institution to promote access to capital for small and emerging businesses using carryforward balance of \$25,426

Farmers Market:

This year's Action Plan includes \$6,000 of new CDBG and \$6,000 carryforward to assist the management of a Farmers Markets in the City's NRSA districts and at affordable housing sites. This concept of a farmers' market has been successfully implemented in Union Square, and has not only benefited the local community with healthy local market offerings, but has also increased foot traffic for local Union Square NRSA businesses, and has provided a valuable venue for businesses participating in the seasonal market. Local non-profit agencies such as Groundworks Somerville and businesses like Taza Chocolate and Fiore di Nonno makers of hand crafted mozzarella also participate in these markets. A portion of the existing carryforward will be used to support the creation of a new market in the Mystic Apartments including funds to subsidized the cost of produce for WIC and SNAP households.

Section 108 Loan Payments:

In 2011-2012, the City make the final bi-annual payments due on its HUD Section 108 loan which was entered into when the City purchased properties in the Boynton Yards section of Somerville. In the summer of 2008 the City paid off one of its two HUD Section 108 loans, and refinanced the other Section 108 loan at favorable terms. The remaining loan was originally placed in 1997, and presently has an outstanding principal balance of \$300,000. The amount of \$305,160 represents the scheduled principal and interest payments for the year 2011-2012 on the remaining loan. During 2011-2012, the City will explore the feasibility of taking out HUD108 loans for property acquisition, environmental analysis and remediation, design and other economic development activities within the East Somerville NRSA and Union Square NRSA. The City is authorized to borrow up to five times its annual CDBG entitlement or approximately \$14.4 million. Board of Aldermen approval is required before any borrowing could occur.

Union Square Main Streets:

The Action Plan continues support of the City's Community Based Development Organization (CBDO) partner in Union Square with \$67,5000 of CDBG funds for its seventh year. CBDO activities are focused on organizing local businesses, support for historic preservation, promotion and marketing activities, and assistance with short and long term planning in the area including the Union Square Transportation Study and Plan.

East Somerville Main Streets:

The City of Somerville is allocating \$67,500 of CDBG program income to continue its sixth year of commitment to this local CBDO. East Somerville CBDO activities will continue to focus on increasing membership, public outreach through organizing events, and will continue its valuable role as liaison for the Storefront Improvement Program and Retail Best Practices project in the area.

ArtsUnion Streetscape Project:

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

Kiley Barrel Pre-Development:

The City continues to work with the Massachusetts Department of Environmental Protection to finalize the site assessment studies and prepare a remediation strategy for the former Kiley Barrel site and adjacent lots. The 2011-2012 Action Plan reflects the updated scope of work for this project to general pre-development of the site including remediation, market analyses, appraisals, and other costs in order to further economic development in this area. The site has recently been designated by the Commonwealth for assistance by its Brownfield Support Team, which coordinates resources and technical assistance from several state and federal agencies and \$459,000 has been recently committed from state and federal government. CDBG funding carried forward for this project is projected to be \$96,245.

Boynton Yards Pre-Development:

The City will continue its Transportation and Utility Planning Study and Design of the Boynton Yards area with the engineering and consulting firm Parsons Brinkerhoff and local focus group. The Boynton Yards project is being carried forward into 2011-2012 to continue with predevelopment of the site including: remediation, market analyses, appraisals, and other costs in order to further economic development in and around this area. A focus of these funds will be to

develop a new transportation and utility plan for the area that will support economic development and job creation. The City will carry forward CDBG funding of \$80,226.

Land Acquisition in Union Square:

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

Land Acquisition:

The City proposes to allocate funding for land acquisition in either the East Somerville or Union Square NRSA's. Activities will include appraisals, technical studies, urban renewal planning, and other land acquisition costs with \$19,634 in new program income.

Retail Best Practices in East Somerville and Union Square:

The City is proposing to allocate \$24,000 to fund technical assistance targeted at businesses in East Somerville and Union Square NRSA's to continue the efforts included in the 2009-2010 Action Plan and through CDBG-R funding. This technical assistance provides group and one-on-one technical assistance by retail marketing experts to locally owned independent businesses. This technical assistance is intended to help businesses understand their market(s), improve their merchandising, and to identify aesthetic changes which would support business growth.

Fabrication Laboratory:

The City will allocate \$5,000 to fund programming efforts to develop a fabrication cluster in one of the NRSA's in Somerville. The cluster will involve brokering partnerships with key business, educational and institutional organizations in the City and metro-region. The funding will be involved directly or indirectly as leverage towards outcomes that may include the creation of community space for practicing and learning about fabrication, increased educational opportunities for high school, vocational and college students, incubation of business startups.

TRANSPORTATION & INFRASTRUCTURE PROJECTS

Union Square Infrastructure:

The City is conducting transportation analyses of the complex roadways and other transportation infrastructure in and around Union Square, and will utilize these CDBG funds as a match for federal, state, and other moneys being used to move these studies to 100% design. The expanded scope of work for this project also includes environmental assessment, financial feasibility, transportation, and other studies relating to the re-development of Union Square. CDBG funding of \$194,454 is being carried forward from prior years.

Green Line Extension Planning:

The State and the MBTA have committed to extending the Lechmere branch of the MBTA Green Line through Somerville over the next 5-7 years. State-level environmental permitting is complete and work is underway at the State level concerning the preliminary engineering of the extension. Green Line corridor planning will be important for the City of Somerville as the State and the MBTA progress with their efforts, and the City of Somerville is proposing to continue these efforts and carry forward \$21,203 for Green Line planning efforts in CDBG eligible areas of the City.

East Broadway Streetscape:

The City, along with Design Consultants, Inc. and MassDOT has completed 75% design and in 2011-2012 proposes to carry forward \$617,863 of existing CDBG funds to continue this project and begin construction. The project will provide comprehensive streetscape enhancements for an approximately 1/2 mile stretch of Broadway. Working with the East Somerville Main Streets organization, businesses and residents in East Somerville, the scope of this project includes redesigning parts of the transportation infrastructure along this roadway, new sidewalks, streets, benches, trees, signals, lighting and other amenities. A key component of the design involves pedestrian and ADA amenities and possible traffic calming measures. The City will be leveraging a State Transit Oriented Development (TOD) grant for \$479,000, private donations and local bonding in order to supplement CDBG funds for this project. The entire length of this project would be contained within the East Somerville NRSA.

ADA Streetscape Improvements:

The City will implement a fifth year of continued funding to make ADA improvements relating to sidewalks, curb-cuts, signage & signals, and other pedestrian infrastructure City-wide. In consultation with the Department of Public Works, bike and pedestrian advocates, and the Somerville Commission for Persons with Disabilities, the existing CDBG carryforward funding of \$10,000 will be coupled with the additional CDBG funding of \$40,000 in 2011-2012 for the design and construction of these ADA improvements to sidewalks and related infrastructure.

PARKS & RECREATION PROJECTS

Street Tree Planting Program:

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

Community Path Design & Construction:

The portion of the Community Path Project from Cedar Street to Lowell Street currently stands at 25% design and a designer has been selected to bring the design to completion. The City expects MassDOT to put the project out to bid for construction in the fall. The City proposes to carry forward \$103,855 in CDBG funds in order to design and construct ADA access to the path at both Cedar and Lowell Street.

Ed Leathers Park (former Kemp Nuts property)

Over the past year, the City has acquired two small parcels adjacent to the recently completed Ed Leathers Park. The City is proposing to expand the park to incorporate the additional space. \$53,311 in carry forward CDBG funding will be used for demolition, testing, clean-up and design.

Harris Park Acquisition, Clean-up & Design:

The City has received a state grant to acquire empty parcels on Cross Street East in order to build a new Harris Park that will better serve the community and provide a safer, healthier open and recreational space. Based upon recent experience with designing award winning parks, the City is proposing to carry forward CDBG funding of \$127,986 and allocate \$300,000 in new funding to complete testing, clean-up, design, and begin construction. Additional outside funding will be sought as well.

111 South Street:

The City allocated \$55,000 for the design and or construction of a new Off-Leash Recreational Area in 2007-2008. Park amenities are to include secure areas in which to bring a dog, as well as dog supplies to clean up after a dog and other pet-friendly features. Somerville intends to carry \$50,660 forward for the 111 South Street project into 2011-2012.

Quincy Street Park

The City has procured a designer to develop renovation plans for the current City-owned open space on Quincy Street. Three concepts have been created and will be presented to the community this spring. The City proposes to carry forward \$225,000 in funding to complete design and begin construction.

North Street Playground:

The City has procured a designer for complete reconstruction of the North Street Playground – an area that needs increased green space as well as updated recreational equipment. The City proposes to carry forward \$37,250 for design and \$300,000 in new funding for identified testing, clean-up and construction.

Pearl & Florence Park

This past year the City acquired a vacant parcel at the corner of Pearl and Florence Streets in order to design and construct a “passive” park that will increase green space in the neighborhood and take advantage of one of East Somerville’s largest trees. The City proposes to carry forward \$75,000 in CDBG funding to complete testing and clean-up and begin design.

0 New Washington Street:

This past fall the City completed a new park including an Off-leash Recreational Area in a heavily industrial area that needed increased open and green space together with a passive open space across the street from the Cobble Hill Senior housing site with 224 affordable units. In 2011-2012, the City is proposing to carry forward an unexpended balance of \$76,389 in order to pay final invoices associated with the park’s construction.

Groundwork Somerville:

This program represents funding to construct, manage and program community gardens in schools, along the waterfront and at other eligible public areas of the City. In program year 2011-2012, the City plans to allocate \$10,000 in CDBG program income funds toward this program, as it has for the past five years.

HISTORIC PRESERVATION PROJECTS

Expansion of Local Historic Districts:

In 2011 - 2012, the City will continue implementation of the expansion of local historic districts. This would include working with the Middlesex Registry of Deeds, the Massachusetts Historic Commission, and the City’s Assessor’s Office. New survey work will be conducted along the Broadway Corridor in East Somerville using carryforward of \$4,271.

Preservation of Historic Fire Station:

The City will allocate an addition \$10,000 and reprogram \$500 from the Weatherization of Old Fire Station project to prepare a building assessment report and reuse study for the Historic Union Square Fire Station, among other activities geared toward preserving this landmark building.

Historic Preservation Access Studies and Designs:

The City is proposing to carry forward the previously allocated \$5,360 in CDBG funds for this project. This scope of work includes accessibility studies in Union Square and/or other areas of the City.

Historic Façade Improvements:

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

Prospect Hill Historic Analysis:

The City is proposing to continue this project using \$5,040 funding carried forward from previous years. The purpose of these funds is to provide technical and engineering analysis of the historic Prospect Hill monument and park for its eventual renovation and restoration, an nomination to the US Department of Interior for national historic designation.

HOUSING PROJECTS

Housing Special Projects:

Housing Special Project funds are available to for-profit and non-profit developers of affordable housing for the acquisition, demolition, predevelopment, operating and construction costs of both rental and homeownership housing projects located within the City of Somerville. The City anticipates carrying forward \$62,424 in HOME funds for special projects and if level-funded by HUD, new allocation of entitlement HOME funds of \$473,653 for new project development in 2011-2012 for a total of \$543,077 in HOME funds. Of this, the Housing Division is anticipating committing \$500,000 in new HOME funds for a project that the Somerville Housing Authority would redevelop an existing former MWRA pumping station into 24 units of affordable housing for independent elderly and handicapped individuals.

Housing Rehabilitation Projects:

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

Based upon continued demand for this program, this plan proposes to fund the housing rehabilitation program for 2011-2012 with \$679,977 in total CDBG and HOME funding. This funding would be comprised of \$429,977 carried forward CDBG rehab funds, a projected \$50,000 of CDBG program income and \$50,000 of carried forward HOME rehab funds.

Down Payment Assistance Program:

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

Down-Payment Assistance Program 80 – Market-Rate Units

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

Closing Cost Assistance Program 80 – Subsidized or Inclusionary Housing Units

Closing Cost assistance of up to \$5,000 can be made available to households who are income-eligible buyers of subsidized and inclusionary housing units in Somerville. The assistance will come in the form of a 0%, five-year forgivable loan. Eligible assistance amount will be based on a good faith estimate of actual closing costs. Borrowers must be approved to purchase subsidized or inclusionary housing units. Non-Somerville residents are eligible if they are approved to purchase a subsidized or inclusionary housing unit, but preference will be given to households who currently live or work in Somerville. Assistance is also available on resale of these properties.

The City is proposing to carry forward \$95,800 in HOME funds and due to the slowdown in the real estate market and at this time not allocate any new HOME Entitlement funds towards this program for FY11.

HOME Tenant Based Rental Assistance:

Tenant-Based Rental Assistance funds are available to subsidize and stabilize income-qualified tenants of rental housing units located within the City of Somerville. The City will carry forward \$2,000 in HOME funds and anticipate that the Somerville Homeless Coalition will renew its contract for FY2011 and the city therefore is allocating \$98,000 in new HOME entitlement funds for this program in 2011-2012.

HOME CHDO Operating:

As an eligible component of the HOME program, CHDO operating funds of 5% are set-aside from the City's annual HOME Program entitlement grant to assist the City's only Community Housing Development Organization (CHDO), the Somerville Community Corporation with its costs to operate its non-profit housing development department. The City is therefore allocating \$42,522 towards CHDO operating costs.

HOME CHDO Set Aside:

The City of Somerville has consistently set aside the majority of its HOME funds for the benefit of the City's local CHDO, far in excess of the required minimum 15% of the annual HOME entitlement grant. In FY 2011 OSPCD committed and has spent \$450,000 in HOME funds for the acquisition of the 75 Cross Street project which is awaiting final funding approvals from the Commonwealth of Massachusetts. OSPCD has also committed to \$705,000 of HOME carry forward for the SCC St. Polycarps Phase III rental project. In 2011-2012, the City is proposing to allocate \$127,568 in new HOME Entitlement funds towards CHDO-eligible projects.

PUBLIC SERVICE GRANTS

Public Services Grants:

The City of Somerville is utilizing its maximum 15% annual CDBG allocation toward the provision of grants to various non-profit organizations to provide special services to meet the needs of very low, low, and moderate income people and families. In program year 2010 approximately thirty agencies and programs in the City of Somerville were funded through this project – from pre-school and youth after-school programs to transportation services for the elderly. Through a Request for Proposal (RFP) process, the City of Somerville will select programs to fund services for 2011-2012.

EMERGENCY SHELTER GRANTS

Emergency Shelter Grants:

Emergency Shelter Grants (ESG) funds are provided under the McKinney-Vento Act (42 USC 11362) and are targeted toward the operation of emergency shelters, homeless prevention, and crisis intervention programs. Through an RFP process, the City of Somerville will use its total ESG award to select programs to fund for 2011-2012 utilizing the budget of \$174,732 including administration funds. Awarded agencies will demonstrate a match for these Emergency Shelter funds.

AMERICAN RECOVERY AND REINVESTMENT ACT

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

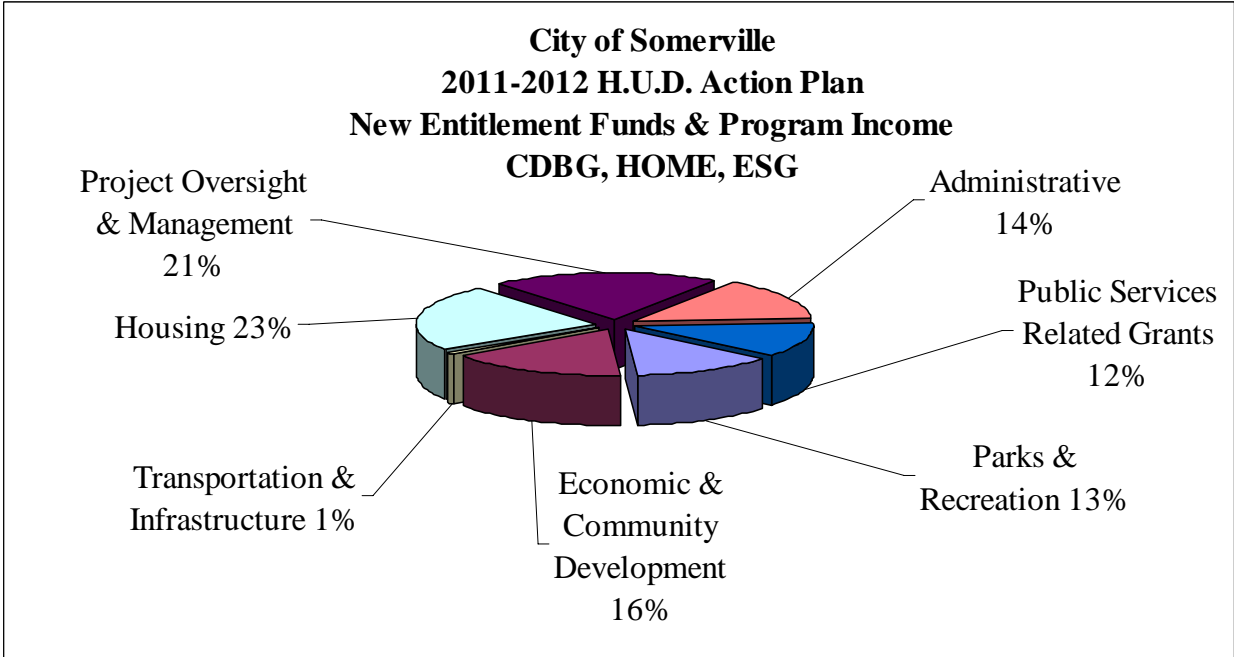
The American Recovery and Reinvestment Act provided to the City of Somerville \$772,044 in funds for 2009-2010. The City allocated the funds to create jobs, and address long- neglected challenges to help jumpstart the American economy with programs such as storefront improvements, retail best practices, housing rehabilitation, and public services grants geared toward employment training. Carryforward in the amount of \$129,951 is projected in the CDBG-R program. All of these funds have been committed to projects including storefronts, housing rehab programs, and the Innerbelt/Brickbottom area plan.

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

HPRP was authorized under Title XII of ARRA provided to the City of Somerville \$1,181,067 in funds for 2009-2012. Five non-profit organizations in Somerville collaborated to submit a comprehensive package of services geared toward helping households stay in housing through an array of services. Carryforward in the amount of \$442,921 is projected in the HPRP program and City staff are regularly communicating with service providers regarding their expenditure rates. The city anticipates reaching the required 44% expenditure well before September 2011.

SECTION C

Budget Overview



CDBG Entitlement & Program Income (2011)

	Amount	Percentage
CDBG Admin	\$ 505,625	16%
Public Service Grants	\$ 387,842	12%
Projects/Programs	\$ 2,272,751	72%
Total	\$ 3,166,218	

HOME Entitlement & Program Income (2011)

	Amount	Percentage
HOME Admin	\$ 85,054	9%
CHDO Admin	\$ 42,522	5%
Projects/Programs	\$ 772,878	86%
Total	\$ 900,454	

85% of the activities proposed for the FY2011 Action Plan will benefit low/moderate-income persons through the development housing, public services, economic development, and management of the grant programs.

**City of Somerville
2011-2012 Action Plan
Funding Summary**

Entitlement Grant		
CDBG	\$2,585,615	
ESG	\$174,732	
HOME	\$850,454	
HOPWA	\$0	
Total		\$3,610,801
Prior Years' Program Income NOT previously programmed or reported		
CDBG	\$0	
ESG	\$0	
HOME	\$0	
HOPWA	\$0	
Total		\$0
Carried Forward/Reprogrammed Prior Years' Funds		
CDBG	\$3,085,189	
ESG	\$0	
HOME	\$210,224	
HOPWA	\$0	
CDBG-R	\$129,951	
HPRP	\$442,921	
Total		\$3,868,285
Total Estimated Program Income		
CDBG Econ Development Reimbursement	\$530,603	
CDBG Housing Rehab Revol Loan Fund	\$50,000	
CDBG Development Revol Loan	\$0	
HOME PI Fund	\$50,000	
Total		\$630,603
Section 108 Loan Guarantee Fund		\$0
TOTAL FUNDING SOURCES		\$8,109,689
Other Funds*		\$3,787,761
Submitted Proposed Projects Totals		\$11,897,450
TOTAL Entitlement & Program Income		\$4,241,404
Un-Submitted Proposed Projects Totals		\$0

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

City of Somerville
 Program Year 2011 (July 1, 2011 - June 30, 2012)
 Projects
CDBG, HOME, AND ESG PROGRAM

Activity Name	Address	Descrip	Reprogrammed CDBG Funds	Reprogrammed HOME Funds	PY10 CDBG Carryforward	PY10 HOME Carryforward	Total Carryforward & Reprogrammed	PY11 "New" CDBG Entitle	PY11 CDBG Program Income	Total CDBG	PY11 "New" HOME Entitle	PY11 HOME Program Income	Total HOME	Total ESG	Total Program	HUD Matrix Code	Citation
ARTS UNION ARTSCAPE & STREETSCAPE ELEMENTS	UNION SQUARE NRSA	For ArtsUnion Streetscape & ArtsUnion ArtsSpace improvements in Union Square. Match to grant from the MA Cultural			123,200		123,200	50,000		173,200			-		173,200	03	570.201(c)
BOYNTON YARDS PRE-DEVELOPMENT	UNION SQUARE NRSA	Environmental reviews, Surveys, Appraisals, transportation and utility infrastructure planning, and other pre-development			80,226		80,226			80,226			-		80,226	17D	570.203a
EAST SOMERVILLE MAIN STREETS	EAST SOMERVILLE NRSA	Support for Main Streets organization and initiatives in East Somerville.			40,000		40,000		67,500	107,500			-		107,500	19C	570.204a1
FARMERS' MARKET	UNION SQUARE OR EAST SOMERVILLE NRSA AFFORD. HOUSE SITES	Grant to organize and manage Farmers' Market.	6,000		6,000		12,000			12,000			-		12,000	19C	570.204a1
INNER BELT PLANNING	EAST SOMERVILLE NRSA	Planning, feasibility, and other related planning funds for the redevelopment of the Inner Belt and Brickbottom sections of the city.			25,000		25,000			25,000					25,000	21A	570.206
KILEY BARREL PRE-DEVELOPMENT	UNION SQUARE NRSA	Remediation, technical analyses, market analyses, appraisals, and other costs in order to further economic development in			96,245		96,245			96,245			-		96,245	04A	570.201d
FABRICATION LABORATORY	UNION SQUARE NRSA	The cluster will involve brokering partnerships with key business, educational and institutional organizations					0	5,000		5,000			-		5,000	04A	570.201d
LAND ACQUISITION	LAND ACQUISITION	Appraisals, technical studies, and other land acquisition costs in CDBG						19,634	0	19,634					-	01	570.201a
LAND ACQUISITION in UNION SQUARE	UNION SQUARE NRSA	Appraisals, technical studies, and other land acquisition costs in Union			35,000		35,000			35,000					-	01	570.201a
RETAIL BEST PRACTICES	UNION SQUARE AND EAST SOMERVILLE NRSA	Technical Assistance to businesses for Retail Best Practices			15,500		15,500	24,000		39,500			-		39,500		
SECTION 108 LOANS PAYMENTS	93 HIGHLAND AVE SOMERVILLE, MA 02143	Interest and principal on the City's outstanding Section 108 Loan Balance.					0	305,160		305,160			-		305,160	19F	570.705(c)
SMALL BUSINESS/ MICROENTERPRISE LOAN PROGRAM	CITY-WIDE	Funds to assist with a small-business loan fund targeted to micro-enterprises as the second year of a three year program.			25,426		25,426			25,426			-		25,426		
STOREFRONT IMPROVEMENT PROJECTS	ELIGIBLE CDBG AREAS OF THE CITY OR CITY-WIDE	Funds for renovating storefronts and/or signs & awnings in CDBG eligible commercial districts, or to eligible micro-enterprises.			232,722		232,722	26,465	98,535	357,722			-		357,722	14E	570.202
UNION SQUARE MAIN STREETS	UNION SQUARE NRSA	Support for Main Streets organization and initiatives in Union Square.			50,000		50,000	67,500		117,500			-		117,500	17D	570.203(a)
Total Economic & Community Development Project Costs			6,000	0	729,319	0	735,319	497,759	166,035	1,399,113	0	0	0	0	1,344,479		
					25%		22%	19%	29%	22%					18%		
ADA STREETSCAPE IMPROVEMENTS	CITY-WIDE	For ADA improvements to sidewalks, curb cuts, and pedestrian signals & signage throughout the			10,000		10,000	40,000		50,000			-		50,000	10	570.201k

City of Somerville
 Program Year 2011 (July 1, 2011 - June 30, 2012)
 Projects
CDBG, HOME, AND ESG PROGRAM

Activity Name	Address	Descrip	Reprogrammed CDBG Funds	Reprogrammed HOME Funds	PY10 CDBG Carryforward	PY10 HOME Carryforward	Total Carryforward & Reprogrammed	PY11 "New" CDBG Entitle	PY11 CDBG Program Income	Total CDBG	PY11 "New" HOME Entitle	PY11 HOME Program Income	Total HOME	Total ESG	Total Program	HUD Matrix Code	Citation
GREEN LINE EXTENSION PLANNING	UNION SQUARE NRSA AND EAST SOMERVILLE NRSA	Includes Environmental Assessment, Financial Feasibility, Transportation, and Other Studies and Designs relating to the extension of the MBTA			21,203		21,203			21,203					21,203	21A	570.206
LOWER BROADWAY STREETSCAPE PROJECT	EAST SOMERVILLE NRSA	Streetscape improvements along Broadway from McGrath Highway to the Boston city line.			617,863		617,863			617,863			-		617,863	03K	570.201c
UNION SQUARE INFRASTRUCTURE	UNION SQUARE NRSA	Environmental Assessment, Financial Feasibility, Transportation, Infrastructure, and Other Studies and Designs relating to the re-development of Union			194,454		194,454			194,454			-		194,454	21A	570.206
Total Transportation & Infrastructure Project Costs			-	-	843,520	-	843,520	40,000	-	883,520	-	-	-	-	883,520		
			0%		29%		26%	40,000	0%	883,520					12%		

0 NEW WASHINGTON STREET	0 NEW WASHINGTON STREET	Design and Construction of Off Leash Recreation Area and passive park in East Somerville NRSA.			35,896		35,896			35,896			-		35,896	03F	570.201c
111 SOUTH STREET	111 SOUTH STREET SOMERVILLE, MA 02145	Design and Construction of Off Leash Recreation Area and park in a CDBG eligible area.			50,660		50,660			50,660			-		50,660	03F	570.201(c)
COMMUNITY PATH DESIGN & CONSTRUCTION	COMMUNITY PATH FROM EAST SOMERVILLE/CAMBRIDGE LINE TO CEDAR STREET	Design and construction of a segment (between Cedar to Central) of the Community Path through a			103,855		103,855			103,855			-		103,855	03	570.201c
DICKERMAN PARK	CRAIGIE STREET AT KIMBALL STREET	Design costs related to site improvements at existing park in CDBG eligible neighborhood			10,810		10,810			10,810					10,810	03F	570.201c
GROUNDWORK SOMERVILLE	93 HIGHLAND AVE. SOMERVILLE, MA 02143	Landscaping and planting improvements in schools and other eligible public areas.			10,000		10,000		10,000	20,000			-		20,000	03F	570.201c
HARRIS PARK	EAST SOMERVILLE NRSA SOMERVILLE, MA 02145	Environmental testing, appraisals, design, and other activities for park in CDBG eligible area.	115,493		127,986		243,479	34,507	150,000	427,986			-		427,986	03F	570.201c
KEMP NUT PARK / SKILTON AVENUE CONSTRUCTION	WALNUT STREET SOMERVILLE, MA 02143	Construction, testing and design costs related to site improvements at park in CDBG eligible			53,311		53,311			53,311					53,311	01	570.201a
KEMP NUT PARK PARCEL ACQUISITION	WALNUT STREET SOMERVILLE, MA 02143	Acquisition of parcels of land adjacent to Kemp Nut/Ed Leathers Parks to			2,000		2,000			2,000					2,000	01	570.201a
MORSE KELLY PLAYGROUND	SUMMER STREET	Design costs related to site improvements at existing park in CDBG eligible neighborhood.			12,000		12,000			12,000					12,000	03F	570.201c
NORTH STREET PLAYGROUND	NORTH STREET	Design, testing and construction costs related to site improvements at existing park in CDBG	30,432		37,250		67,682	75,000	194,568	337,250			-		337,250	03F	570.201c
PEARL AND FLORENCE STREET PARK	PEARL & FLORENCE STREET	Design testing and construction of an accessible, passive green space & community garden in E Somerville			75,000		75,000			75,000			-		75,000	01,03F	570.201a,c

City of Somerville
 Program Year 2011 (July 1, 2011 - June 30, 2012)
 Projects
CDBG, HOME, AND ESG PROGRAM

Activity Name	Address	Descrip	Reprogrammed CDBG Funds	Reprogrammed HOME Funds	PY10 CDBG Carryforward	PY10 HOME Carryforward	Total Carryforward & Reprogrammed	PY11 "New" CDBG Entitle	PY11 CDBG Program Income	Total CDBG	PY11 "New" HOME Entitle	PY11 HOME Program Income	Total HOME	Total ESG	Total Program	HUD Matrix Code	Citation
PERRY PARK	WASHINGTON STREET	Costs related to site improvements at existing park in CDBG eligible neighborhood.			8,929		8,929			8,929					8,929	03F	570.201c
QUINCY STREET PARK	14-18 QUINCY STREET	Design and construction of park in CDBG eligible area.			225,000		225,000			225,000					225,000		
STREET TREE PLANTING PROGRAM	ELIGIBLE CDBG AREAS OF THE CITY	Funding will provide for the planting of approx. 100 trees in CDBG eligible areas city-wide.			106,760		106,760	75,000		181,760			-		181,760	03N	570.201(c)
Total Parks & Open Space Project Costs			145,925	-	859,457	-	1,005,382	184,507	354,568	1,544,457	-	-	-	-	1,544,457		
					29%		31%		61%	25%					21%		
CD PROJECT COSTS	93 HIGHLAND AVE. SOMERVILLE, MA 02143	Projects costs associated with activities carried out by the Community Development Division, including staff salaries.					0	600,559		600,559			-		600,559	03	570.201(c)
Total Economic & Community Development Costs			-	-	-	-	-	600,559	-	600,559	-	-	-	-	600,559		
								23%		10%					8%		
EXPANSION OF LOCAL HISTORIC DISTRICTS	CDBG ELIGIBLE AREAS OF THE CITY	Increase the number of properties surveyed and inventories for historic designation.			4,271		4,271			4,271			-		4,271	16A	570.202d
HISTORIC FAÇADE IMPROVEMENTS	CDBG ELIGIBLE AREAS OF THE CITY	Rehabilitate Local Historic District (LHD) designated low- and moderate-income homes to historic design.			500		500		10,000	10,500			-		10,500	16A	570.202d
PRESERVATION OF FIRE HOUSE	UNION SQUARE	To prepare a building assessment report and reuse study for the Historic Union Square Fire Station, among other activities geared toward preserving this landmark building.			50,000		50,000			50,000					50,000	16A	570.202d
MILK ROW CEMETARY	SOMERVILLE AVE	Restoration of the Milk Row Cemetery - Historic Cemetery located in the Union Square NRSA.			5,820		5,820			5,820					5,820	16A	570.202d
PROSPECT HILL PARK & MONUMENT TECHNICAL EVALUATION	PROSPECT HILL PARK	Technical and other engineering evaluations for the restoration and renovation of the Prospect Hill Monument and Park.			5,040		5,040			5,040					5,040	16B	570.202d
HISTORIC PRESERVATION ACCESS STUDIES	CDBG ELIGIBLE AREAS OF THE CITY	Includes Historic Preservation Accessibility Analysis of targeted properties in CDBG eligible areas of City.			5,360		5,360			5,360			-		5,360	16B	570.202(d)
Total Historic Preservation Project Costs			-	-	70,991	-	70,991	-	10,000	80,991	-	-	-	-	80,991		
					0.0%		2.4%		2.2%	1.7%					1.3%		1.1%
HOUSING SPECIAL PROJECTS	50 EVERGREEN STREET SOMERVILLE, MA 02143	Funds reserved and used for the creation of LMI housing throughout the City.					\$62,424			-	500,000		562,424		562,424	14A	570.202

City of Somerville
 Program Year 2011 (July 1, 2011 - June 30, 2012)
 Projects
CDBG, HOME, AND ESG PROGRAM

Activity Name	Address	Descrip	Reprogrammed CDBG Funds	Reprogrammed HOME Funds	PY10 CDBG Carryforward	PY10 HOME Carryforward	Total Carryforward & Reprogrammed	PY11 "New" CDBG Entitle	PY11 CDBG Program Income	Total CDBG	PY11 "New" HOME Entitle	PY11 HOME Program Income	Total HOME	Total ESG	Total Program	HUD Matrix Code	Citation
HOUSING REHAB	50 EVERGREEN STREET SOMERVILLE, MA 02143	Funds to rehab rental and homeowner properties occupied by and/or affordable to residents who are income eligible under Home and/or CDBG regulations.			429,977	50,000	479,977	100,000	50,000	579,977		50,000	100,000		679,977	14A	570.202
DOWNPAYMENT ASSISTANCE PROGRAM	50 EVERGREEN STREET SOMERVILLE, MA 02143	Downpayment and closing cost assistance of up to 15% to income eligible Somerville residents.				95,800	95,800				-		95,800		95,800		
HOUSING DIVISION PROJECT COSTS	50 EVERGREEN STREET SOMERVILLE, MA 02143	Costs associated with project oversight of the Housing Division CDBG program.					0	269,323		269,323			-		269,323	14H	570.202
HOME ADMIN	50 EVERGREEN STREET SOMERVILLE, MA 02143	Staff salaries and overhead costs associated with administering the HOME program.					0			-	85,045		85,045		85,045	14H	570.202
HOME TBRA	50 EVERGREEN STREET SOMERVILLE, MA 02143	Funds to provide subsidies for Tenant Based Rental Assistance to formerly homeless young people.				2,000	2,000			-	95,318		97,318		97,318	05S	570.204
HOME CHDO OPERATING SET ASIDE	50 EVERGREEN STREET SOMERVILLE, MA 02143	5% of the HOME entitlement set aside for the City's designated CHDO's operating costs.					0			-	42,523		42,523		42,523	2II	N/A
HOME CHDO SET ASIDE	50 EVERGREEN STREET SOMERVILLE, MA 02143	Funding for affordable housing construction or acquisition by CHDO-eligible entities.					0			-	127,568		127,568		127,568	14A	N/A
Total Housing Project Costs			-	-	429,977	210,224	640,201	369,323	50,000	849,300	850,454	50,000	1,110,678	-	1,959,978		
			#DIV/0!		15%	100%	19%	14%	9%	14%	100%	100%	100%	0%	26%		
PUBLIC SERVICE GRANTS	93 HIGHLAND AVE. SOMERVILLE, MA	Set aside 15% of current year CDBG grant to fund Public Service Grants within the city.					0	387,842		387,842			-		387,842	05	570.201(e)
ESG PROGRAM ADMINISTRATION	93 HIGHLAND AVE. SOMERVILLE, MA	A portion of the staff and administrative costs associated with administering ESG Grant.					0			-			-	6,989	6,989	21A	N/A
ESG GRANTS	93 HIGHLAND AVE. SOMERVILLE, MA	Funds to be allocated through an RFP process to agencies providing emergency shelter, crisis intervention and homeless prevention.					0			-			-	167,743	167,743	03T	570.201(e)
Total Public Service Related Grants			-	-	-	-	-	387,842	-	387,842	-	-	-	174,732	562,574		
								15%		6.20%				100%	8%		
CDBG ADMIN	93 HIGHLAND AVE. SOMERVILLE, MA 02143	Staff salaries and overhead costs associated with administering the CDBG ESG and HOME						505,625		505,625			-		505,625	21A	570.206
Total CDBG Administration			-	-	-	-	-	505,625	-	505,625	-	-	-	-	505,625		
										8.09%					8%		
PROJECT TOTAL			151,925	0	2,933,264	210,224	3,295,413	2,585,615	580,603	6,251,407	850,454	50,000	1,110,678	174,732	7,482,182		

City of Somerville
 Program Year 2011 (July 1, 2011 - June 30, 2012)
 Projects
CDBG, HOME, AND ESG PROGRAM

Activity Name	Address	Descrip	Total CDBG	PY11 "New" HOME Entitle	PY11 HOME Program Income	Total HOME	Total ESG	Total Program	HUD Matrix Code	Citation	HUD Objective	HUD Outcome	Matching Federal Grant	Matching State Grant	Matching Private Funds	HUD Matrix Code	Regulation	
ARTS UNION ARTSCAPE & STREETScape ELEMENTS	UNION SQUARE NRSA	For ArtsUnion Streetscape & ArtsUnion ArtsSpace improvements in Union Square. Match to grant from the MA Cultural	173,200			-		173,200	03	570.201(c)	Create Economic Opportunities	Sustainability		20,000		03E	570.201c	
BOYNTON YARDS PRE-DEVELOPMENT	UNION SQUARE NRSA	Environmental reviews, Surveys, Appraisals, transportation and utility infrastructure planning, and other pre-development	80,226			-		80,226	17D	570.203a	Create Economic Opportunities	Sustainability			10,000	17D	570.203a	
EAST SOMERVILLE MAIN STREETS	EAST SOMERVILLE NRSA	Support for Main Streets organization and initiatives in East Somerville.	107,500			-		107,500	19C	570.204a1	Create Economic Opportunities	Sustainability				19C	570.204a1	
FARMERS' MARKET	UNION SQUARE OR EAST SOMERVILLE NRSA AFFORD. HOUSE SITES	Grant to organize and manage Farmers' Market.	12,000			-		12,000	19C	570.204a1	Create Economic Opportunities	Sustainability				19C	570.204a1	
INNER BELT PLANNING	EAST SOMERVILLE NRSA	Planning, feasibility, and other related planning funds for the redevelopment of the Inner Belt and Brickbottom sections of the city.	25,000			-		25,000	21A	570.206	Create Economic Opportunities	Sustainability	200,000	259,000		21A	570.206	
KILEY BARREL PRE-DEVELOPMENT	UNION SQUARE NRSA	Remediation, technical analyses, market analyses, appraisals, and other costs in order to further economic development in	96,245			-		96,245	04A	570.201d	Create Economic Opportunities	Sustainability				04A	570.201d	
FABRICATION LABORTORY	UNION SQUARE NRSA	The cluster will involve brokering partnerships with key business, educational and institutional organizations	5,000			-		5,000	04A	570.201d	Create Economic Opportunities	Sustainability				04A	570.201d	
LAND ACQUISITION	LAND ACQUISITION	Appraisals, technical studies, and other land acquisition costs in CDBG	19,634			-		-	01	570.201a	Create Economic Opportunities	Sustainability				01	570.201a	
LAND ACQUISITION in UNION SQUARE	UNION SQUARE NRSA	Appraisals, technical studies, and other land acquisition costs in Union	35,000			-		-	01	570.201a	Create Economic Opportunities	Sustainability				01	570.201a	
RETAIL BEST PRACTICES	UNION SQUARE AND EAST SOMERVILLE NRSA	Technical Assistance to businesses for Retail Best Practices	39,500			-		39,500			Create Economic Opportunities	Sustainability				18C	570.203C	
SECTION 108 LOANS PAYMENTS	93 HIGHLAND AVE SOMERVILLE, MA 02143	Interest and principal on the City's outstanding Section 108 Loan Balance.	305,160			-		305,160	19F	570.705(c)	Create Economic Opportunities	Sustainability				19F		
SMALL BUSINESS/ MICROENTERPRISE LOAN PROGRAM	CITY-WIDE	Funds to assist with a small-business loan fund targeted to micro-enterprises as the second year of a three year program.	25,426			-		25,426			Create Economic Opportunities	Sustainability				18C	570.203C	
STOREFRONT IMPROVEMENT PROJECTS	ELIGIBLE CDBG AREAS OF THE CITY OR CITY-WIDE	Funds for renovating storefronts and/or signs & awnings in CDBG eligible commercial districts, or to eligible micro-enterprises.	357,722			-		357,722	14E	570.202	Create Economic Opportunities	Sustainability			357,722	14E	570.202	
UNION SQUARE MAIN STREETS	UNION SQUARE NRSA	Support for Main Streets organization and initiatives in Union Square.	117,500			-		117,500	17D	570.203(a)	Create Economic Opportunities	Sustainability				19C	570.204a1	
Total Economic & Community Development Project Costs			1,399,113	0	0	0	0	1,344,479					200,000	279,000	367,722			
			22%															18%

ADA STREETScape IMPROVEMENTS	CITY-WIDE	For ADA improvements to sidewalks, curb cuts, and pedestrian signals & signage throughout the	50,000			-		50,000	10	570.201k	Create a Suitable Living Environment	Accessibility/ Availability				10	570.201k
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City of Somerville
 Program Year 2011 (July 1, 2011 - June 30, 2012)
 Projects
CDBG, HOME, AND ESG PROGRAM

Activity Name	Address	Descrip	Total CDBG	PY11 "New" HOME Entitle	PY11 HOME Program Income	Total HOME	Total ESG	Total Program	HUD Matrix Code	Citation	HUD Objective	HUD Outcome	Matching Federal Grant	Matching State Grant	Matching Private Funds	HUD Matrix Code	Regulation
GREEN LINE EXTENSION PLANNING	UNION SQUARE NRSA AND EAST SOMERVILLE NRSA	Includes Environmental Assessment, Financial Feasibility, Transportation, and Other Studies and Designs relating to the extension of the MBTA Green Line.	21,203					21,203	21A	570.206	Create Economic Opportunities	Accessibility/Availability				21A	570.206
LOWER BROADWAY STREETScape PROJECT	EAST SOMERVILLE NRSA	Streetscape improvements along Broadway from McGrath Highway to the Boston city line.	617,863			-		617,863	03K	570.201c	Create Economic Opportunities	Accessibility/Availability		479,000	365,000	03K	570.201c
UNION SQUARE INFRASTRUCTURE	UNION SQUARE NRSA	Environmental Assessment, Financial Feasibility, Transportation, Infrastructure, and Other Studies and Designs relating to the re-development of Union	194,454			-		194,454	21A	570.206	Create Economic Opportunities	Accessibility/Availability		285,039		21A	570.206
Total Transportation & Infrastructure Project Costs			883,520	-	-	-	-	883,520					-	764,039	365,000		
			14%					12%									

0 NEW WASHINGTON STREET	0 NEW WASHINGTON STREET	Design and Construction of Off Leash Recreation Area and passive park in East Somerville NRSA.	35,896			-		35,896	03F	570.201c	Create a Suitable Living Environment	Sustainability				03F	570.201c
111 SOUTH STREET	111 SOUTH STREET SOMERVILLE, MA 02145	Design and Construction of Off Leash Recreation Area and park in a CDBG eligible area.	50,660			-		50,660	03F	570.201(c)	Create a Suitable Living Environment	Sustainability				03F	570.201c
COMMUNITY PATH DESIGN & CONSTRUCTION	COMMUNITY PATH FROM EAST SOMERVILLE/CAMBRIDGE LINE TO CEDAR STREET	Design and construction of a segment (between Cedar to Central) of the Community Path through a	103,855			-		103,855	03	570.201c	Create a Suitable Living Environment	Sustainability	1,000,000			03	570.201c
DICKERMAN PARK	CRAIGIE STREET AT KIMBALL STREET	Design costs related to site improvements at existing park in CDBG eligible neighborhood	10,810					10,810	03F	570.201c				25,000		03F	570.201c
GROUNDWORK SOMERVILLE	93 HIGHLAND AVE. SOMERVILLE, MA 02143	Landscaping and planting improvements in schools and other eligible public areas.	20,000			-		20,000	03F	570.201c	Create a Suitable Living Environment	Sustainability				03F	570.201c
HARRIS PARK	EAST SOMERVILLE NRSA SOMERVILLE, MA 02145	Environmental testing, appraisals, design, and other activities for park in CDBG eligible area.	427,986			-		427,986	03F	570.201c	Create a Suitable Living Environment	Sustainability		403,000		03F	570.201c
KEMP NUT PARK / SKILTON AVENUE CONSTRUCTION	WALNUT STREET SOMERVILLE, MA 02143	Construction, testing and design costs related to site improvements at park in CDBG eligible	53,311					53,311	01	570.201a	Create a Suitable Living Environment	Sustainability				01	570.201a
KEMP NUT PARK PARCEL ACQUISITION	WALNUT STREET SOMERVILLE, MA 02143	Acquisition of parcels of land adjacent to Kemp Nut/Ed Leathers Parks to	2,000					2,000	01	570.201a	Create a Suitable Living Environment	Sustainability				01	570.201a
MORSE KELLY PLAYGROUND	SUMMER STREET	Design costs related to site improvements at existing park in CDBG eligible neighborhood.	12,000					12,000	03F	570.201c				384,000		03F	570.201c
NORTH STREET PLAYGROUND	NORTH STREET	Design, testing and construction costs related to site improvements at existing park in CDBG	337,250			-		337,250	03F	570.201c	Create a Suitable Living Environment	Sustainability				03F	570.201c
PEARL AND FLORENCE STREET PARK	PEARL & FLORENCE STREET	Design testing and construction of an accessible, passive green space & community garden in E Somerville	75,000			-		75,000	01,03F	570.201a,c	Create a Suitable Living Environment	Sustainability				01,03F	570.201a,c

City of Somerville
 Program Year 2011 (July 1, 2011 - June 30, 2012)
 Projects
CDBG, HOME, AND ESG PROGRAM

Activity Name	Address	Descrip	Total CDBG	PY11 "New" HOME Entitle	PY11 HOME Program Income	Total HOME	Total ESG	Total Program	HUD Matrix Code	Citation	HUD Objective	HUD Outcome	Matching Federal Grant	Matching State Grant	Matching Private Funds	HUD Matrix Code	Regulation
PERRY PARK	WASHINGTON STREET	Costs related to site improvements at existing park in CDBG eligible neighborhood.	8,929					8,929	03F	570.201c						03F	570.201c
QUINCY STREET PARK	14-18 QUINCY STREET	Design and construction of park in CDBG eligible area.	225,000					225,000			Create a Suitable Living Environment	Sustainability				03F	570.201c
STREET TREE PLANTING PROGRAM	ELIGIBLE CDBG AREAS OF THE CITY	Funding will provide for the planting of approx. 100 trees in CDBG eligible areas city-wide.	181,760			-		181,760	03N	570.201(c)	Create a Suitable Living Environment	Sustainability				03N	570.201c
Total Parks & Open Space Project Costs			1,544,457	-	-	-	-	1,544,457					1,000,000	812,000	-		
			25%					21%									
CD PROJECT COSTS	93 HIGHLAND AVE. SOMERVILLE, MA 02143	Projects costs associated with activities carried out by the Community Development Division, including staff salaries.	600,559			-		600,559	03	570.201(c)	Create Economic Opportunities	Sustainability				03	570.201c
Total Economic & Community Development Costs			600,559	-	-	-	-	600,559					-	-	-		
			10%					8%									
EXPANSION OF LOCAL HISTORIC DISTRICTS	CDBG ELIGIBLE AREAS OF THE CITY	Increase the number of properties surveyed and inventories for historic designation.	4,271			-		4,271	16A	570.202d	Create a Suitable Living Environment	Sustainability				16A	570.202d
HISTORIC FAÇADE IMPROVEMENTS	CDBG ELIGIBLE AREAS OF THE CITY	Rehabilitate Local Historic District (LHD) designated low- and moderate-income homes to historic design	10,500			-		10,500	16A	570.202d	Create a Suitable Living Environment	Sustainability				16A	570.202d
PRESERVATION OF FIRE HOUSE	UNION SQUARE	To prepare a building assessment report and reuse study for the Historic Union Square Fire Station, among other activities geared toward preserving this landmark building.	50,000					50,000	16A	570.202d	Create a Suitable Living Environment	Sustainability				16A	570.202d
MILK ROW CEMETARY	SOMERVILLE AVE	Restoration of the Milk Row Cemetery - Historic Cemetery located in the Union Square NRSA.	5,820					5,820	16A	570.202d						16A	570.202d
PROSPECT HILL PARK & MONUMENT TECHNICAL EVALUATION	PROSPECT HILL PARK	Technical and other engineering evaluations for the restoration and renovation of the Prospect Hill Monument and Park.	5,040					5,040	16B	570.202d	Create a Suitable Living Environment	Sustainability				16B	570.202d
HISTORIC PRESERVATION ACCESS STUDIES	CDBG ELIGIBLE AREAS OF THE CITY	Includes Historic Preservation Accessibility Analysis of targeted properties in CDBG eligible areas of City.	5,360			-		5,360	16B	570.202(d)	Create a Suitable Living Environment	Sustainability				21A	570.206
Total Historic Preservation Project Costs			80,991	-	-	-	-	80,991					-	-	-		
			1.3%					1.1%									
HOUSING SPECIAL PROJECTS	50 EVERGREEN STREET SOMERVILLE, MA 02143	Funds reserved and used for the creation of LMI housing throughout the City.	-	500,000		562,424		562,424	14A	570.202	Provide Decent Affordable Housing	Affordability				14A	570.202

City of Somerville
 Program Year 2011 (July 1, 2011 - June 30, 2012)
 Projects
CDBG, HOME, AND ESG PROGRAM

Activity Name	Address	Descrip	Total CDBG	PY11 "New" HOME Entitle	PY11 HOME Program Income	Total HOME	Total ESG	Total Program	HUD Matrix Code	Citation	HUD Objective	HUD Outcome	Matching Federal Grant	Matching State Grant	Matching Private Funds	HUD Matrix Code	Regulation
HOUSING REHAB	50 EVERGREEN STREET SOMERVILLE, MA 02143	Funds to rehab rental and homeowner properties occupied by and/or affordable to residents who are income eligible under Home and/or CDBG regulations.	579,977		50,000	100,000		679,977	14A	570.202	Provide Decent Affordable Housing	Affordability				14A	570.202
DOWNPAYMENT ASSISTANCE PROGRAM	50 EVERGREEN STREET SOMERVILLE, MA 02143	Downpayment and closing cost assistance of up to 15% to income eligible Somerville residents.		-		95,800		95,800			Provide Decent Affordable Housing	Affordability				13	570.201n
HOUSING DIVISION PROJECT COSTS	50 EVERGREEN STREET SOMERVILLE, MA 02143	Costs associated with project oversight of the Housing Division CDBG program.	269,323			-		269,323	14H	570.202	Provide Decent Affordable Housing	Affordability				14H	570.202
HOME ADMIN	50 EVERGREEN STREET SOMERVILLE, MA 02143	Staff salaries and overhead costs associated with administering the HOME program.	-	85,045		85,045		85,045	14H	570.202	Provide Decent Affordable Housing	Affordability				14H	92.207
HOME TBRA	50 EVERGREEN STREET SOMERVILLE, MA 02143	Funds to provide subsidies for Tenant Based Rental Assistance to formerly homeless young people.	-	95,318		97,318		97,318	05S	570.204	Provide Decent Affordable Housing	Affordability				05S	92.209
HOME CHDO OPERATING SET ASIDE	50 EVERGREEN STREET SOMERVILLE, MA 02143	5% of the HOME entitlement set aside for the City's designated CHDO's operating costs.	-	42,523		42,523		42,523	21I	N/A	Provide Decent Affordable Housing	Affordability				21I	92.208
HOME CHDO SET ASIDE	50 EVERGREEN STREET SOMERVILLE, MA 02143	Funding for affordable housing construction or acquisition by CHDO-eligible entities.	-	127,568		127,568		127,568	14A	N/A	Provide Decent Affordable Housing	Affordability				19B	92.300
Total Housing Project Costs			849,300	850,454	50,000	1,110,678	-	1,959,978					-	-	-		
			14%	100%	100%	100%	0%	26%									
PUBLIC SERVICE GRANTS	93 HIGHLAND AVE. SOMERVILLE, MA	Set aside 15% of current year CDBG grant to fund Public Service Grants within the city.	387,842			-		387,842	05	570.201(e)	Create a Suitable Living Environment	Accessibility/Availability				05	570.201e
ESG PROGRAM ADMINISTRATION	93 HIGHLAND AVE. SOMERVILLE, MA	A portion of the staff and administrative costs associated with administering ESG Grant.	-			-	6,989	6,989	21A	N/A	Create a Suitable Living Environment	Accessibility/Availability				21A	Title IV
ESG GRANTS	93 HIGHLAND AVE. SOMERVILLE, MA	Funds to be allocated through an RFP process to agencies providing emergency shelter, crisis intervention and homeless prevention.	-			-	167,743	167,743	03T	570.201(e)	Create a Suitable Living Environment	Accessibility/Availability				03T	Title IV
Total Public Service Related Grants			387,842	-	-	-	174,732	562,574					-	-	-		
			6.20%				100%	8%									
CDBG ADMIN	93 HIGHLAND AVE. SOMERVILLE, MA 02143	Staff salaries and overhead costs associated with administering the CDBG ESG and HOME	505,625			-		505,625	21A	570.206	Create Economic Opportunities	Sustainability				21A	570.206
Total CDBG Administration			505,625	-	-	-	-	505,625					-	-	-		
			8.09%					8%									
PROJECT TOTAL			\$ 6,251,407	850,454	50,000	\$ 1,110,678	174,732	\$ 7,482,182					\$ 1,200,000	\$ 1,855,039	\$ 732,722		

SECTION D

Individual Project Budget & Goals

Economic Development

2008-2013 Consolidated Plan	2008-2013 Con Plan Goals	2011-2012 Action Plan	CDBG Est \$ Funding	HOME Est \$ Funding	ESG Est \$ Funding
1. Encourage investment and development in underutilized areas of the City	Focus on Redevelopment of strategic districts	1.A Section 108 loan for Boynton Yards	\$305,160		
	Analyze Boynton Yards	1.B Boynton Yards Pre-Development	\$80,226		
	Utilize City-owned property to catalyze economic development	1.C Kiley Barrel Pre-Development	\$96,245		
2. Enhance vitality of existing commercial districts	Provide 3-4 Storefront Improvement Grants annually	2.A Storefront Improvement Program	\$357,722		
	Provide technical assistance to businesses	2.B Retail Best Practices	\$39,500		
	Land Acquisition cost in CDBG eligible areas	2.C Land Acquisition	\$54,634		
	Encourage art - related businesses	2.D ArtsUnion	\$173,200		
3. Increase local job opportunities	Ensure 3-4 loans are provided to City businesses annually	3.A Micro-Enterprise Loan Program	\$25,426		
	Attract businesses to the City	3.B Farmers' Market	\$12,000		
	Focus on Redevelopment of strategic districts	3.C Inner Belt Planning	\$25,000		
		3.D Fabrication Laboratory	\$5,000		
4. Enhance skills and abilities of Somerville residents	Ensure 3-4 loans are provided to City businesses annually	4.A Included as part of Micro-Enterprise Assistance			
5. Build a partnership between municipal government and community members	Engage in 2 collaborative projects annually	5.A Union Square Main Streets	\$117,500		
	Engage in 2 collaborative projects annually	5.B East Somerville Main Streets	\$107,500		
			\$1,399,113		

Transportation & Infrastructure

2008-2013 Consolidated Plan	2008-2013 Con Plan Goals	2011-2012 Action Plan	CDBG Est \$ Funding	HOME Est \$ Funding	ESG Est \$ Funding
1. Improve rail transit service	Five station locations designed within 5 years	1.A Green Line Extension Planning	\$ 21,203		
2. Improve bus service	Install 12 shelters over 5 years	2.A CEMUSA Bus Shelter Program			
3. Enhance streetscapes, roadways, and intersections	Complete design of Lower Broadway within 2 years	3.A Lower Broadway Streetscapes Project	\$ 617,863		
	Complete Union Square Transportation Study in 2 years.	3.B. Union Square Infrastructure Project	\$ 194,454		
4. Reduce barriers dividing districts and neighborhoods	Complete 75% design for I-93 connector within 5 years	4.A T.I.P. Study for Assembly Square/I-93			
5. Improve pedestrian and bicycle accessibility	Complete design of Community Path along Green Line within 3 years	5.A Community Path Design	\$ 103,855		
6. Improve infrastructure for ADA compliance	Implement 4 improvements annually	6.A ADA Streetscapes Program	\$ 50,000		
7. Increase City's role in regional transportation planning	Continue active participation in MPO	7.A Participation in the M.P.O.			
8. Improve basic utilities	Relocate 1 mile of underground utilities within 5 years	8.A. Kemp Nut Park & Skilton Avenue Project	\$ 53,311		
			\$ 1,040,686		

Parks & Open Space

2008-2013 Consolidated Plan	2008-2013 Con Plan Goals	2011-2012 Action Plan	CDBG Est \$ Funding	HOME Est \$ Funding	ESG Est \$ Funding
1. Renovate existing parks	Renovate 6 parks within 5 years	1.A Harris Park 1.B Dickerman Park 1.C Pearl and Florence Streert Park 1.D Perry Park 1.E Morse Kelly Playground 1.F Quincy Street Park	\$427,986 \$10,810 \$75,000 \$8,929 \$12,000 \$225,000		
2. Secure additional land for open space	Purchase new land within 5 years	2.A Kemp Nut/Ed Leathers Parcel Acquisition	\$2,000		
3. Improve ADA access to parks and open space	Complete ADA improvments to 5 parks within 5 years	3.A North Street Playground	\$337,250		
4. Increase tree canopy and green space	Plant 100 trees annually	4.A Street Tree Planting Program 4.B Tree Inventory	\$181,760		
5. Increase Off Leash Recreational Area Opportunities	Construct 2 OLRA's within 5 years	5.A O New Washington Street Park	\$86,556		
6. Promote sustainable design and building practices	Renovate recreational areas	6.A Groundworks Somerville	\$20,000		
7. Reduce brownfields	Map locations of existing brownfields	7.A Kiley Barrel Pre-Development	\$0		
8. Improve governmental accountability	Open Space and Recreational Plan completed within 2 years	8.A. Open Space and Recreation Plan			
			\$1,387,291		

Historic Preservation

2008-2013 Consolidated Plan	2008-2013 Con Plan Goals	2011-2012 Action Plan	CDBG Est \$ Funding	HOME Est \$ Funding	ESG Est \$ Funding
1. Document historically significant resources	Complete 80 surveys over 5 years	1.A Expansion of Local Historic Districts	\$ 4,271		
2. Ensure City resources support the maintenance of historic resources	Finalize draft ordinance within 1 year	2.A Demolition by Neglect Ordinance			
		2.B Historic Façade Improvements	\$ 60,500		
3. Develop and implement programs that encourage the improvement of historic resources	Improve access to 1-2 historic resources over 5 years	3.A Historic Preservation Access Studies	\$ 5,360		
	Prepare work specs for 1-2 historic facilities over 5 years	3.B Prospect Hill Monument and Park Technical Evaluation	\$ 5,040		
4. Stabilize and support the character of individual neighborhoods	Distribute 14-150 plaques to eligible owners over 5 years	4.A Historic Plaque Program			
5. Highlight Somerville's unique resources	Sponsor 1-2 heritage tourism events annually	5.A Ongoing Tours, Events, Materials			
			\$ 75,171		

Housing

**2008-2013
Consolidated Plan**

**2008-2013
Con Plan Goals**

**2011-2012
Action Plan**

**CDBG Est HOME Est ESG Est
\$ Funding \$ Funding \$ Funding**

1. Maintain & improve housing stock	Rehabilitate 40 housing units annually	1.A Housing Rehabilitation Program	\$579,977	\$100,000	
2. Create new affordable housing	Create 100 affordable housing units within 5 years	2.A Housing special projects		\$562,424	
	Create 85 affordable housing units within 5 years	2.C CHDO Operating Set-Aside		\$42,523	
3. Increase affordability of rental housing	Provide rental assistance to 30 tenants annually	3.A Tenant Based Rental Assistance (TBRA)		\$97,318	
4. Increase affordable homeownership	Assist 2 1st time homebuyers annually	4.A Downpayment Assistance Program		\$95,800	
5. Prevent and end homelessness	Obtain \$1.5M for homeless programs annually	5.A Support of Continuum of Care process			
6. Remove barriers to Housing	Create 6 units of housing for persons with mental disabilities within 5 years	6.A Inclusionary zoning & linkage fee analysis			
			\$579,977	\$898,065	

Public Services

**2008-2013
Consolidated Plan**

**2008-2013
Con Plan Goals**

**2011-2012
Action Plan**

**CDBG Est HOME Est ESG Est
\$ Funding \$ Funding \$ Funding**

1. Provide opportunities to improve residents' social, economic, and political situation	Serve total of 2,160 residents over 5 years	1.A maximum 15% of Entitlement Funding set aside for programs to be selected via an RFP Process			
2. Provide children with opportunities to live healthy and productive lives	Serve 885 households over 5 years	2.A maximum 15% of Entitlement Funding set aside for programs to be selected via an RFP Process			
3. Provide education and leadership opportunities for youth	Serve 780 youth over 5 years	3.A maximum 15% of Entitlement Funding set aside for programs to be selected via an RFP Process			
4. Provide comprehensive programs for low-income individuals and families having difficulties meeting their basic needs	Support 10,200 residents each year	4.A maximum 15% of Entitlement Funding set aside for programs to be selected via an RFP Process			
5. Prevent Homelessness	Provide case management to 1,000 residents over 5 years	5.A maximum 15% of Entitlement Funding set aside for programs to be selected via an RFP Process			
6. Provide support services for the elderly and those with disabilities	Serve 2,100 residents over 5 years	6.A maximum 15% of Entitlement Funding set aside for programs to be selected via an RFP Process			

\$ 387,842

\$ 174,732

EAST SOMERVILLE NRSA

2008-2013 Consolidated Plan Goals	2008-2013 Con Plan Goals	2011-2012 Action Plan*	CDBG Est. \$ Funding	HOME Est. \$ Funding	ESG Est. \$ Funding
1. Increase permanently affordable housing stock	Rehabilitate 10 housing units annually	1.A Housing Rehabilitation Program	\$ 579,977	\$ 100,000	
		1.B Tenant Based Rental Assistance Program		\$ 97,318	
		1.C Downpayment Assistance Program		\$ 95,800	
2. Increase economic opportunities	Increase paid membership to 60 businesses within 5 years Improve 1-2 storefronts annually Issue 1-2 loans annually	2.A East Somerville Main Streets	\$ 107,500		
		2.B Storefront Improvements Program	\$ 357,722		
		2.C Micro-Enterprise Loan Program	\$ 25,426		
3. Increase recreational opportunities	Design landscaping improvements Complete 1 park within 5 years	3.A Harris Park Design & Construction	\$ 427,986		
		3.C 0 New Washington Street Park	\$ 35,896		
4. Increase attractiveness of East Somerville	Design landscaping improvements	4.A Street Tree Planting Program	\$ 181,760		
5. Improve East Somerville infrastructure	Complete design of Lower Broadway within 2 years	5.A Lower Broadway Streetscape Project	\$ 617,863		
6. Improve status of historic areas	Conduct 2-3 Educational Outreach Tours annually	6.A Expansion of Local Historic Districts	\$ 4,271		
TOTAL			\$ 2,338,401	\$ 293,118	

* 2011 Action Plan projects and programs listed in this NRSA are also discussed under other categories of the Action Plan

UNION SQUARE NRSA

2008-2013 Consolidated Plan Goals	2008-2013 Con Plan Goals	2011-2012 Action Plan*	CDBG Est. \$ Funding	HOME Est. \$ Funding	ESG Est. \$ Funding
1. Increase permanently affordable housing stock	Rehabilitate 10 housing units annually	1.A Housing Rehabilitation Program	\$ 579,977	\$ 100,000	
		1.B Tenant Based Rental Assistance Program		\$ 97,318	
		1.C Downpayment Assistance Program		\$ 95,800	
2. Increase economic opportunities	Increase paid membership to 70 businesses within 5 years Improve 1-2 storefronts annually Issue 1-2 loans annually	2.A Union Square Main Streets	\$ 117,500		
		2.B Storefront Improvements Program	\$ 357,722		
		2.C Micro-Enterprise Loan Program	\$ 25,426		
3. Increase recreational opportunities		3.A 111 South Street Park	\$ 50,660		
		3.B Prospect Hill Technical Evaluation	\$ 15,000		
		3.C Quincy Street Park Design	\$ 225,000		
4. Increase attractiveness of Union Square	Collaborate with Arts Union	4.A ArtsUnion	\$ 173,200		
		4.B Street Tree Planting Program	\$ 181,760		
5. Improve Union Square infrastructure	Complete Union Square Transportation Study within 2 years	5.A Union Square Infrastructure Project	\$ 194,454		
6. Improve status of historic areas	Conduct 2-3 Educational Outreach Tours annually	6.A Expansion of Local Historic Districts	\$ 4,271		
TOTAL			\$ 1,924,970	\$ 293,118	

* 2011 Action Plan projects and programs listed in this NRSA are also discussed under other categories of the Action Plan

SECTION E

Narrative Responses to HUD Questions



Third Program Year Action Plan

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

SF 424

Narrative Responses

GENERAL

General Questions

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

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

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

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

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

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

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

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

Response:

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

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

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

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

Managing the Process

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

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

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

Response: The City of Somerville's 2011 One Year Action Plan was developed by:

- 1) The first major step in the 2011 One Year Action Plan development process was taken with the public hearing held on February 17, 2011. Public comments were taken during this meeting and during the planning period to date in order to identify resource needs within the City. Representatives from a range of public service agencies (see Public Hearing transcript under Tab G), interested citizens, and members of City's Commission on Disabilities, participated in the public hearing and provided useful comments toward the development of this plan;
 - 2) From the November public hearing, the Office of Strategic Planning and Community Development began the internal process of soliciting requests for project needs from all relevant departments within the City;
 - 3) All resource needs were evaluated within the light of last year's Action Plan, the 2008-2013 Consolidated Plan, and comments from the first public hearing, and anticipated funding for next year;
 - 4) Meeting with various departments and administration officials to coordinate 2011 HUD programs with efforts and priorities for the City as a whole.
3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

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

Citizen Participation

1. Provide a summary of the citizen participation process.

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

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

Response: These comments can be found under Tab G.

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

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

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

Response: The comments can be found in Tab G.

Institutional Structure

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

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

Monitoring

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

Response: Monitoring of all HUD programs will begin with comprehensive review of federal regulations to ensure that 2011 projects are in compliance with relevant Code of Federal Regulation's (CFR's). In addition, all relevant environmental reviews will be performed throughout the planning process in order to obtain release of funds for 2011.

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

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

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

Lead-based Paint

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

Response: The City has one HUD Lead Hazard Abatement grants, which it uses to provide forgivable loans to homeowners for all work necessary to bring a unit into full lead abatement compliance. The City has reached out to homeowners and landlords, including Section 8 landlords, to encourage use of the program. The City's lead program is a critical priority for the City because over half of its housing stock was built prior to 1910 and two-thirds of the units are in two- or three-family houses. The City of Somerville is currently in full compliance with federal Title 1012/1013 regulations, Section J, which requires that lead based paint be addressed in all properties receiving Federal funds for housing rehabilitation. Safe work practices and all requirements under Title 1012/1013 have been fully integrated into existing housing rehabilitation programs, which are funded primarily with CDBG and HOME grants. A fully implemented plan for addressing lead based paint hazards has been in effect in the City since 2001.

Somerville will continue to support and expand the Housing Rehabilitation and Lead Abatement programs, which rehabilitates the existing housing stock while often placing rent restrictions on apartments in multi-family homes. This is especially important in Somerville, where 87% of all units are in two or three-family housing. Somerville's Lead Abatement program, which is funded by a Lead Hazard Control grant from HUD, has been recognized by HUD as a national model and staff is often requested to conduct presentations during annual HUD Lead Abatement Conferences. The staff from the Lead Abatement program have been conducting Lead Education programs for children in our elementary school systems with great success.

HOUSING

Specific Housing Objectives

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

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

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

Program Year 2009 Goals and Objectives with Grant Funds (CDBG and HOME)		
Category	5 Year Goal	Year 4 Goal
Create affordable housing	200	40
Create housing for the chronically homeless	25	5
Avoid poverty concentration through housing development	200	40
Increase homeownership	50	10
Prevent foreclosure	50	10
Rehabilitate housing stock	350	70
TOTAL	875	175

Specific Housing Objectives

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

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

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

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

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

Needs of Public Housing

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

Barriers to Affordable Housing

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

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

Strategies for Affordable Housing

With these barriers in mind, the City seeks to expand the number of affordable housing units in the City while simultaneously making access to existing housing units more affordable. Through a combined approach of new development and housing assistance, the City hopes to increase the number of households who can afford to live in Somerville and decrease the number of households with housing burdens.

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

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

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

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

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

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

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

Needs of Public Housing

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

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

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

Response: Not Applicable.

Barriers to Affordable Housing

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

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

HOME/ American Dream Down payment Initiative (ADDI)

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

Response:

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

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

HOMELESS

Specific Homeless Prevention Elements

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

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

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

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

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

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

Emergency Shelter Grants (ESG)

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

Response: Not Applicable.

COMMUNITY DEVELOPMENT

Community Development

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

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

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

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

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

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

Public Service

Consolidated Plan Goal/Objective Description

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

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

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

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

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

Antipoverty Strategy

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

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

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

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

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

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

NON-HOMELESS SPECIAL NEEDS HOUSING

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

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

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

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

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

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

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

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

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

Housing Opportunities for People with AIDS

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

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

Response: Not Applicable.

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

to barriers, and recommendations for program improvement.

Response: Not Applicable.

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

Response: Not Applicable.

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

Response: Not Applicable.

Specific HOPWA Objectives

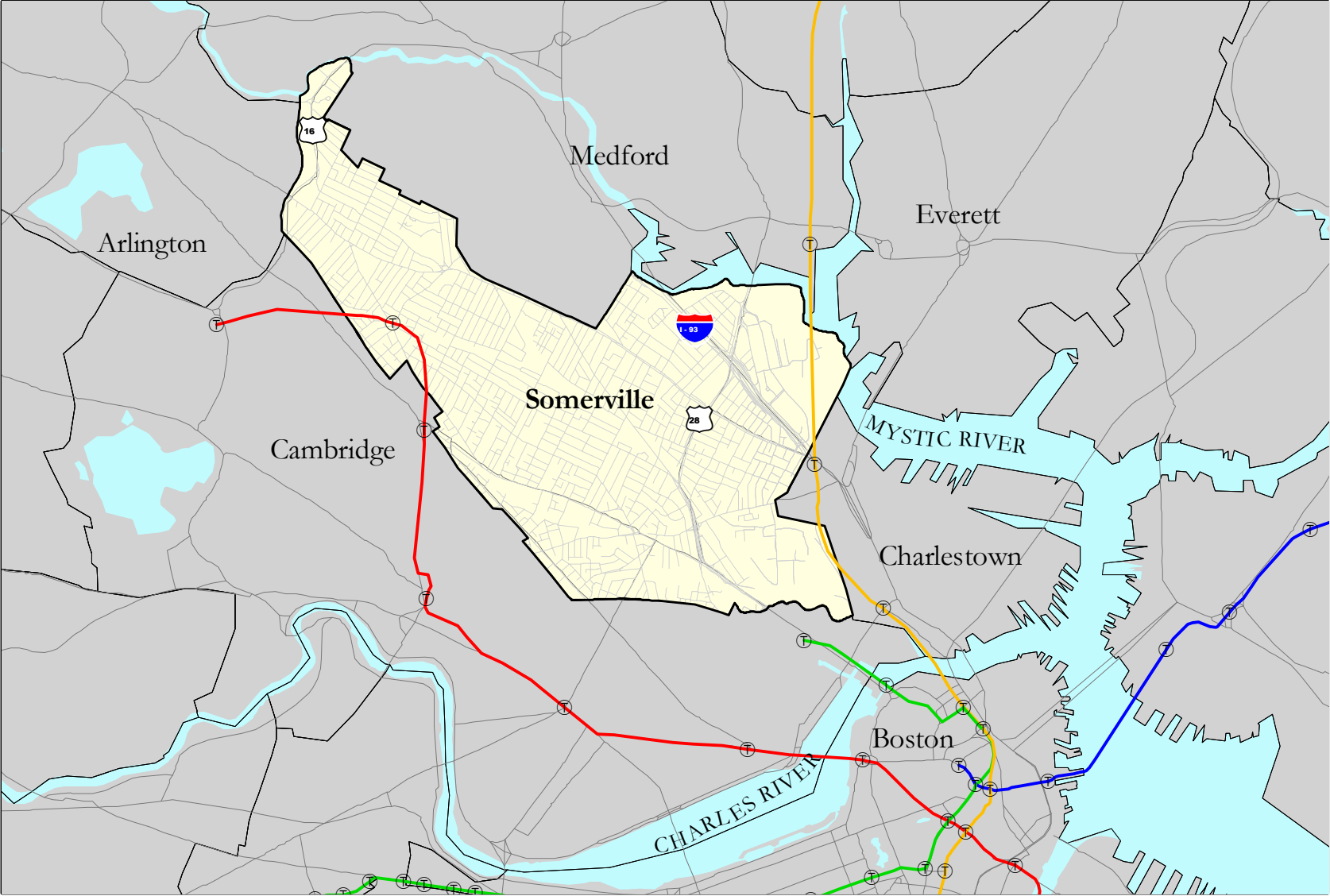
Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Response: Not Applicable.

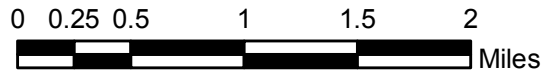
SECTION F

Maps of Somerville






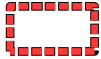

REGIONAL CONTEXT

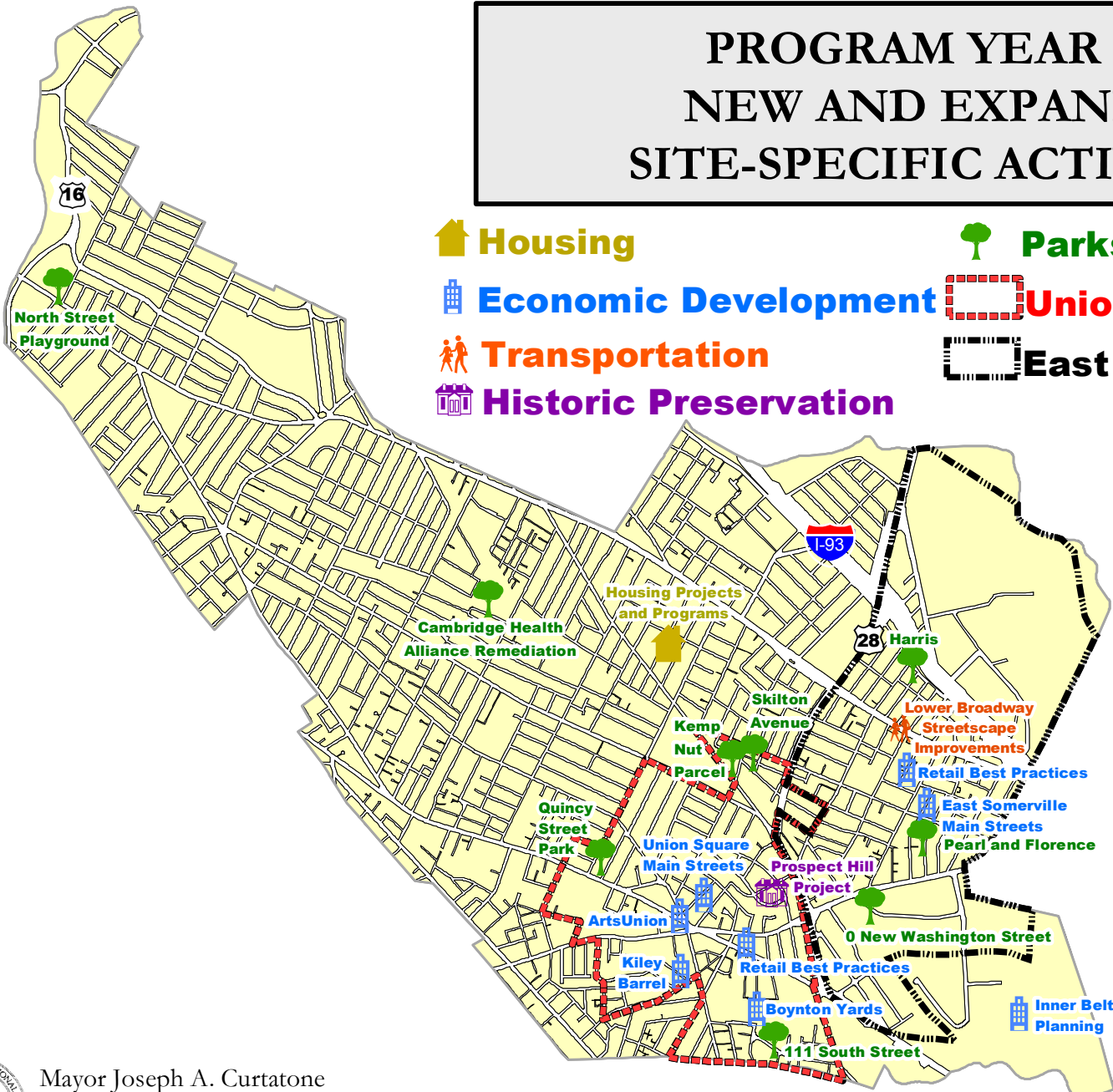


Mayor Joseph A. Curtatone
Office of Strategic Planning & Community Development
Mapping prepared by City of Somerville



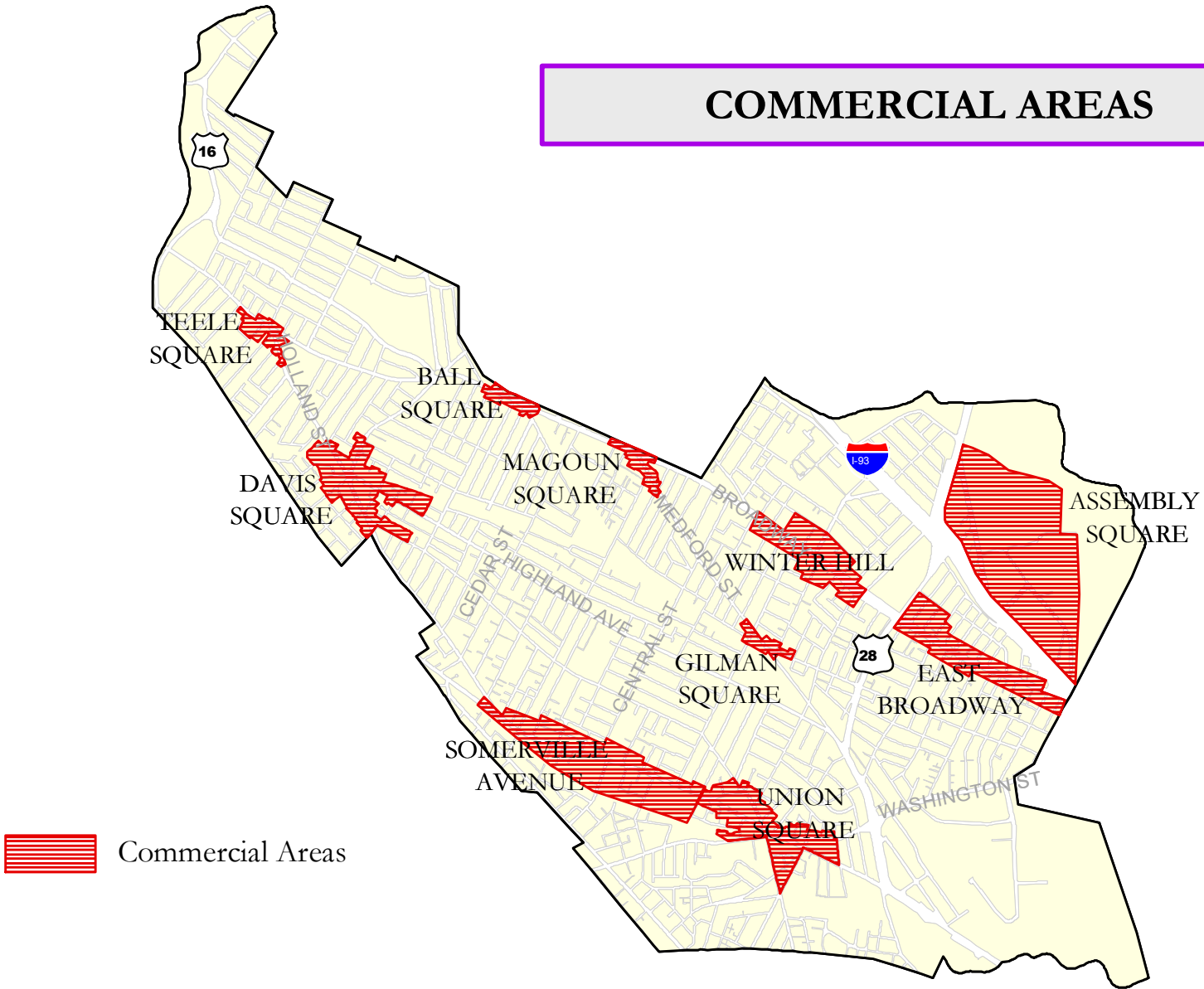
PROGRAM YEAR 2010 NEW AND EXPANDED SITE-SPECIFIC ACTIVITIES


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



Mayor Joseph A. Curtatone
Office of Strategic Planning & Community Development
Mapping prepared by City of Somerville

COMMERCIAL AREAS



 Commercial Areas



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INDUSTRIAL REVITALIZATION AREAS



 Industrial Revitalization Areas



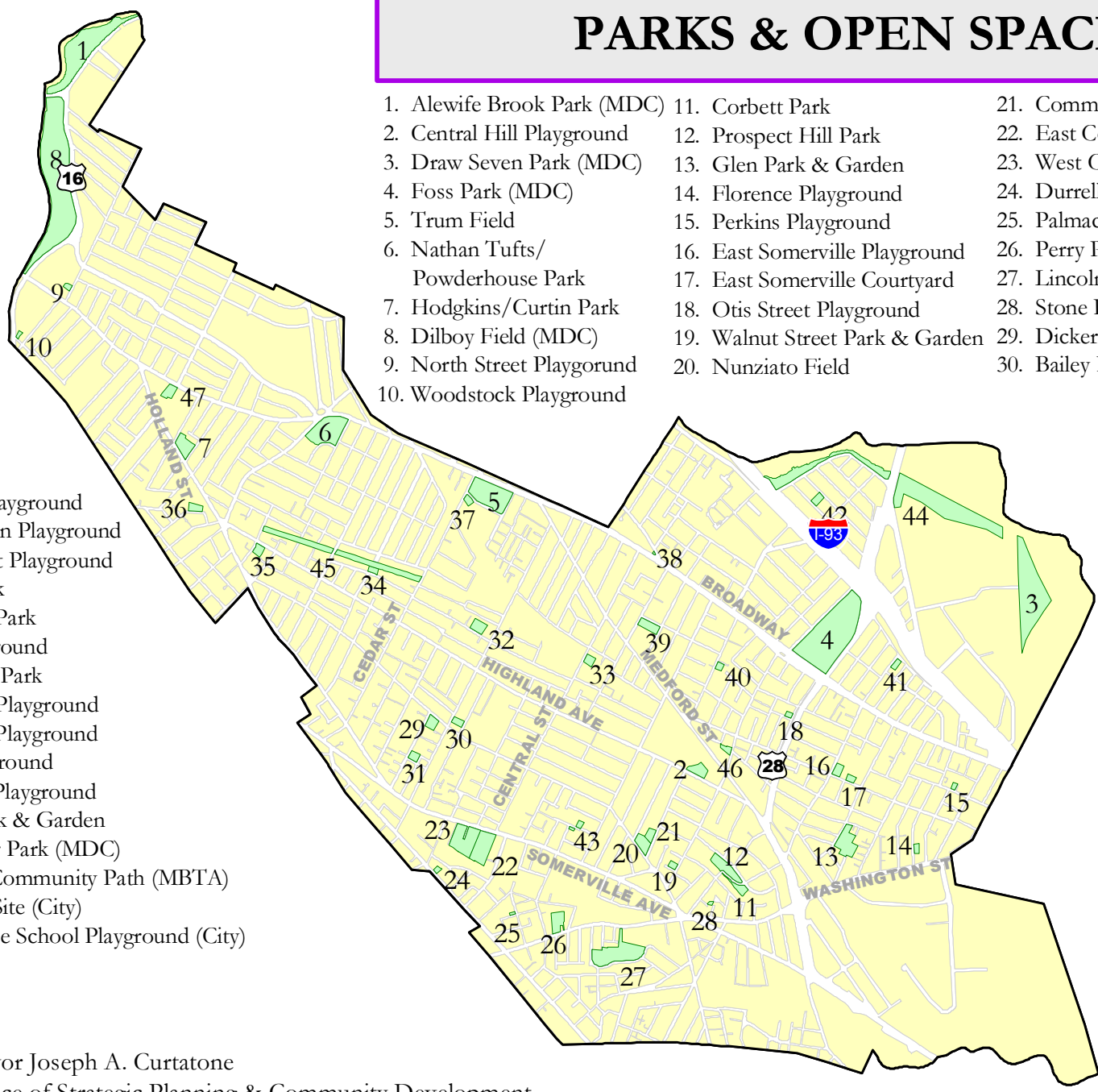
Mayor Joseph A. Curtatone
Office of Strategic Planning & Community Development
Mapping prepared by City of Somerville



PARKS & OPEN SPACE

- | | | |
|--------------------------------------|---------------------------------|------------------------------|
| 1. Alewife Brook Park (MDC) | 11. Corbett Park | 21. Community Growing Center |
| 2. Central Hill Playground | 12. Prospect Hill Park | 22. East Conway Park |
| 3. Draw Seven Park (MDC) | 13. Glen Park & Garden | 23. West Conway Park |
| 4. Foss Park (MDC) | 14. Florence Playground | 24. Durrell Playground |
| 5. Trum Field | 15. Perkins Playground | 25. Palmacci Playground |
| 6. Nathan Tufts/
Powderhouse Park | 16. East Somerville Playground | 26. Perry Park |
| 7. Hodgkins/Curtin Park | 17. East Somerville Courtyard | 27. Lincoln Park & Garden |
| 8. Dilboy Field (MDC) | 18. Otis Street Playground | 28. Stone Place Playground |
| 9. North Street Playgorund | 19. Walnut Street Park & Garden | 29. Dickerman Playground |
| 10. Woodstock Playground | 20. Nunziato Field | 30. Bailey Park |

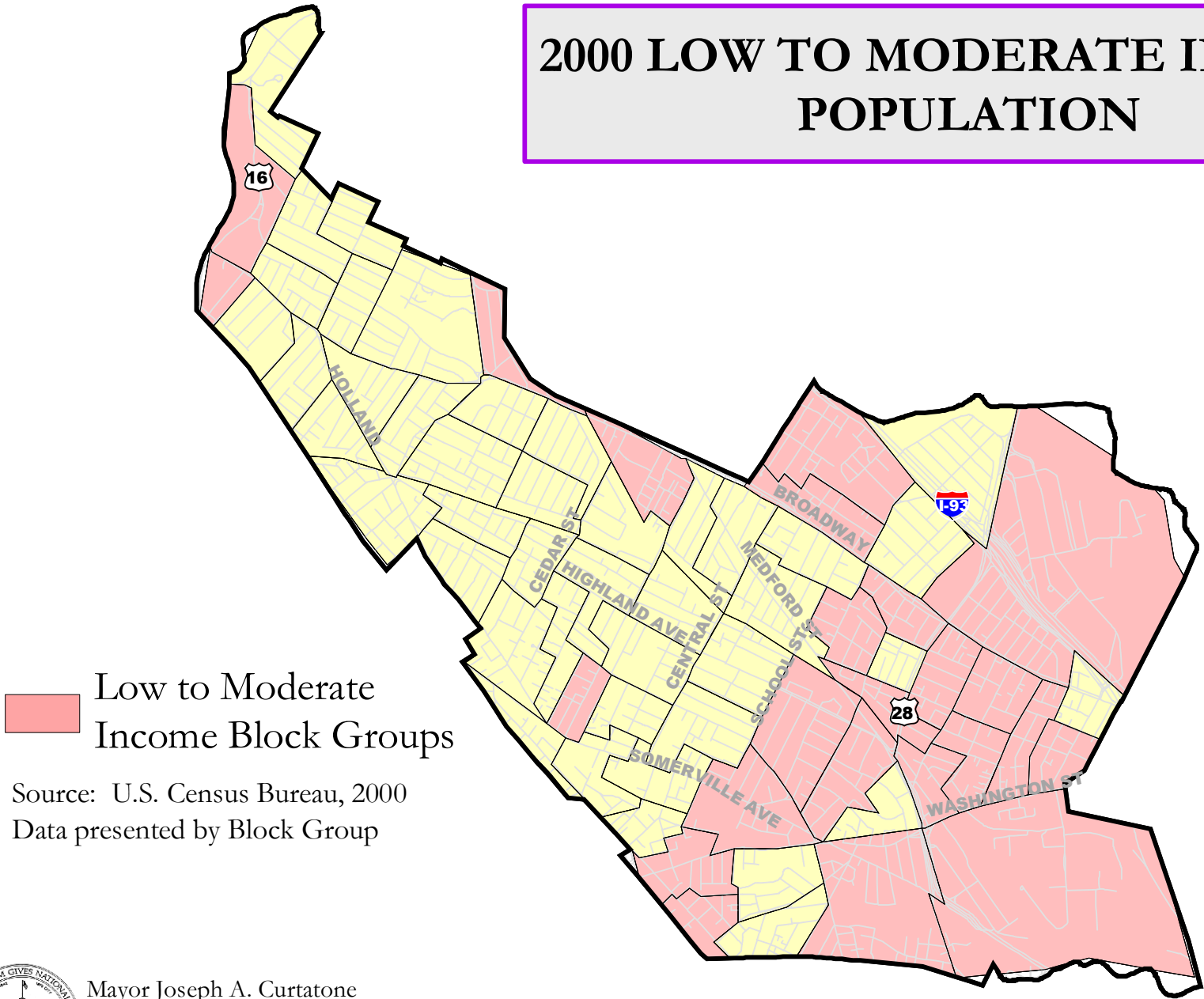
- 32. Albion St Playground
- 33. Hoyt-Sullivan Playground
- 34. Lexington St Playground
- 35. Kenney Park
- 36. Seven Hills Park
- 37. Trum Playground
- 38. Paul Revere Park
- 39. Winter Hill Playground
- 40. Marshall St Playground
- 41. Harris Playground
- 42. Grimmons Playground
- 43. Osgood Park &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



Mayor Joseph A. Curtatone
 Office of Strategic Planning & Community Development
 Mapping prepared by City of Somerville



2000 LOW TO MODERATE INCOME POPULATION



Low to Moderate
Income Block Groups

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

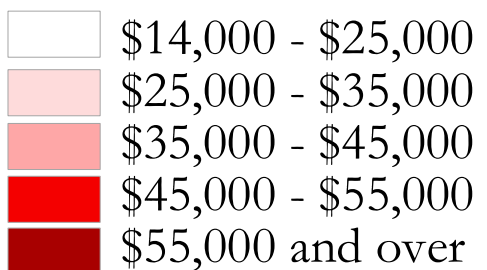


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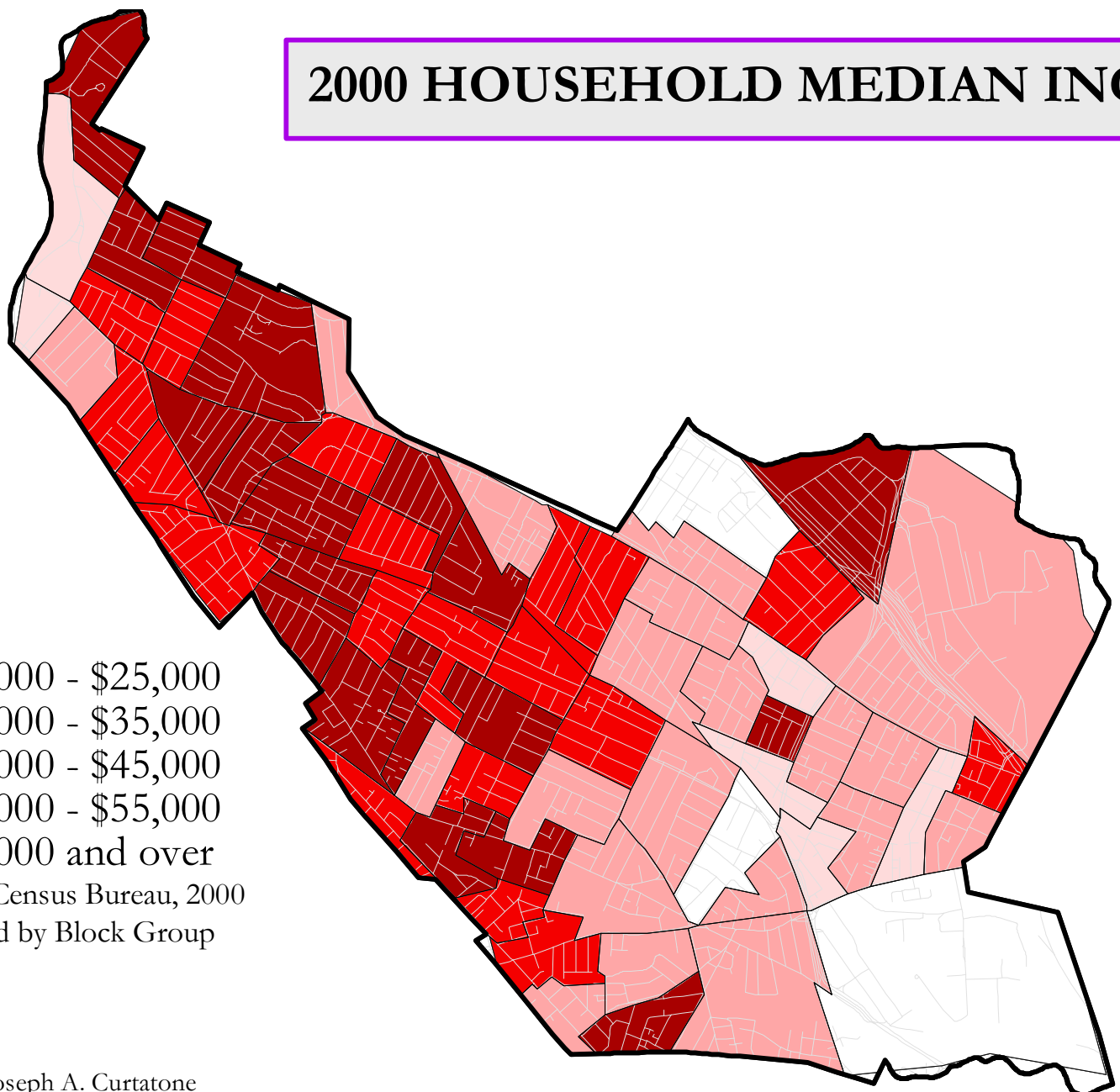


Map - 6

2000 HOUSEHOLD MEDIAN INCOME

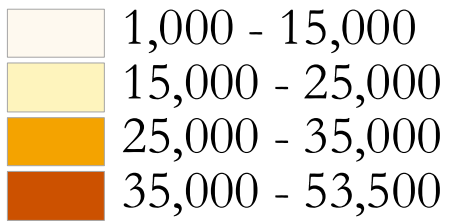


Source: U.S. Census Bureau, 2000
Data presented by Block Group

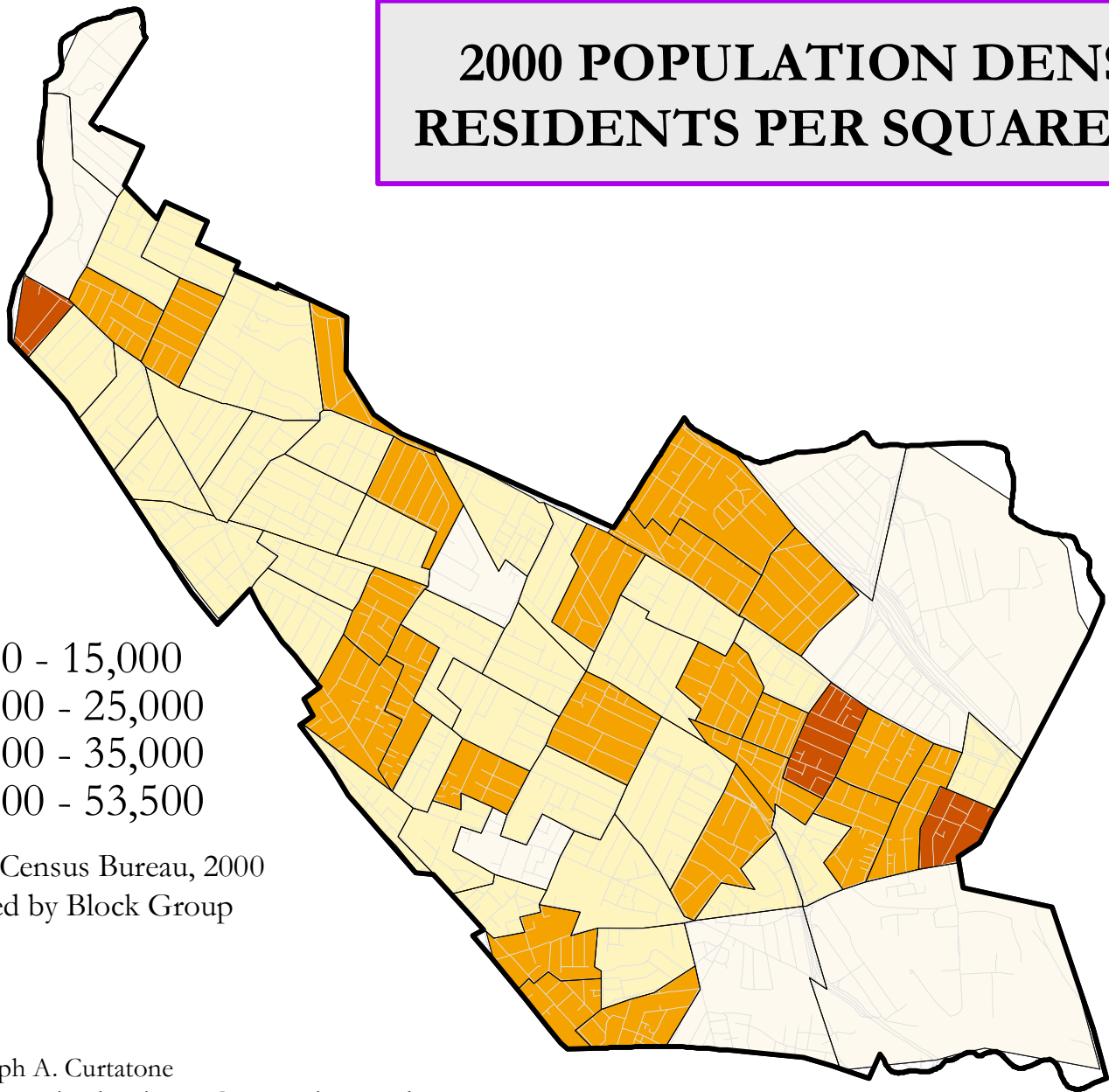


Mayor Joseph A. Curtatone
Office of Strategic Planning & Community Development
Mapping prepared by City of Somerville

2000 POPULATION DENSITY RESIDENTS PER SQUARE MILE

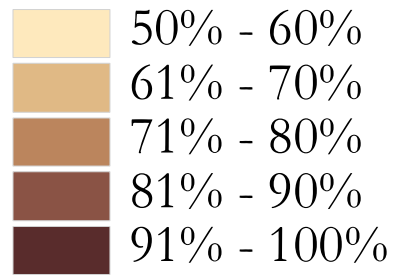


Source: U.S. Census Bureau, 2000
Data presented by Block Group

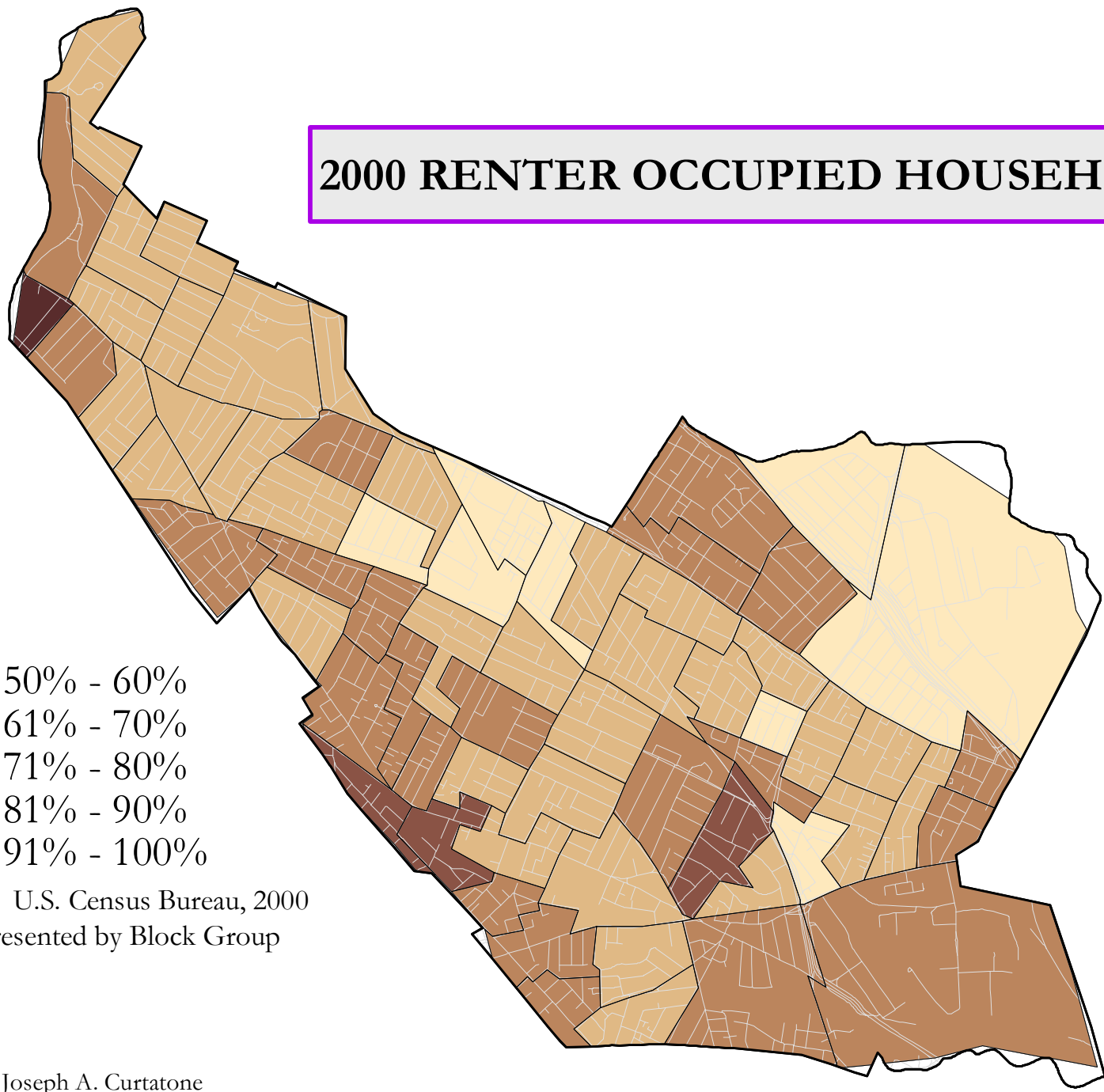


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2000 RENTER OCCUPIED HOUSEHOLDS



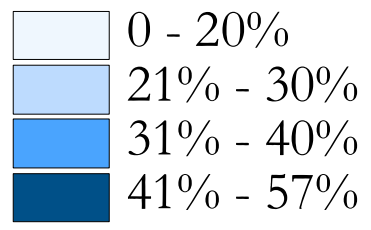
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Data presented by Block Group



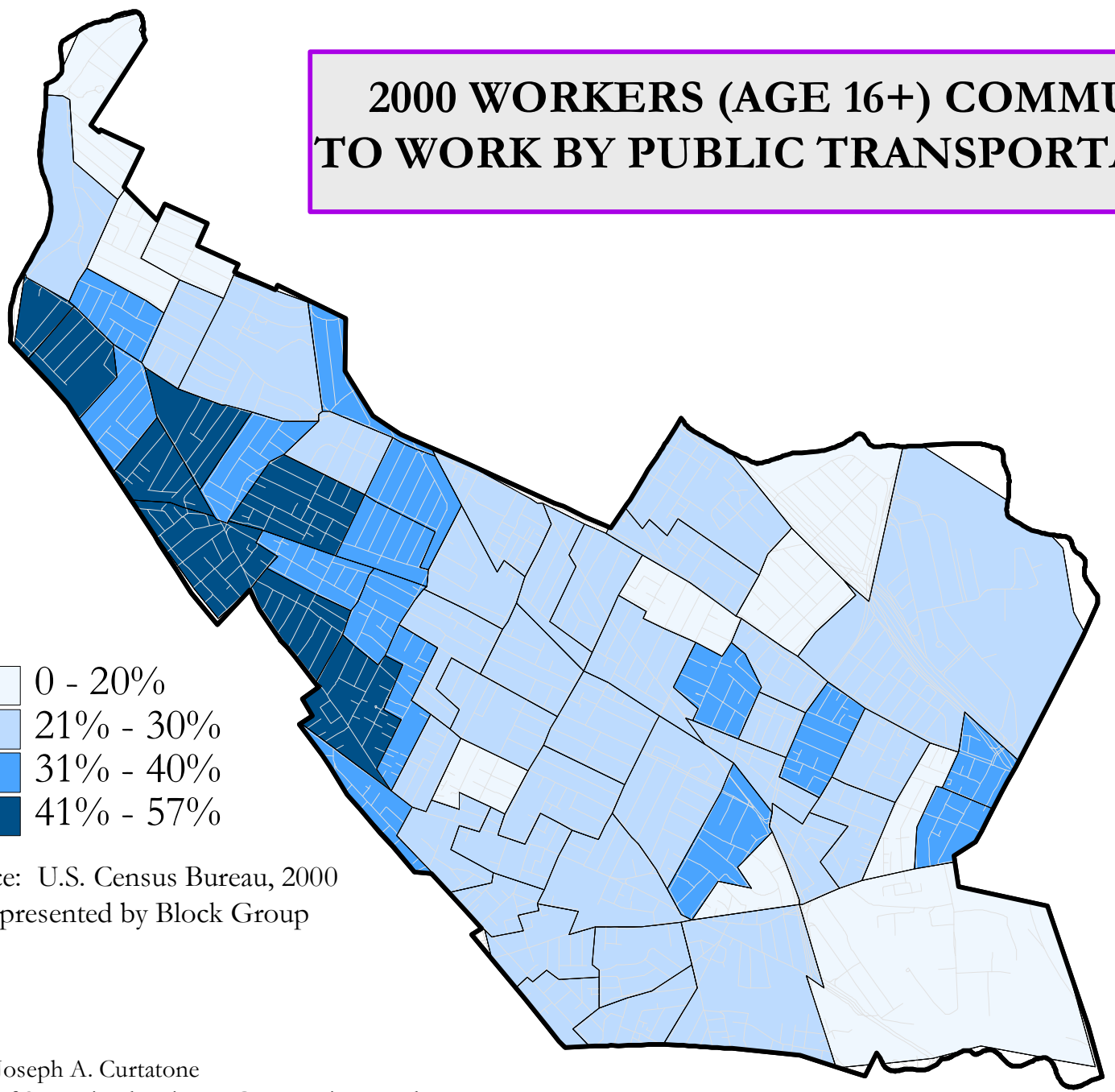
Mayor Joseph A. Curtatone
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Mapping prepared by City of Somerville



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



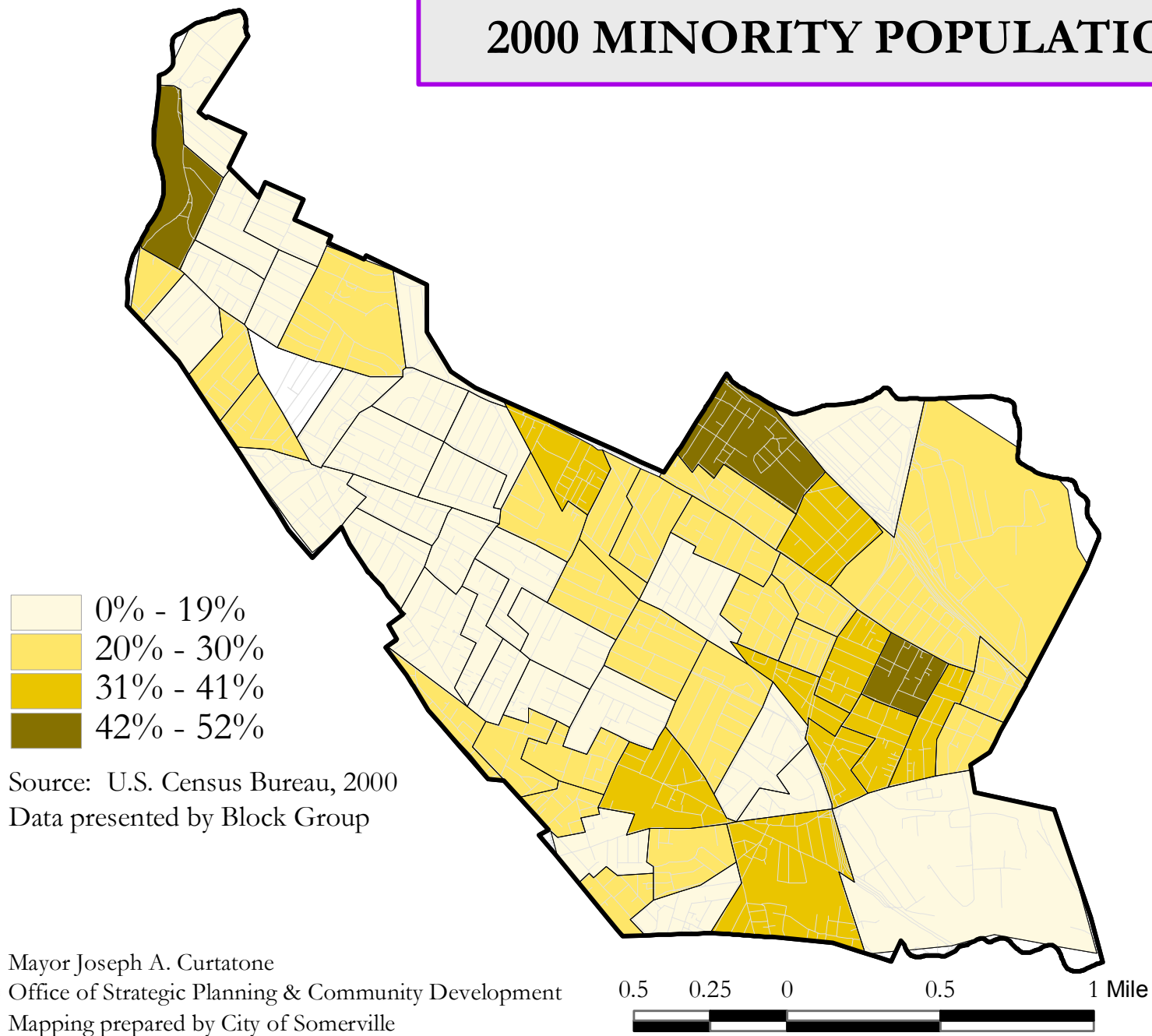
Source: U.S. Census Bureau, 2000
Data presented by Block Group



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2000 MINORITY POPULATION

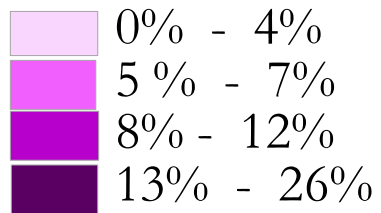


Source: U.S. Census Bureau, 2000
Data presented by Block Group

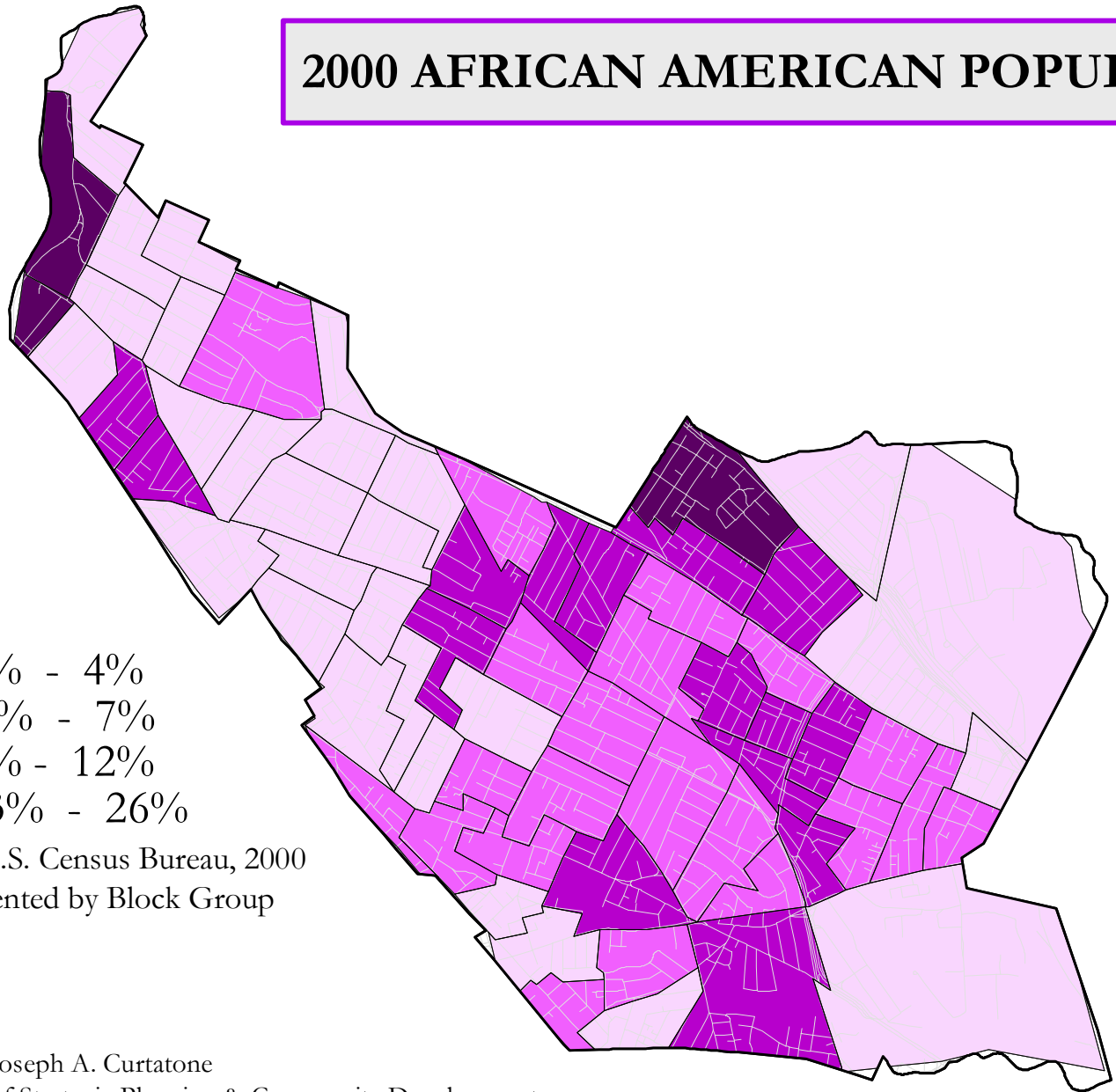


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2000 AFRICAN AMERICAN POPULATION



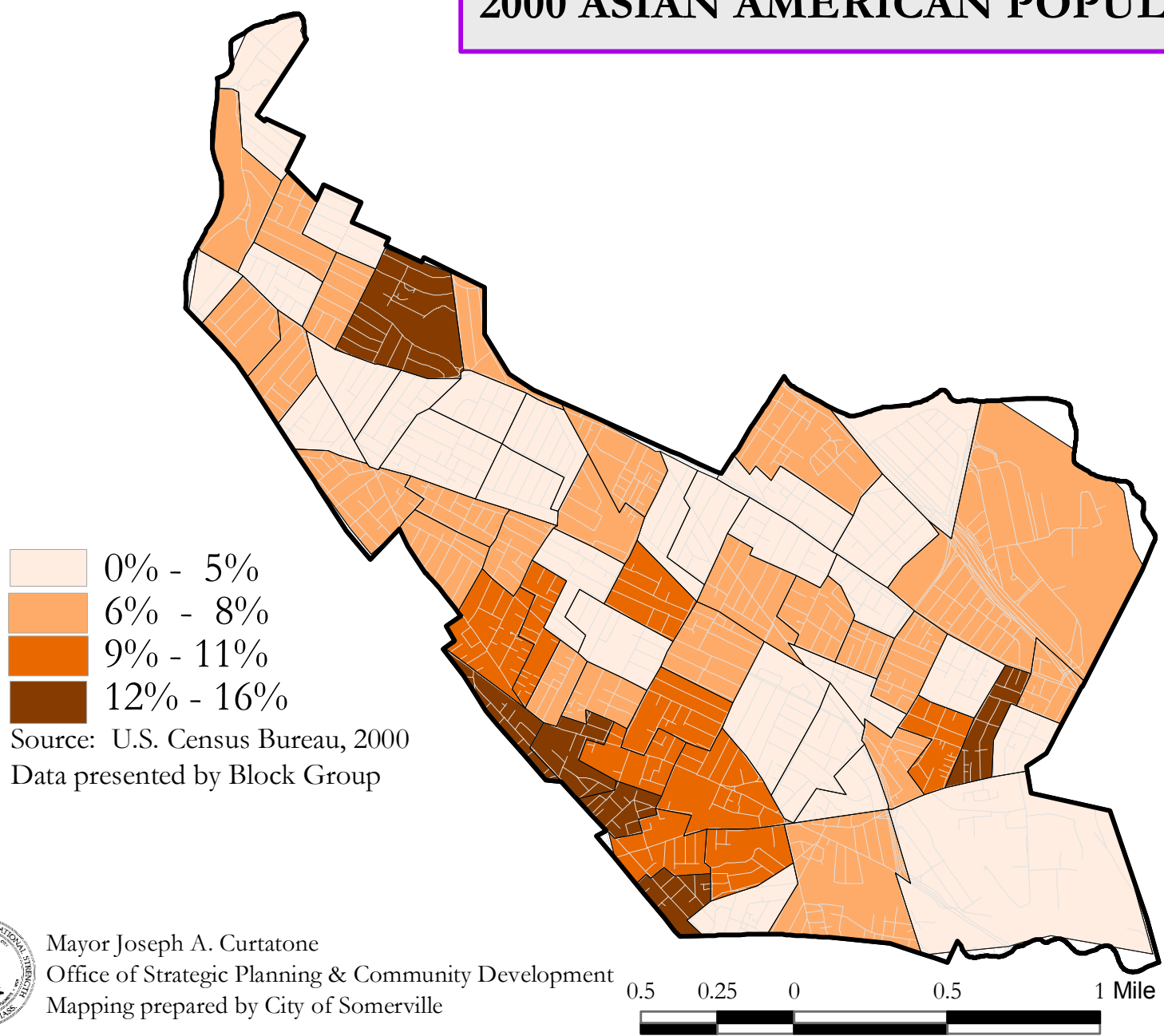
Source: U.S. Census Bureau, 2000
Data presented by Block Group



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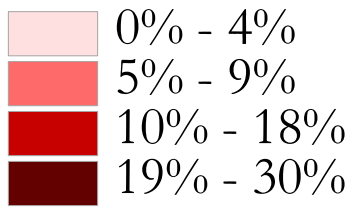
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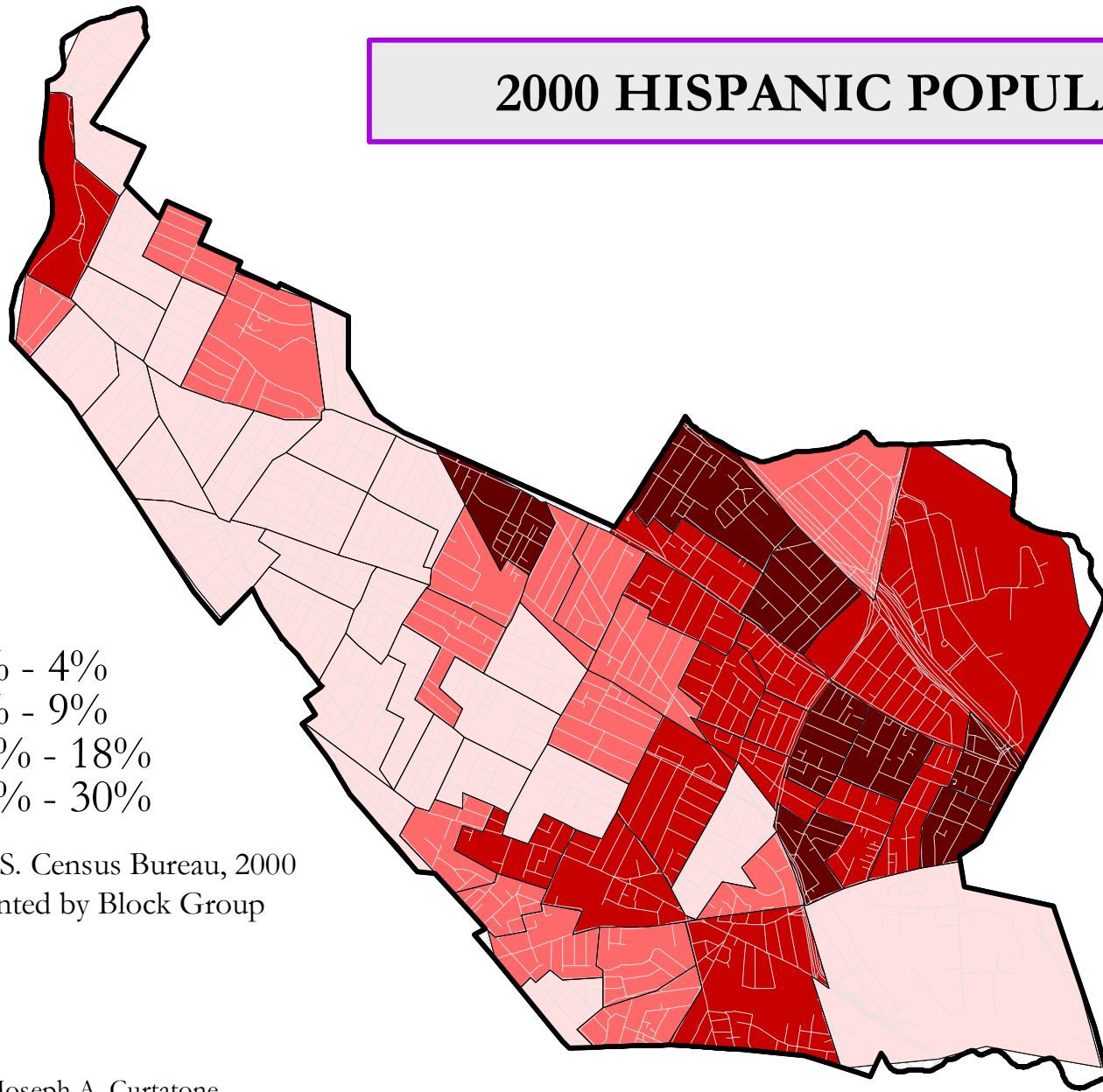
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2000 HISPANIC POPULATION



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



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Office of Strategic Planning & Community Development
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SOCIAL SERVICES

Social Service Locations

- Health
- Family
- Youth
- Diversity
- Self Sufficiency

HUD Eligible Block Groups

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



Mayor Joseph A. Curtatone
Office of Strategic Planning & Community Development
Mapping prepared by City of Somerville



SECTION G

Public Participation Plan & Consultation

**PUBLIC PARTICIPATION
PLAN**

I. Introduction

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

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

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

II. Public Hearing Process

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

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

III. Notification to Public Housing Authority

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

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

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

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

V. Criteria for Amendments to the Consolidated Plan

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

VI. Availability to the Public

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

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

VII. Technical Assistance

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



PUBLIC HEARING

Mayor Joseph A. Curtatone and the Office of Strategic Planning and Community Development invite you to a public hearing to receive community input on the City's 2011-2012 HUD Action Plan for the Community Development Block Grant (CDBG) program, the Emergency Shelter Grant (ESG) program and the HOME program. Topics of discussion will include program activities and priorities for community & economic development, parks & infrastructure, public services, and housing programs.

6:30 PM Thursday, February 17, 2011

Ralph & Jenny Center

9 New Washington Street, Somerville MA

For more information contact the Office of Strategic Planning and Community Development at (617) 625-6600 ext 2500
Accommodation for persons with disabilities are available by contacting Carlene Campbell at (617)-625-6600 ext 2615



Edward Leathers Park



***Joy Street Studios
Storefront Improvement***



***Public Service Door2Door
Transportation***



PUBLIC HEARING

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6:00 PM Tuesday, March 22, 2011

Ralph & Jenny Center

9 New Washington Street, Somerville MA

For more information contact the Office of Strategic Planning and Community Development at
(617) 625-6600 ext 2500

Accommodation for persons with disabilities are available by contacting Carlene Campbell at
(617)-625-6600 ext 2615

Written comments will be accepted up to Monday April 4, 2011 @ 4:30 p.m., to the attention of Brianna O'Brien at the Office of Strategic Planning and Community Development (OSPCD), 93 Highland Avenue, Somerville, MA 02143 or email to bobrien@somervillema.gov



Albion Park



***St. Polycarp Rental
Phase 1:***



Assembly Square Station

**Public Hearing
2011-2012 Action Plan
February 17, 2011**

William Swymer – Welcome to the public hearing for the Action Plan. My name is Bill Swymer, Senior Accountant. I'm here tonight with Dan Federico, Director of Administration and Finance, Rob May, Director of Economic Development, Arn Franzen, Director of Parks and Open Space, Emmanuel Owusu, Housing Division, and Penny Snyder, Public Service Contract Administrator. Tonight's Agenda, Going to have an overview of the Action Plan, 2010-2011 Activities & Accomplishments, any public comments.

Were going into the 3rd year of the 5 year Consolidated Plan. What our Consolidated Plan is a planning document building on a participatory process at the lowest levels, an application for federal funds under HUD's formula grant programs. It's a strategy to be followed in carrying out HUD programs and it's an Action Plan that provides the basis for assessing performance. It states the goal of this document and these HUD funds is to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low-and moderate-income persons. What we do as part of our One Year Action Plan is plan and budget for HUD CDBG, HOME, and ESG funds for each year guided by the needs and priorities set in the 5 year Consolidated Plan. This chart shows you starting back in 2005 what our funding levels have been. In 2005 our total funding was a little over \$4 million. Were expecting to be just under that this year. This chart shows the low to moderate income population based on our last census information.

Emmanuel Owusu – For the housing division of OSPCD we have 6 goals.

1. Maintain and improve existing housing stock
2. Create new affordable housing
3. Increase affordability of rental housing
4. Increase affordable homeownership
5. Prevent and end homelessness
6. Remove barriers to housing.

To accomplish these goals we work with various programs. The Lead Hazard Abatement program we received \$8.6 million over seven years and we abated over 580 homes and 29 units received lead abatement in the past year. Under the home rehab program we assisted 25 homeowners, 16 units rehabbed, and replaced 5 heating systems. Under the Tenant-Based Rental Assistance program we assisted 37 low-income young adults, 13 low income households, and assisted 38 households to move into permanent housing. In the Homeowner Assistance program we helped 26 households with closing cost assistance, 2 households received down payment assistance and 1 household purchased affordable homes through inclusionary housing programs. In our efforts to reduce and prevent homelessness we work with various agencies. We were able to provide 115 emergency shelter beds, 31 transitional housing units, 154 permanent housing units. We also provide funding for rental assistance. We receive roughly \$2 million annually for

housing and services. The current year we received \$2.23 million from HPRP & CO. We have various housing development projects. We completed Phase 1 of the St. Polycarp Village, which is now fully rented out. We moved to Phase 2 and construction will start in the spring. Another housing project is Capen Court. There is 95 affordable senior housing rental units that were developed by the Somerville Housing Authority. It was fully occupied in 2010 and solar electric panels plan to be installed in 2011. We have the 75 Cross Street project, which has 8 units of rental housing for formerly homeless individuals and families. The future projects is the Assembly Square project, that will provide 400 housing units total, 50 affordable units and is expected to be completed in 2013. Another future project is the Max Pac project that will have 199 units total, 25 affordable units (1 affordable homeownership), 174 affordable rental units, and this is also expected to be completed in 2013.

Penny Snyder – I oversee Public Service and Emergency Shelter Grants. It is approximately 15% of the CDBG funds. These funds are intended to benefit low and moderate income persons and families in the City of Somerville. This year we expect to advertise for the RFP in March and due back in April. There are 6 public service goals:

1. To create opportunities for residents to improve their economic, social, and political situation
2. Provide children with the best opportunities for to live healthy and productive lives
3. Create education and leadership opportunities for youth to become involved in the community
4. Provide comprehensive programs for low income individuals and families who are having difficulty meeting their basic needs
5. Prevent and address homelessness by providing interpersonal and systematic supports to undermine the causes of homelessness
6. Provide services to support the elderly and persons with disabilities.

At the end of this presentation we hope to hear from you about how to use these CDBG funds. The accomplishments for Public Services:

- 8 non-profit agencies were funded to assist low income residents access necessary services and connect with resources available in the community to participation more fully in the community
- 4 non-profit agencies are focusing their efforts on improving options for young children
- 11 non-profit agencies are serving youth and are involving them in the community
- 5 non-profit agencies are providing emergency assistance for residents to help them meet their basic needs
- 2 non-profit agencies are serving the needs of the elderly and disabled residents of the City of Somerville

During these challenging economic times, CDBG funds and ESG funds must be used very prudently. CDBG funds are critical part of enhancing programs to go on and

continue to do more with those services. We hope to hear from you tonight on how you would like to use these funds.

Arn Franzen - I'm the Director of Parks and Open Space and I will be talking about the goals and accomplishments within that department and Transportation & Infrastructure. The goals for the Parks and Open Space are:

1. Renovate existing parks and open spaces to improve condition of Somerville's recreational areas and ensure attractive, safe, and accessible public lands.
2. Acquire more land to expand Somerville's total open space acreage and ensure access to open space in every neighborhood
3. Analyze and improve ADA access to parks and open space, as part of ongoing ADA compliance
4. Increase tree canopy and green spaces to promote urban health and sustainability, and reduce the heat island effect
5. Increase Off-Lease Recreational Area (OLRA) opportunities throughout the City
6. Create Green Performance Standards to raise the bar for sustainable design and building practices in City parks and open space
7. Craft a City Brownfield acquisition strategy, with a goal of future Brownfield conversion to parks and open space
8. Improve accountability and set departmental vision through a series of strategic planning documents

This slide shows CDBG park projects completed or under design and construction. Albion Park was completed in 2009. We got an award for that park. It's the highest award that you could get for a park. Grimmon's Park was also completed in 2009, which is a great park. Completed Hodgkins Park in 2010, great playground with interacting sand. Has a new ball field that we renovated and will be opening this summer. We completed the New Washington St park in 2010. We are now in design on Morse-Kelly Park and Dickerman Park. Those designs are 99% done and will have those in the next couple of weeks. They will go out to bid mid March and will have those under construction this summer. Were also working on North St Park in West Somerville and Quincy Street Park right off of Somerville Ave. They are both great projects and currently under design.

Michael Lambert is the Director of Transportation & Infrastructure and he can't be here tonight, so I'm going to run through the goals and accomplishments. The goals for Transportation & Infrastructure:

1. Improve rail transit service to improve connectivity throughout the region for residents and business
2. Improve bus service within Somerville and connecting to surrounding communities
3. Enhance streetscape, road and intersections to increase vitality in identified commercial districts
4. Reduce barriers dividing neighborhoods and districts in Somerville
5. Improve pedestrian and bicycle accessibility in the City to support active transportation alternatives
6. Improve infrastructure to comply with ADA requirements

7. Increase Somerville's role in regional transportation planning and improvements
8. Improve basic utilities within Somerville

These are some of the accomplishments for the Transportation & Infrastructure:

- **Lower Broadway**, those plans are 75% complete. Were having a public hearing on March 3rd for the renovation of Lower Broadway
- **Inner Belt** – this area is a preferred location for the Green Line. We have a consult on board to develop the master plan
- **Assembly Square** - Just got \$50 million for MBTA orange line station and that project is going out to bid in March. We have a 100% design of the Mystic River Path.
- **Regional Planning** – We have a seat on the Metropolitan Planning Organization, which is an agency that oversees transportation in the area. The green line extension is in conceptual design and the City has been working with MIT on some projects.
- **Bicycling & Walking** – We continue to work with the Bicycle Committee, Shape Up Somerville and recently the State Trails Committee to develop tie Somerville with other trails. Last year we completed 10+ miles of bike lanes and sharrows and the Community Path is at 25 % design.

Rob May – I'm Director of Economic Development. Thank you all for coming out tonight. I'm going to talk about the goals for Economic & Community Development. As you can see we have 5 goals:

1. Encourage investment and development in underutilized areas of the City
2. Build a partnership between City government and community organizations to encourage participation in economic development initiatives
3. Enhance vitality of existing commercial districts through support of existing businesses and attraction of others to support a healthy business mix
4. Increase local job opportunities
5. Enhance ability of Somerville residents to compete for local jobs.

Accomplishments in the last couple of years:

- We have worked on 27 storefront improvements. In the last year we did 17 grants that are either under construction or completed.
- Another major accomplishment is getting the funding and construction started on Assembly Square Drive. That will be completed in June this year with new sidewalks and lighting and really is the backbone to that major development project. It is a major accomplishment.
- Union Square Main Streets, East Somerville Main Streets, and Accion are 3 major community partners. We have a relationship with Accion to do micro financing and small business funding. Union Square and East Somerville Main Streets are partners to help foster Economic activity and connecting local businesses to the municipal government. With them we have business workshops and storefront improvements program and retail best practices program.

- We also working on a Union Square Transportation Study and we will be kicking off a Boynton Yards Transportation Study. Both of those are critical for the City moving forward especially with all the water we had in Union Square.
- Other major accomplishments, we worked hard with the community to develop new zoning for Broadway, which is from Winter Hill all the way down to Sullivan Square. It copies and repeats some of the activities that happened in the Union Square Boynton Yards rezoning. Were encouraging greener buildings and pedestrian friendly, mix use activity.
- We have a relatively new program called Best Retail Practices; we had 11 local businesses that went through that program. It's a series of workshops that we hold twice a year and one on one consulting with a retail consult to help store owners on the Market.
- We worked very closely with Broadway Streetscape, which will be under construction later this year.

I'm also head of the Historic Preservation activities. The goals are:

1. Highlight Somerville's unique assets to its residents and visitors, generating pride & economic activity.
2. Create and implement programs that encourage the improvement of historically significant resources
3. Ensure that City policies, regulations, and procedures support the maintenance of historically significant resources
4. Stabilize neighborhoods & individual character
5. Document historically and architecturally significant resources

We do a lot of historic neighborhood walking tours and events; we worked really hard on the restoration of Milk Row Cemetery. We work on the expansion of Union Square and Mt. Vernon Historic Districts. We study the properties of Union Square and we begin engineering study on the Prospect Hill Tower.

Penny Snyder – CDBG-R funds we had a little over \$700,000. They were broken down on the slide as you see here. Approximately 23 housing units will be rehab, 24 shop owners will receive funds for retail best practices, as well as 14 storefronts will be improved. The Union Square Design Annex has already been completed. That's a share space in Union Square for local designers. The Inner-belt planning study is still underway. Public Service Grants have been spent, 8 contracts with local vendors that involved job creation and job training programs. HPRP are Homelessness Prevention and Rapid Re-Housing Funds, 5 agencies were contracted for these funds. They will be spent over 3 years and this is a coalition of local agencies working with at risk people. They are giving a great deal of support when moving out of these risky situations into apartments and hopefully move on after.

William Swymer – This slide shows how our funds were distributed and allocated. Now we would like to open up for questions, before I do I would like to thank you for coming. If you please ask a questions, please state your name.

What are you expecting for the coming year?

Dan Federico – HUD has informed us to be expecting a 7.5% decrease over last years fund so there will be a cut. The good news is that a cut comes on top of a little bit of growth we had last year.

I'm Reed Cochran from Somerville Community Transportation I know that the president has proposed a 7.5% cut but the Republications want to cut the program by 2/3 so that can still happen.

Dan Federico - My colleagues and I recently viewed a web seminar by the Director of HUD and he has indicated that he thinks at this point that the 7.5% reduction for HUD is appropriate.

William Swymer – If you want to submit comments, you can submit it to via email at bobrien@somervillema.gov or if you want to send a letter you can send it to:

OSPCD

Attn: Brianna O'Brien

93 Highland Ave

Somerville, MA 02143

Our public comment period is open from February 18th through March 18th 2011. This presentation will be available on the website within the next coming week. We will be drafting the One Year Action Plan, after this on March 22nd, we will present our One Year Action Plan and take comments and questions. It will be submitted to the Board of Alderman on April 14, 2011 and pending their approval the final plan will be submitted to HUD on May 13, 2011.

Are you going to do a straight line reduction or do you have a plan about how you're going to do it?

Dan Federico – It can't be sliced and diced we have to account for all the people cost, all the goals and objectives and what you people propose to us.

Among those other pieces of the pie, things are already on the way so there's an argument for maybe having them be trimmed less. Do we have a way to figure out if we will reduce one project more than the other?

Dan Federico – It will be about a priority. For example, if the government came back and said you're only going to get \$2 million, we would have to go back and say what have we committed to and what do we have to fund, where can we make cuts. We would work that through the process.

Jim McGinnis, Union Square Main Streets – As a result of the 2010 census I gather some of the areas that are CDBG eligible now may no longer be and others might. My question is when will that take affect?

Dan Federico – My guess is that we will not have the census information for this upcoming plan. I think that census will influence the next plan.

Rob May – the interesting thing about this census is that a lot of the important data for determining low-moderate area is gone. They did not ask people about their income so that is being relied on the community surveys, which are not as accurate as the census was.

Melissa McWhinney, Community Action Agency of Somerville – So worse case scenario, if we only got \$2 million, is their a process to re-open the public hearings?

Dan Federico – In the schedule that we presented, once they give us a number we will put together a proposal and present it to you.

If there are transportation & infrastructure projects already underway versus salary money how are those priorities established?

Dan Federico – We would go back and we would give our best recommendation and then bring it back to you and say this is what we recommend. But it's an opportunity for you to express your opinion.

What falls under the Public Service activity?

Penny Snyder – Social service activities, daycare programs, mental health programs, services for new comers, ESL, general social services for new comers, after school programs.

Kim Smith – Under the public services, how is that determined in terms of the type of services?

Dan Federico – As Penny indicated earlier, we would invite bids from all of the social agencies and you would submit your bid and say this is what we would like to recommend.

Kim Smith – But how did you come up with the areas that you think are most important under public service?

Dan Federico - The Consolidated Plan process within the 5 year plan, which identify areas that we want to work on, we invite the participation, everybody submits there application. We go through a process and try to fit things in, we review with the Mayor

and he gives us his recommendation, then goes to the Board. It's no one person that makes the decision.

Melissa McWhinney – How do you establish the need?

Penny Snyder – There was a survey done and from that survey, needs were identified. The surveys were done in 2007 to come up with the goals from 2008-2013.

Jessica Brayden, RESPOND – Is there any consideration that some of that data might be old?

Penny Snyder - That's part of the reason why we invite you to this meeting and if there are trends that we are not aware of we want to hear from you and if those 5 year goals have to be adjusted we will adjust them.

Dan Federico – On behalf of my colleagues, thank you for coming tonight, please submit any comments.

SPEECH REGARDING CDBG FUNDING FOR JUNIOR STAFF

The Mystic Learning Center is a program located in the Mystic Housing Projects. Our afterschool program currently serves 33 elementary aged children and their families. Our evening programs serve 80 at-risk youth ages 8-18. Nearly all of the children that attend our programs come from low-income families that live in the Mystic Housing Projects.

During those important after school hours, these children have access to a nurturing environment and adult guidance. But what happens when a kid outgrows our after school program? When they become teenagers and are too cool for Tempera paint? When they are too old to wait in line with 5 year olds to wash their hands and have snack? We could lose these kids at this vital time in their lives when they need nurturance and guidance the most.

Thankfully, due to the Community Development Block Grant, that is not the case. Through this money we are able to retain some of our teens by employing them. They may be too cool for Tempera paint, but they love being in charge of distributing it. Instead of waiting with 5 year olds, they're helping the younger children wash their hands and serving them snack. Suddenly they're "Staff" and our program is able to offer them new challenges and achievements.

They learn skills that will help them in the future: how to clean, scrub and sanitize; how to tutor children of different ages and abilities; how to work with their peers towards a common goal.

But most of all, they learn how to have a job. As early as age 14 they are learning simple things about having a job that will help them be successful for the rest of their lives. For instance: how to show up on time; how to call if you're going to be late; how to dress appropriately; the fact that sometimes you have to do gross or tedious tasks without complaining. As adults, we take these things for granted. But all of us had to be taught these lessons at some point.

In addition to what they learn on the job, our teens also attend two hours of training per week. One recent workshop taught them about financial literacy. Another addressed how to successfully manage conflict through careful verbal and non-verbal communication. Yet another had our teens completing personality profiles that will help them explore careers in fields they many have never considered.

Did your first job do all this for you? Do you wish it had?

We currently employ 11 teens through CDBG funds. We are at capacity, and yet teens keep coming in to ask if we are hiring. As of today we have 31 teenagers on our waiting list. We even have kids who work as volunteers just hoping to have an advantage should a slot open up.

Our program does good work. Next year I hope we can offer even more teenagers the opportunity to have a strong start to the rest of their working lives.

HUD 2011-2012 Action Plan
Public Hearing
March 22, 2011

William Swymer – I would like to welcome you this is our 2nd Public Meeting. We're going to present the draft of our 2011-2012 HUD One Year Action Plan. Tonight I have Dan Federico, Director of Finance & Administration; Rob May, Director of Economic Development, Arn Franzen, Director of Parks and Open Space, Penny Snyder, who is in charge of Public Service Grants and my name is Bill Swymer I'm one of the Senior Accountants. An overview of what our One Year Action Plan is it's a smaller portion of our 5 year consolidated plan. We have HUD CDBG, Home, and ESG funds. CDBG funds can be used for Economic Development, improvements to Park and Open Spaces, Public Service needs and affordable housing projects. We also have our Home Funds which are designed for further affordable housing projects and programs and our ESG funds are designed for support shelters for homeless persons. We have 2 areas called Neighborhood Revitalization Strategy (NRSA). It's a special designation authorized by HUD which allows more flexible use. Those two areas are Union Square and East Somerville. So this graph gives you an idea on how our funding has gone since 2002. You can see that the Home Funds have stayed stable over the last few years but unfortunately we have seen a decline in our CDBG funding. The next slide has the highlighted areas on the map show the areas that our funding gets focused on. Now we will get into a summary of our plan 2011-2012 HUD Action Plan. To go over the housing portion, we have Emmanuel.

Emmanuel Owusu – I work for the Housing Division. The housing Division has 6 main goals.

1. Maintain & improve housing stock
2. Create new affordable housing
3. Increase affordability of rental housing
4. Increase affordable homeownership
5. Prevent and end homelessness
6. Remove barriers to housing.

We do this by our 5 year consolidated plan and every year we set out one goal that we want to achieve. In the 2011-2012 the goal through the rehab program is to rehab about 40 houses each year, and we put \$579,977 of CDBG funding and \$100,000 Home Fund aside to achieve that goal. We also have the Down Payment Assistance Program, which we have \$100,000 aside from Home Funds.

Arn Franzen – I'm the Director of Parks and Open Space and will also be speaking for Transportation & Infrastructure. The slide shows sort of an outline for the projects that were working on for this year. If you look at the 2011-2012 Action Plan for Transportation and Infrastructure the first item is for the Green Line Ext. Planning. You can see there is about \$21,000 here. This is for the piece of the Green Line Station Design that is not being covered by State Funding. The CEMUSA Bus Shelter Program is a program the City has been working on for several years. The 3rd item is the Lower

Broadway Streetscape Project. This is a big project that has been going on for awhile. We targeted the lower Broadway area for neighborhood revitalization and economic development, wider sidewalks, and commercial growth. The 4th item is the T.I.P study for Assembly Square. 5th item is the Community Path design where we are focusing on ADA improvements and good connections to the street. The 6th item is improving infrastructure with our ADA streetscape program. The 7th item is our participation on the M.P.O which we've had a seat on the MPO, so were able to help shape regional transportation. The final item is improving basic utilities, but the specific area is Skilton Avenue Project.

Parks and Open Space Department - for the 2011-2012 Action Plan our first item is renovate existing parks, we have several parks on the list that were working on. Parks are Harris, Dickerman, Pearl & Florence, Perry, Morse Kelly, and Quincy St. Park. The next item is to secure additional land for open space, we got the Ed Leathers Parcel Acquisition, which is a piece of property on Skilton Ave where were going to acquire a garage to remove and expand Ed Leathers Park. The next item North St Playground and to improvements to ADA access to parks which has poor accessibility. The next item is the Street Tree Planting Program is an ongoing program to improve the street trees in the City. We've also had the Tree Inventory. The next item is to increase the Off Leash Recreational Areas, this goal was established a few years ago and since then we completed the Zero New Washington Street Park. Groundwork Somerville is number 6 and which promotes sustainable design and building practices. Number 7 is reducing brownfields, we have the Kiley Barrel pre-development and our final item is the Cities Open Space and Recreation Plan which indefinites the City's Parks and Open Space goals.

Rob May – This slide shows Economic Development's breakdown for the next year's Action Plan. This funding slide includes rollover funds and funding that has been made available this year. The biggest line item by far is the HUD section 108 loan program that we are re-paying, it helped the City do projects in Boynton Yards. We also have additional funds for Boynton Yards pre-development as we continue a new round of planning. There's funding in for Kiley Barrel Pre-development as we continue Brownfield cleanup of that site. Store-front Improvement program and Retail Best Practices program, which are aimed at small and independent business throughout the NRSA districts. In-non CDBG areas for Micro-Enterprise or Low-Moderate business owners. We have funding set aside for Land Acquisition in the Union Square Area and in the East Broadway Districts. Arts Union program continues with there great series of activities in Union Square with Union Square Main Streets and the Farmers Market. We will be kicking off an Innerbelt Planning Study, and a new program we have this year is Fabrication Laboratory, which work with non-profits and small entrepreneurs and identify ways to build networks around small manufacturing, which we have \$5,000 in. We continue to fund Union Square and East Somerville Main Streets.

Historic Preservation – We continue our work expanding local historic districts especially in the Union Square. We will be establishing and continue funding for a historic façade and improvement program that provides small matching grants to historic property owners. We have a historic preservation access study; we are looking at ADA

improvements to the West Somerville Library. We will be continuing ongoing tours and events, even though not CDBG funded.

Penny Synder – Hi, I'm Penny Synder, contract monitor for Public Services and Emergency Shelter grants. This slide shows you the 6 goals for Public Service and Emergency Shelter grants. We will do an RFP process to award agencies but they need to provide and demonstrate in their proposal how their program will address the goals in the 5 year action plan. 15% of the CDBG funds will be marked for Public Services and a majority of the ESG funds will be marked for goal number 5 to prevent homelessness. Goal # 1 is to provide opportunities to improve residents social, economic, and political situations. We hope to fund job readiness programs, education programs, ESL classes. Goal # 2 is to create opportunities for children to live healthy and productive lives; we hope to fund early intervention programs, daycare slots for low-income families. Goal # 3 is to provide education and leadership opportunities for youth, we hope to fund mentor programs and employment skills for the youth. Goal # 4 is to provide programs for low-income individuals and families having difficulty meeting their basic needs, we hope to fund food pantries, a 24 hours access to information and referral for basic needs. Goal # 5 is to prevent homelessness; this will be funded through ESG grants. Goal # 6 is to provide support services for the elderly and those with disabilities, we hope to provide transportation, education and recreation programs and then there it also a plan to do an inter-generational work with youth and elderly on a sharing and healthy life-styles. These public service funds will be through an RFP, and it will be advertised on April 13th.

William Swymer – This next slide is going to show you how by using these NRSA districts how funds can be combined together to create a larger pool of funds. You can see how much larger funds can be allocated towards projects within that area. This graph shows how from year to year how funds have been allocated. Because of the reduction you can see some areas will grow, were not expecting a reduction in housing. Our next steps, if you have any questions or comments they can be submitted via email to Bobrien@somervillema.gov or can be submitted through writing to:

OSPCD

Attn: Brianna O'Brien
93 Highland Ave
Somerville, Ma 02143

We have an open submittal period starting today March 22, 2011 – April 21, 2011 and after tonight we will have this presentation as well as the first draft on the City's Website. We have a public comment period and the first draft will be presented to the Board of Alderman on April 7th. The final draft will be submitted to HUD on May 13th. Now if you have any questions.

What was the total amount available for the Public Service CDBG funds?

Penny Synder – it will be 15% of the allocated amount and I believe it will be \$430,695

Can you describe the inter-generational program with the Seniors?

Penny Synder – The Council on Aging got a grant from Tufts University and it's based around nutrition, and there going to cook together and how they used to play in the neighborhood, and just talk about things that have changed.

It is in progress?

Penny Synder – I think it is and I actually think it takes place here at the Ralph & Jenny Center, with a nutritionist working with seniors here. I will give you the names of the couple people involved in those programs.

Is it involved with Shape Up Somerville?

Penny Synder – It's not exactly Shape Up Somerville, they call it Shape Up Seniors, because they had to make it 60+.

Is Somerville putting restrictions on applications to people who are already receiving funding?

Penny Synder – I'm not aware of that but I haven't gotten any direction from the Executive Director yet as what she wants done with Public Service.

William Swymer – That concludes are meeting. Thank you for coming.