



JOSEPH A. CURTATONE  
MAYOR

## CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE



### MEMBERS

Dick Bauer, Chair  
Michael Fager, Vice Chair  
Michael A. Capuano  
Elizabeth Duclos-Orsello  
Arn Franzen  
Ezra Glenn  
James McCallum  
Uma Murugan  
Jessica Palacios Yamakawa

### STAFF

Kristen Stelljes

RE: # 203735

September 1, 2017

Dear Honorable Members of the Board of Aldermen,

The Community Preservation Committee respectfully considered your request from June 22, 2017 to allocate funds to house our municipal employees (agenda item 203735). Our review of this topic was done through our FY18 Community Preservation Plan process. Each year the Committee prepares a new plan which establishes the funding priorities for the fiscal year as well as the funding allocations for each Community Preservation Act (CPA) category: affordable housing, historic resources, and open space/recreation land. We hold a public hearing as part of this process as well as solicit written feedback on the draft plan.

Through this process, we heard, as we have in the past, about the great need for affordable housing in Somerville. As a result, we are maintaining our commitment to supporting the creation of new affordable housing units and providing rental assistance by maintaining the FY18 funding allocation for affordable housing at 45% of the total CPA revenue. In addition, we heard that the greatest need for support is at the lowest levels of area median income. We are committed to striving to ensure that all Somerville residents can stay in the city they love and have adequate housing. This year's funding priorities remain:

1. Provide for affordability in perpetuity as required by the Community Preservation Act
2. Preserve expiring-use units
3. Support mixed-use and transit-oriented development
4. Prevent homelessness and/or provide housing units or other support for homeless and formerly homeless households.

These priorities are communicated with the Somerville Affordable Housing Trust Fund, which serves as the housing arm of the Community Preservation Committee. As such, they receive and review all funding requests for CPA funds for affordable housing.

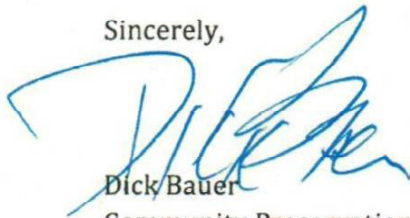
While we recognize the value of City of Somerville employees living in the community where they work, we feel the priorities established in the Community Preservation Plan are responsive to the greatest need in our community and are most closely in alignment with the requirements of the CPA enabling legislation. One program in particular that the Affordable Housing Trust Fund has initiated together with the City and with our

enthusiastic support – the 100 Homes Program – is aimed at the same kind of people who would be covered by a municipal workforce housing program: moderate income households that earn less than 100% of the area median income. (Housing for households with incomes that exceed 100% of area median income are ineligible for CPA funding. For a household of three people in Somerville, 100% of area median income is \$93,100).

I would like to take this opportunity thank you for your unwavering support for the Community Preservation Act in Somerville. Your commitment to this program and the projects it supports is a key part of what has made CPA so successful in Somerville. We hope that we will see many of you at our 5<sup>th</sup> anniversary celebration on September 9 starting with the ground-breaking for the 163 Glen Street project at 12:30, followed by a walking tour that ends with a party at 2:30 at Prospect Hill Park.

Should you have questions or would like to speak further on this topic, I would be most happy to attend a Board meeting.

Sincerely,



Dick Bauer

Community Preservation Committee Chair