



Consolidated Plan FY2024-FY2028

Action Plan
2024-2025

City of Somerville

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Development

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Executive Summary

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

1. Introduction

The City of Somerville is an entitlement jurisdiction that receives federal funds from the U.S. Department of Housing and Urban Development (HUD) to support local community development and affordable housing activities. The federal block grant programs that provide these resources include the Community Development Block Grant (CDBG), the HOME Investment Partnerships Program and the Emergency Solutions Grant (ESG). As a condition of receiving these funds, the City of Somerville is required to submit a 5 Year Consolidated Plan, which outlines the city's housing and community development needs and priorities and the First Year Annual Action Plan that identifies how the City plans to allocate its HUD funding to address these priority needs.

The 2024-2028 Consolidated Plan for the City of Somerville is the result of a collaborative process designed to identify housing and community development needs and to establish goals, priorities, and strategies to address those needs. The focus of all these needs is on households with low- and moderate-incomes. The process is also a framework for dialogue across the greater Somerville community to better focus HUD CPD funding to meet local needs which led to this Consolidated Plan. This plan will serve as the document that will guide the priorities and expenditure of CPD funds received by the City across its annual plans for the next five years.

The Consolidated Plan is broken up into four primary sections: Process (PR), Needs Assessment (NA), Housing Market Analysis (MA), and Strategic Plan (SP). The first Annual Plan for this consolidated plan period is also included with this Plan.

The Process section describes the development of the Consolidated Plan and discusses how citizens were involved in the process, how the City consulted with service providers and other stakeholders to facilitate the development of the Plan. The section also shares key findings from the citizen survey and focus group interviews. The Needs Assessment section shares data and provides analysis of the city's needs as they relate to affordable housing, special needs housing, community development and homelessness. Throughout the section, special attention is paid to the needs of low- and moderate-income (LMI) households, racial and ethnic minorities, homeless persons, and special needs populations. The Housing Market Analysis section provides information and detailed data about the local housing market conditions in the city. The analysis is meant to supplement the information given in the Needs Assessment to facilitate the creation of goals that are tailored to local context. The Strategic Plan is based on the findings from the previous sections, stakeholder and resident input, and review of existing local/regional planning documents. The primary purpose of the section is to prioritize the needs identified through the Consolidated Planning process to develop goals that direct the allocated federal funds to maximize community impact. Something new to the plan for Somerville is the hope to leverage of a Section 108 loan. If approved for the loan, the city will use the funds to advance a large affordable housing project. The First Year Annual Action Plan provides a summary of the actions, activities, and

programs the City of Somerville will implement during the first year (2024) of this Consolidated Plan period to address the priority needs and goals identified by the Strategic Plan. The Action Plan functions as an annual guide and budget to explain how federal resources will be used to improve conditions for LMI households, racial and ethnic minorities, homeless persons, and other special needs populations in the city of Somerville.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Priorities identified in the Needs Assessment section include issues of housing cost burden, especially for the extremely low and very low income households. Rising home values and rent levels will continue to tighten the supply of affordable housing units making housing vouchers and other rental assistance subsidies more difficult to use. The aging housing stock provides more affordable housing but brings with it the need for rehabilitation. Homeless resources remain in high demand especially among single parent families who continue to find it difficult to provide housing on one income, resulting in longer shelter stays. Finally, with regard to non-housing community development; neighborhood infrastructure and public facilities, especially in the low income target areas, remain a high need and priority. Additional information on Goals and Priority Needs can be found in the Strategic Plan Section **(SP-45 and SP-25)**.

3. Evaluation of past performance

CDBG, HOME, and ESG funds received during 2018-2022 Consolidated Plan period enabled the City of Somerville to make significant progress on the goals identified in this plan. In particular, the City achieved a number of meaningful accomplishments in creating and preserving affordable housing, creating more vibrant and suitable living environments in target neighborhoods, unlocking economic opportunities for local small businesses and supporting them through changing environments, and delivering key public and social service programs through these funds.

Affordable Housing- Housing cost burden and affordable housing supply remain the largest issues facing low and moderate income residents of the city. While market conditions remain extremely challenging, the City has taken numerous steps to address these problems. The City has adopted numerous regulatory reforms aimed at facilitating the construction of housing and incentivizing affordable housing. The City has leveraged CDBG, HOME, and local funds to support new housing construction in partnership with the Somerville Housing Authority, Somerville Community Corporation, Somerville Community Land Trust, and other nonprofit developers. The Somerville Housing Trust Fund has also supported housing assistance programs aimed at stabilizing tenancies and preventing homelessness. The City has expanded capacity to address housing needs through the establishment of the Office of Housing Stability and the Anti-displacement Task Force, and has advanced opportunities to increase funding for affordable housing.

Revitalizing Target Neighborhoods- The City made numerous investments to revitalize struggling business districts and make physical improvements to enhance the environment of target neighborhoods. The City was able to provide technical assistance to aid small businesses who have struggled to keep pace with their larger counterparts. The City has also sought to improve the recreational and open space opportunities available to low and moderate income residents by renovating a number of parks in low and moderate income neighborhoods.

Family Stabilization and Job Readiness- The city of Somerville allocates all of the allowable 15% of public services to local non-profit agencies that provide a wide range of social services to the neediest

populations in Somerville. The populations served by these funds include low to moderate income youth, the elderly, persons with disabilities and special needs, and other low to moderate income residents in need of targeted services. In total over 4,000 residents were served by these programs.

Homeless Services- Temporary shelter was provided to over 1,000 homeless individuals and families last year alone at CASPAR Emergency Service Center, Catholic Charities Shelter for women and Respond, Inc. for victims of domestic violence and Somerville Homeless Coalition. The City of Somerville participated in the Somerville-Arlington Continuum of Care (CoC), which has now been absorbed into the Balance of State CoC. Coordinated Entry and standardized assessment tools have helped match clients with appropriate housing and service-related interventions.

4. Summary of citizen participation process and consultation process

To develop this plan, city staff conducted an extensive public consultation process. Over a four month period, they held three community meetings and participated in two community events, attended the meetings of community organizations, and met with both city staff and the staff of nonprofit organizations who serve low- and moderate-income populations, youth, the elderly, and other high-need populations. A survey was put out to the public in five languages which garnered over 300 responses. Additionally, a public RFP process was held to solicit bids from local nonprofit and public service providers, along with a push to add additional community members to the RFP selection committee. The draft plan was made available to the public with a 30-day comment period, culminating in another public meeting to discuss the plan, as well as approval from the City Council.

5. Summary of public comments

The public engagement process reached a diverse cross-section of Somerville residents, employees, and stakeholders. Some overall themes emerged:

- 1) There is a critical need for housing, especially housing that is deeply affordable. Participants highlighted a need for housing with wraparound services, housing for families, homeownership opportunities, and rental assistance.
- 2) There is also a need for more indoor space to accommodate public service uses such as a warming shelter/homeless shelter, youth/teen center, childcare, free community social spaces, and affordable commercial space.
- 3) Comments related to parks and infrastructure primarily centered around accessibility and maintenance.

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

There were no comments or views that were not accepted.

7. Summary

Somerville has successfully leveraged limited funding to address the needs of its low- and moderate-income residents and vulnerable populations through housing, capital improvements, and social service programs. Nevertheless, as housing costs escalate rapidly in Somerville and the Boston region, the need for affordable housing, economic assistance, and community investments is greater than ever.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Table 1 – Responsible Agencies

Agency Role	Name	Department/Agency
CDBG Administrator	SOMERVILLE	OSPCD
HOME Administrator	SOMERVILLE	OSPCD
ESG Administrator	SOMERVILLE	OSPCD

Narrative

The Mayor's Office of Strategic Planning and Community Development (OSPCD) is the city department responsible for the management and oversight of the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) entitlement grant programs. OSPCD is comprised of eight functional divisions which include Finance and Administration; Economic Development; Historic Preservation; Housing, Mobility; Housing Stability; Planning, Preservation, and Zoning; and Public Space and Urban Forestry. Each division carries out grant activities and programs related to their specific functional area. The Finance and Administration Division is responsible for general financial management, reporting and general oversight and compliance and is the division which largely oversees the CPD grants.

In 2020, the City of Somerville joined the Balance of State Continuum of Care (CoC), and thusly is no longer the lead organization of the CoC that it is part of. OSPCD also utilizes sub recipient organizations and agencies, identified through an RFP process, to implement specific public service programs and projects identified in the Consolidated Plan.

Consolidated Plan Public Contact Information

Questions concerning the Consolidated Plan may be directed to:

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The consultation process for the 2024-2028 Consolidated Plan (Con Plan) was one of the most comprehensive to date. The City of Somerville OSPCD engaged in consultation with the public housing authority, local agencies, city departments, and boards and commissions. Public engagement entailed a series of in-person and virtual meetings with multilingual support, street outreach, and a survey which was distributed in English as well as Portuguese, Spanish, Haitian Creole, Chinese, and Nepali. Finally, the findings from numerous recent public surveys and planning efforts were incorporated into the Consolidated Plan where relevant.

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

The City of Somerville and OSPCD coordinate activities between public housing and assisted housing agencies through funding and reporting outcomes to state and federal agencies. Nonprofit and for-profit housing developers and housing providers are in regular contact with OSPCD staff regarding permits, project ideas and potential state and federal grants and local funding sources that could be combined with CDBG and HOME funds for a successful housing project proposal. The HOME program provides vital funding to affordable housing providers that also apply for tax credit funding to develop affordable housing units. During the past five years the City of Somerville was able to successfully leverage HOME funds to deliver several high impact developments including those at Clarendon and the Mystic Waterworks II project. The city aims to continue working with its public and assisted housing providers on these joint funding strategies with additional development projects during the 2024 to 2028 Consolidated Plan period.

The City of Somerville strives to be in constant contact with various public and private agencies to ensure funding priorities are in line with current community development goals. OSPCD and other City departments are involved in many community collaborations with an aim to enhance coordination between housing and service providers to better serve the community, including the Anti-Displacement Task Force, Local Housing and Benefits Coalition, Food Security Coalition, and Public Safety for All Taskforce, to name a few.

In support of the Consolidated Plan and the Continuum of Care (CoC) Strategic Plan to End Homelessness, SPCD is in partnership with housing providers and health and human services providers to create subsidized affordable housing units that are linked to mainstream and social supports. The City dedicates approximately 15% of CDBG HUD grant funds to support the social service programs of nonprofit agencies identifying gaps and providing supportive services to low-income residents. Anti poverty programs in conjunction with energy assistance and weatherization assistance programs provide home repairs to emphasize community development sustainability and services to low-income residents.

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

In 2019, the Somerville and Arlington CoC merged into the Balance of State (BoS) CoC. The BoS is a CoC that encompasses several Massachusetts municipalities in the Greater Boston area. The BoS is administered by the state's Executive Office of Housing and Livable Communities.

Each year, in response to the annual NOFO, the BoS submits an application for CoC funding on behalf of the providers who are part of the BoS. Prior to the CoC funding application being submitted, the BoS receives individual applications from providers who are looking for renewed funding for their programs or for funding for a new program. The BoS then ranks the applications received and the application for CoC funding is reflective of those project rankings. Once funding is received, funding is dispersed to providers based on the BoS project rankings. The BoS also manages Coordinated Entry (CE) in the CoC and provides a CE Regional Navigator which directs CE applicants to the appropriate region to access CE within the BoS. The Somerville Homeless Coalition is the CE point of contact for the Metro Region of the BoS, which includes Somerville.

OSPCD staff attend monthly BoS planning meetings to stay abreast of all CoC activities. OSPCD staff also participate as needed in various BoS committees, including the Project Evaluation Committee and the committee to review and revise the BoS governance charter. OSPCD staff convene quarterly meetings with Somerville providers who operate programs in the BoS CoC. The goal of the meetings is for OSPCD staff and providers to provide updates and share experiences related to CoC work.

The OSPCD Housing Division is responsible for planning and carrying out the annual Point In Time (PIT) count of unsheltered individuals on a specific night (usually the last Wednesday in January). Following the count, staff report the unsheltered data to the BoS, and work with local providers to make sure the BoS receives shelter data from the night of the count.

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

In 2019, the Somerville/Arlington CoC merged into the Massachusetts Balance of State CoC. Several members of OSPCD's Housing Division staff serve on the CoC and these same staff along with other members in the CoC participate on the ESG Advisory Committee making recommendations to the Mayor for ESG funds. Critical feedback on the 2024-2028 Plan was solicited regarding permanent supported housing needs; allocation of ESG funds; updating performance standards for ESG funded activities; and use of the Homeless Management Information System (HMIS) from ESG funded agencies and other stakeholders in preparation for the city's formula funding. Participants were asked to prioritize activities to address homelessness and subpopulations to be served by homeless assistance programs and consideration was given to HUD's encouragement of allocating ESG funds for rapid re-housing.

Consultation and coordination specific to chronically homeless has been difficult. Somerville is experiencing a severe shortage of affordable rental housing, particularly for those with no or limited income and special needs often experienced by the chronically homeless. Low vacancy rates have

created a very competitive market where landlords are less inclined to house the chronically homeless. Consequently, ESG grantees have shifted their focus to prevention and serving at-risk homeless populations. Knowing that serving the chronically homeless is a priority of the CoC, OSPCD will increase efforts to solicit information to identify successful strategies to be used to inform ESG funding for this priority population.

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

Table 2 – Agencies, groups, organizations who participated

2	Agency/Group/Organization	City of Somerville Office of Infrastructure and Asset Management
	Agency/Group/Organization Type	Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Non-Housing Community Needs/Assets
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff were interviewed, highlighting facilities needs. Will continue to work on Capital Improvement Plan and seek alternative funding sources.
3	Agency/Group/Organization	Somerville Housing Authority
	Agency/Group/Organization Type	Housing PHA Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-Health Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	SHA provided data on Housing Authority tenants and facilities. A meeting with SHA staff highlighted the greatest barriers to affordable housing being a lack of supply at every affordability level up to 110% AMI, and the age and condition of Somerville Housing. SHA seeks resources to expand wraparound support services for residents and Section 8 voucher-holders, and to make physical improvements to buildings in its inventory or occupied by Section 8 tenants.

4	Agency/Group/Organization	Somerville Office of Housing Stability
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-homeless Service-Fair Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff were interviewed, highlighting housing stability concerns. Greatest need is for households earning less than 50% AMI and for expansion of shelter beds for families and individuals. Also need emergency rental assistance, legal services, to help people access higher paying jobs, and to address market barriers for renters.
5	Agency/Group/Organization	Somerville Office of Racial and Social Justice
	Agency/Group/Organization Type	Services-Persons with Disabilities Services - Victims Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff were interviewed. Highlighted ongoing initiatives to coordinate multiple departments to support special needs populations.
6	Agency/Group/Organization	Somerville Office of Immigrant Affairs
	Agency/Group/Organization Type	Services - Housing Services-homeless Services-Health Services-Employment Service-Fair Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Public Housing Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff were interviewed, identifying high level needs for navigational support, workforce training, legal aid, and space for delivering services and programs. Anticipate continued support in improving communication with special needs populations.

7	Agency/Group/Organization	Somerville Digital Bridge Initiative
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Other government - Local
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Interview with Digital Bridge Initiative staff. They are developing a report with strategies to address need for training, digital literacy, devices, and affordable internet access.
8	Agency/Group/Organization	Somerville Anti-Displacement Taskforce
	Agency/Group/Organization Type	Housing Services-Employment Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Interview with staff supporting the Anti-Displacement Taskforce. Three teams are developing strategies to address displacement in housing, small businesses and nonprofits, and artists.
9	Agency/Group/Organization	Somerville Department of Public Works
	Agency/Group/Organization Type	Agency - Management of Public Land or Water Resources Other government - Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Non-Housing Community Needs/Assets
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Interview with Department of Public Works staff. Identified areas for coordination around mobility improvements to LMI neighborhoods and challenges related to the unhoused population.
10	Agency/Group/Organization	Somerville Affordable Housing Trust Fund
	Agency/Group/Organization Type	Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Interviews with Somerville Affordable Housing Trust staff and Board underscored the displacement of vulnerable residents and increasing demand for tenancy stabilization programs. SAHT coordinates local funding to support affordable housing development and stabilization programs.</p>
<p>11</p>	<p>Agency/Group/Organization</p>	<p>Office of Strategic Planning and Community Development</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Services - Housing Service-Fair Housing Services - Narrowing the Digital Divide Agency - Management of Public Land or Water Resources Other government - Local Grantee Department</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy Non-Housing Community Needs/Assets</p>
	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Meetings with OSPCD Economic Development team highlighted the need for investment in workforce training, quality jobs, and affordable commercial space. Team will continue collaborating to identify funding to continue and expand successful ARPA-funded initiatives. The Mobility Division provided studies and data showing disproportionate impact of traffic/road safety crisis. They continue to implement pedestrian and transit improvements. The PPZ Division contributed input about goals and barriers to affordable housing development. PPZ advances goals and strategies articulated in the SomerVision plan. Staff in the Housing Division provided data, reports, and information pertaining to affordable housing, homelessness and facilities that serve the unhoused, fair housing, and Somerville's Housing Rehab program. The Housing Division will continue to coordinate efforts to address housing needs along with other City departments and community partners. Parks and Urban Forestry provided input on open space needs to support climate resiliency and health. PSUF will target improvements in LMI neighborhoods and to serve special needs populations.</p>

12	Agency/Group/Organization	City of Somerville Constituent Services
	Agency/Group/Organization Type	Other government – Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City of Somerville Constituent Services Department provided data on requests for support from Somerville residents, including LMI and special needs populations.
13	Agency/Group/Organization	Somerville Public Library
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Employment Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Other government - Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Non-Housing Community Needs/Assets
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Interview with Somerville Public Library Director identified programs that benefit LMI residents and highlighted a need to improve and expand accessible community spaces that are welcoming to people who are experiencing homelessness.
14	Agency/Group/Organization	City of Somerville Police Department
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-homeless Services - Victims Other government - Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Police Department's Community Affairs Unit met with OSPCD and attended community meetings to provide input on needs and opportunities to support special needs populations, especially unhoused persons and youth.

15	Agency/Group/Organization	Community Action Agency of Somerville
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	In a meeting with OSPCD, CAAS shared that their community assessment highlighted housing as the highest community need, along with living-wage jobs and affordable childcare. CAAS will continue partnering with the City of Somerville to implement anti-poverty programs.
16	Agency/Group/Organization	Local Housing and Benefits Coalition
	Agency/Group/Organization Type	Housing Services - Housing Services-Victims of Domestic Violence Services-homeless Services-Health Service-Fair Housing Health Agency Publicly Funded Institution/System of Care Other government - Local Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Somerville's Office of Housing Stability coordinates with a coalition of nonprofit organizations that serve LMI residents in the immediate region. In a meeting with OSPCD, participants emphasized need for deeply affordable housing with supportive services and advocated for the rehab of a vacant city-owned property to use as a shelter for unhoused persons.

17	Agency/Group/Organization	Somerville Department of Health and Human Services
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Health Agency Other government - Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Interviews with HHS staff who coordinate with nonprofit partners for initiatives such as nutrition assistance, veterans services, and the seasonal warming center. Cited higher rates of food insecurity and a need for engagement space and livable wages. Highlighted a need for increased coordination with community organizations and the need for space for the city and partners to operate programs.
18	Agency/Group/Organization	City of Somerville Recreation Department
	Agency/Group/Organization Type	Services-Children Services-Education Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Non-Housing Community Needs/Assets
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	An interview with the Recreation Director highlighted a need for facilities to expand teen programming and nutritional assistance. Rec. is coordinating an effort to identify the space needed.
19	Agency/Group/Organization	Office of Sustainability and Environment
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Emergency Management Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Non-Housing Community Needs/Assets
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Somerville OSE provided studies and information on climate and resiliency initiatives. OSE works with OSPCD and other departments to expand resources to upgrade the city's aging building stock for health and resilience and to identify strategies related to flood risk and hazard mitigation which impact LMI neighborhoods.

20	Agency/Group/Organization	Somerville Public Schools
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Education Services - Narrowing the Digital Divide Child Welfare Agency Publicly Funded Institution/System of Care Other government - Local
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	SPS provided data and information related to families who are homeless or are at risk of homelessness. SPS supports the basic needs of students by helping them to access programs such as food, housing stability, transportation, and multilingual support. SPS also coordinates critical early childhood and adult ed programs.
21	Agency/Group/Organization	Somerville Council on Aging
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	An interview with COA staff highlighted increasing dependence on nutritional programs, digital barriers, and economic needs. COA will continue coordinating with OSPCD and other departments to improve and expand their facilities and programs.
22	Agency/Group/Organization	SOMERVILLE HOMELESS COALITION
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	SHC participated in numerous meetings and provided data on existing programs and services, highlighting priority needs for ADA accessible space to expand services and programs. SHA has a plan to increase physical and organizational capacity over the next five years.
23	Agency/Group/Organization	UNION SQUARE MAIN STREETS
	Agency/Group/Organization Type	Services-Employment Business and Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Market Analysis Non-Housing Community Needs/Assets
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Union Square Main Streets cohosted a community meeting. They will continue to partner with the City to build relationships and secure funding for neighborhood businesses.
24	Agency/Group/Organization	EAST SOMERVILLE MAIN STREETS
	Agency/Group/Organization Type	Services-Employment Business and Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Market Analysis Non-Housing Community Needs/Assets
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	East Somerville Main Streets cohosted a community meeting. They will continue to partner with the City to provide small business assistance and workforce training programs.
25	Agency/Group/Organization	Massachusetts Balance of State CoC
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Employment Service-Fair Housing Services - Victims

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The BoS CoC provided data on homelessness and facilities to serve the unhoused population. The City will continue to coordinate with BoS CoC through the Housing Division.
26	Agency/Group/Organization	RESPOND INC
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Service-Fair Housing Services - Victims Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Respond provided data on the services provided to victims of domestic violence.
27	Agency/Group/Organization	THE SOMERVILLE COMMUNITY CORPORATION
	Agency/Group/Organization Type	Housing Services - Housing Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	SCC participated in the Survey, expressing the need for increased investment in affordable housing. SCC will continue to partner with OSPCD to expand and improve their inventory of affordable housing.
28	Agency/Group/Organization	Food for Free
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Food for Free provided input through the Survey expressing an interest in partnering with the City to expand their food program serving Somerville residents.
29	Agency/Group/Organization	Somerville Hispanic Association for Community Development
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	SHA4CD participated in the Survey. They will continue to partner with the City to improve their facilities to provide services to vulnerable populations.
30	Agency/Group/Organization	Somerville Office of Accessibility Services
	Agency/Group/Organization Type	Services-Persons with Disabilities Other government - Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Interview with City's ADA Coordinator identified a need for accessibility improvements to core municipal buildings, constituent services spaces, and parks. Anticipate continued support in improving communication with special needs populations.

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

There were no agency types that were not consulted.

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

Table 3 – Other local / regional / federal planning efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Balance of State	Reduce and Mitigate Homelessness

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

In order to maximize the efficacy of all the funding and resources available, the City of Somerville actively seeks to work with a wide network of agencies that are private, nonprofit, and public across all of its program areas.

Public outreach and community partnerships play a key role in implementing housing activities. The Somerville Affordable Housing Trust Fund and OSPCD Housing Division Housing coordinate with the Massachusetts Department of Housing and Community Development on specific housing development projects regarding the provision of state resources to city supported projects, such as Massachusetts Affordable Housing Trust Funds, State HOME funds, LIHTC and other state housing funding resources. This includes participating in general discussions and consultations on overall housing goals at both the local and state level, as well as discussions with DHCD staff on specific housing development projects that are seeking multiple funding sources. In addition, the city and the Balance of State CoC coordinate with the State on ESG activities to ensure the best use of prevention and rapid rehousing resources. The city also consults with the Metropolitan Area Planning Council on planning around housing, economic development, climate resiliency, and the Digital Bridge Initiative.

In the Somerville OSPCD Public Space and Urban Forestry Division, community partnerships and public outreach have always been a critical part of the planning process. Typically these projects are planned in coordination with a host of public and private agencies, and all park projects incorporate significant outreach efforts designed to promote community participation in the low/mod neighborhoods that the projects are targeted to impact. Some of the key governmental agencies that PSUF works closely with are the EPA, Massachusetts Executive Office of Energy and Environmental Affairs, Massachusetts Environmental Trust, Department of Conservation Resources, and the Metropolitan Area Planning Council.

Similarly, many of the transportation and infrastructure initiatives undertaken by the city also follow the same model of outreach and partnership as parks and open space under OSPCD's Mobility Division Planning Preservation and Zoning Divisions, and Somerville's Department of Asset and Infrastructure Management. Public outreach and community partnerships play a key role. Infrastructure projects often coordinate with many of the same agencies as the open space projects and include others such as the MBTA, Mass Department of Transportation, Federal Transit Authority, and Federal Highway Administration.

Narrative (optional):

OSPCD developed an outreach effort to maximize input from a large cross section of stakeholders. This outreach included public meetings, neighborhood meetings, published meeting notices, opportunities to submit written input, and a needs survey.

Many housing agencies, social service agencies, community groups, and other organizations serving the City of Somerville were consulted during the development of this Consolidated Plan. In addition to the three public meetings held January 23, 2024, February 6, 2024, and February 8, 2024, OSPCD staff participated in several meetings of stakeholder boards, committees, coalitions, and working groups to gather input on community needs and opportunities. Participants in this consultation process included affordable housing providers, neighborhood organizations, homeless and social service providers, economic development organizations, immigrant advocates, youth leadership agencies, transportation consortiums and municipal departments.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

As part of the outreach undertaken to create this plan, two in-person meetings were held in different Somerville neighborhoods, as well as one online meeting to gather public input in developing the plan. A survey was circulated online and on paper in English, Spanish, Portuguese, Nepali, Chinese, and Haitian-Creole, which were the languages chosen as they are the most spoken in Somerville. Finally, a public hearing was held online to go over the draft plan. While participants could request interpretation into any language for any of the meetings, the two neighborhood meetings were offered bilingually, one in Spanish and the other Portuguese. The City also provides ADA accommodations upon request.

The series of public meetings and survey were promoted through various media channels, the networks of Somerville's Office of Immigrant Affairs, neighborhood Main Streets Organizations, and service providers who interface with low- and moderate-income residents. The largest obstacle faced in citizen participation was reaching individuals who did not already have a relationship with the city, as well as those who are low- and moderate-income. The citizen feedback received was a significant factor considered in the goal-setting process.

Citizen Participation Outreach

Table 4 – Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-English Speaking - Specify other language: Spanish Non-targeted/ broad community Neighborhood residents	Ten community members, including staff and volunteers of East Somerville Main Streets, small business owners, and residents of East Somerville. Staff from Somerville Police Community Assistance Unit also attended.	Housing: the city needs more housing, faster development timeline, opportunities for moderate income homeownership, 2-3 bedroom rentals for families, rental assistance Infrastructure/facilities: more public trash barrels/emptied more frequently, need more pedestrian/traffic safety measures, better navigation in construction zones, keep parks functional and accessible, street lighting, public restrooms Services: homelessness mitigation, community spaces, teen center, childcare needs, library programming increases, security at service locations Economic Development: change in business needs since COVID-19 pandemic, vacant storefronts affect community atmosphere, cost of storefront space is too high, more small business assistance, technical assistance to small businesses, workforce training programs	There were no comments that were not accepted.	

Table 4 – Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Public Meeting	Non-English Speaking - Specify other language: Portuguese Non-targeted/ broad community Neighborhood residents	Six community members, including staff and volunteers of Union Square Main Streets, small business owners, and neighborhood residents. Staff from Somerville Police Community Assistance Unit also attended.	Housing: displacement of low-income residents, gaps in services for homeless, displacement of small business owners, displacement of immigrants, Green line extension putting pressure on housing market, need to expand affordable housing supply Economic Development: need for additional work opportunities, need investment in early education and childcare, cost of living crisis, need for relationship building Services: difficulty delivering rental assistance due to restrictions, free meals in schools, after-school programs (especially for teens), food vouchers for unhoused Infrastructure/Services: lack of community spaces, recycling needs, improved communication on management plan	There were no comments that were not accepted.	
3	Public Meeting	Non-targeted/ broad community	One community member attended.	Concerns over: schools, youth engagement, school supports for families, random violence in city, homelessness, transparency of city goals/information sharing to the public Positives: participatory budgeting	There were no comments that were not accepted.	https://bit.ly/3vmi0Nu

Table 4 – Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish, Portuguese, Hatian Creole, Chinese Persons with disabilities Residents of Public and Assisted Housing LMI persons	The City conducted a survey to allow residents of the City of Somerville to give feedback on community development issues and provide their input on goals and priorities. The survey was conducted online in five languages, and was advertised via the City's website and at numerous public meetings and stakeholder focus groups. Over 300 people completed the survey; most of the respondents used the English language version, but there were also a small number of responses in Spanish, Portuguese, and Chinese.	20% of respondents have housing that does not meet their needs, more than half of respondents were LMI persons Housing priorities: housing for unhoused individuals and families, creating more affordable rental housing, housing stability/rental assistance for tenants, creating more affordable homeownership housing Neighborhood improvement priorities: water/sewer/flood system improvements, sidewalk/streetscape improvements, accessibility improvements to community facilities/public areas Public service priorities: very few had no support but highest priority were food services and mental health services Economic development priorities: small business development assistance	There were no comments that were not accepted.	http://bit.ly/3NZHbfn

Table 4 – Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting	Persons with disabilities	17 attendees, including some city staff members.	Interest in improvements in accessibility in parks (specifically wheelchair accessibility), integration of immigrants across the city, accessible housing (direct access, ramps, concern over age of housing stock), homelessness (related to neurodivergence, housing options, services), the need for seats and shading at bus stops. Overall, a theme of mobility and accessibility for those with a variety of disabilities across the city.	There were no comments that were not accepted.	
6	Public Meeting	Residents of Public and Assisted Housing	4 members of public housing from two different developments.	Economic development: work opportunities for persons to become less government-dependent, possibility for jobs working for the city, job opportunities for persons with disabilities and the unhoused, increased access to technology Housing: desire for homeownership opportunities, problems with hazardous materials (mold, asbestos) and pests in existing units, disappointment in slow progress on Clarendon Hill new development Programs: elderly day programs, police in housing developments, transportation and mobility (cars), food services Infrastructure/facilities: tree planting not a priority for LMI neighborhoods, sidewalk improvements, need community spaces	There were no comments not accepted.	
7	Public Meeting	Elderly	Seven citizens were in attendance, including community members and Council on Aging staff.	Infrastructure/facilities: street and sidewalk repairs (especially for disabled/mobility affected), need for more service provision space, more benches across city, more handrails on hills/stairs, more attention to bike/vehicle/pedestrian interface on roads Housing: more rehab to make homes accessible, city help with finding contractors/ creating plans even for rehab citizens pay for themselves	There were no comments not accepted.	

Table 4 – Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Other – Public Event	Non-targeted/ broad community	Members of the team drafting the plan attended a local government open house. Spoke to several hundred community members about community development needs.	Participants expressed that housing is the area of greatest concern, although some mentioned open space, recreation amenities, public buildings, and street/public realm improvements. More funding is needed, especially for public services. A majority of respondents indicated that they live and/or work in a LMI neighborhood.	There were no comments not accepted.	
9	Public Hearing	Non-targeted/ broad community	Several city staff attended as support to the meeting hosts, one citizen attended who is a member of Union Square Main Streets’ board.	Questions were raised about how a Section 108 loan would affect funding availability for other eligible purposes.	There were no comments not accepted.	https://us02web.zoom.us/join/wn_cxpvtvsthahvpukqwgota

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Housing Needs Assessment for the 2024 to 2028 Consolidated Plan references several different data sources. The bulk of information is based on HUD-provided CHAS data, ACS data from the US Census, and data provided by local or state agencies. Additionally, for this consolidated plan period, the city has also included statistical and anecdotal data that other city departments have gathered over the past five years, as well as the in-depth community outreach that the Consolidated Plan committee undertook as part of creating this document. The aggregation of these sources yielded a robust and comprehensive assessment of the current state of housing and other needs in Somerville. While the City has taken numerous proactive measures to abate the housing pressures facing the cities low to moderate income population; the results did show that many of the same issues that were highlighted in the previous Consolidated Plan (2018-2022) continue to persist, as well as structural issues that were brought to light in the wake of the COVID-19 pandemic. The data has also shown that despite the City's bold and innovative attempts to combat housing costs the strong economic and demographic trends taking place in the greater metro Boston area continue to exacerbate many of the issues facing low to moderate income households.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The needs identified in the following Housing Needs assessment represent not only issues that persist within Somerville but that are impacting the broader Boston Metro region. In its 2023 Greater Boston Housing Report Card the Boston Foundation highlights housing supply and affordability continue to be major issues for both renters and homebuyers, with ever-increasing numbers of households facing cost burdens and higher levels of housing instability. The data has also shown that despite proactive efforts to address these issues through policy and programmatic methods, Somerville continues to lose ground under the overwhelming influence of market forces and demographic trends in the greater Boston region. The following have been identified as the most pervasive and overarching housing needs facing Somerville residents:

- **Housing Cost Burden** Defined as housing costs that account for more than 30% (or 50% for severely cost burdened) of a household's gross income. This continues to be the most persistent housing problem across all income levels, for both renters and homeowners in Somerville.
- **Housing cost burden is disproportionately impacting the low to moderate income residents of Somerville** According to CHAS data, the share of severely cost-burdened households is highest among low and very low-income households; nearly 70% of very low-income renters and 64% of very low income homeowners are severely cost-burdened. Nearly 80% of moderate- or middle-income renters (between 50%-100% AMI) are cost-burdened, while 65% of homeowners in this income range pay between 30-50% of their income on housing.
- **Housing Supply** Historically low vacancy rates are adding to the pricing pressure and availability of suitable, affordable units. Household growth has out-paced population growth over the past decade. This is consistent with demographic trends taking place in the Metro Boston region of younger single persons migrating to larger cities. MAPC that Somerville will experience 7% population growth between 2020-2030, with most of the growth coming from the 35 to 44 and 70 to 84 age groups. These demographic trends are placing tremendous pressure on the housing supply and have created a critical housing shortage both locally and throughout the region. These factors, in turn, are placing additional pricing pressure on the housing market.
- **Overcrowding and Suitable units** As mentioned above, the demographic trend toward smaller households has put immense pressure on the available housing supply in Somerville. Consequently, this group has been occupying all types of units including family sized and multi family properties. While the share of single-person households has held steady at 32% since 2010, the share of nonfamily households increased from 56% to 62% over this time (ACS). This reflects an increasing share of family sized units occupied by roommates. Subsequently, the supply of family sized units available to low- and moderate-income families in the city has been increasingly scarce and unaffordable. Furthermore, the conversion of nonconforming spaces such as basements and attics to rentable spaces has caused the units that are affordable to be substandard. Many of these units lack either the proper kitchen or plumbing facilities that would qualify them as suitable units.

Table 5 - Housing Needs Assessment Demographics

Demographics	Base Year: 2009	Most Recent Year: 2022	% Change
Population	75,880	80,464	6%
Households	31,122	35,035	13%
Median Income	\$62,575.00	\$120,778.00	93%

Alternate Data Source Name: ACS 2018-2022

Data Source Comments:

Number of Households Table

Table 6 - Total Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80- 100- HAMFI	>100% HAMFI
Total Households	5,295	3,080	4,590	3,165	17,920
Small Family Households	1,120	985	1,365	7,010	
Large Family Households	110	110	245	510	
Household contains at least one person 62-74 years of age	1,325	495	650	670	1,635
Household contains at least one person age 75 or older	1,070	430	310	185	410
Households with one or more children 6 years old or younger	469	419	595	238	1,670

Alternate Data Source Name: CHAS 2016-2020 Dataset Somerville City

Data Source Comments:

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

Table 7 – Housing Problems Table

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	25	105	45	0	175	0	20	4	0	24
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	50	45	0	95	0	0	0	30	30
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	15	15	135	4	169	40	4	4	0	48
Housing cost burden greater than 50% of income (and none of the above problems)	2,215	765	360	15	3,355	590	350	230	90	1,260
Housing cost burden greater than 30% of income (and none of the above problems)	855	675	1,595	580	3,705	195	155	310	350	1,010
Zero/negative Income (and none of the above problems)	110	0	0	0	110	90	0	0	0	90

Alternate Data Source Name: CHAS 2016-2020 Dataset Somerville City

Data Source Comments:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

Table 8 – Housing Problems 2

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	3,110	1,605	2,175	600	7,490	825	525	545	475	2,370
Having none of four housing problems	1,115	605	1,110	1,280	4,110	45	340	760	810	1,955
Household has negative income, but none of the other housing problems	110	0	0	0	110	90	0	0	0	90

Alternate Data Source Name: CHAS 2016-2020 Dataset Somerville City
 Data Source Comments:

3. Cost Burden > 30%

Table 9 – Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	825	420	425	1,670	80	105	250	435
Large Related	30	39	80	149	30	8	4	42
Elderly	945	275	190	1,410	465	320	140	925
Other	1,290	860	1,350	3,500	210	95	145	450
Total need by income	3,090	1,594	2,045	6,729	785	528	539	1,852

Alternate Data Source Name: CHAS 2016-2020 Dataset Somerville City
 Data Source Comments:

4. Cost Burden > 50%

Table 10 – Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	600	140	35	775	55	75	120	250
Large Related	10	4	0	14	30	4	0	34
Elderly	495	65	10	570	350	205	70	625
Other	1,115	595	330	2,040	160	70	40	270
Total need by income	2,220	804	375	3,399	595	354	230	1,179

Alternate Data Source Name: CHAS 2016-2020 Dataset Somerville City
 Data Source Comments:

5. Crowding (More than one person per room)

Table 11 – Crowding Information – 1/2

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	15	65	130	0	210	40	4	0	30	74
Multiple, unrelated family households	0	0	35	4	39	0	0	4	0	4
Other, non-family households	0	10	10	0	20	0	0	0	0	0
Total need by income	15	75	175	4	269	40	4	4	30	78

Alternate Data Source Name: CHAS 2016-2020 Dataset Somerville City
 Data Source Comments:

Table 12 – Crowding Information – 2/2

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Data Source Comments:

Describe the number and type of single person households in need of housing assistance.

As noted above, 62% of Somerville residents are living in non-family households. Slightly over half of nonfamily households consist of people living alone, while a large share of nonfamily households consists of unrelated roommates sharing apartments. According to ACS estimates (2022 5-Year estimates), there were 5,696 nonfamily households with incomes below \$50,000, which would be considered low or very low income. About half of households in this income range are severely cost-burdened, and another 20% are cost-burdened. Moreover, there are 3,094 non-family households that have incomes between \$50,000 and \$75,000, which would be within the moderate-income range for a single person household. More than half of these households are cost-burdened, and over 20% are severely cost-burdened.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

A shortage of adequate resources for housing support generally makes it difficult for domestic violence victims to find safe, affordable housing. Both the state and the federal government previously funded more housing support and supportive service programs than they do currently. Victims of domestic violence in MA recently state that shelter and housing services are their biggest unmet need (NNEDV, 2022). Unfortunately, domestic violence agencies in MA collectively turn away 244 survivors each day for shelter and housing services (NNEDV, 2022). Last year, the City's domestic violence shelter received 1,171 requests for shelter but had the capacity to fulfill only 66 requests. The numbers served vary considerably each year depending upon each family's length of stay. The overall goal is to support

survivors to understand domestic violence, overcome barriers to immediate and long term safety and to take control of and rebuild their lives.

What are the most common housing problems?

Based on the number of households affected, the most common housing problem in the city is the cost burden of housing. At both 50% and 30% of income, thousands of households have a housing cost burden. For renters, there are more family units with a housing burden greater than 30%, but homeowners have more households with a burden of over 50% (CHAS 2016-2020). Cost burdened housing affects thousands of households in Somerville, while the other housing problems only affect hundreds. While the other problems are not unimportant, housing cost burden clearly is more prevalent. Related to cost burdened housing, there is a lack of affordable housing at all levels across the city, and this is worsened by local housing costs growing at a faster rate than household incomes (Housing Needs Assessment, 2021).

Are any populations/household types more affected than others by these problems?

At 0-30% AMI, there are over two thousand renter households with a housing cost burden of more than 50% of income and 590 owner households (CHAS 2016-2020), which is two-thirds of renters with this problem, and just under half of owners with this problem. There are more renters than homeowners in Somerville, and the renters are more likely to be affected by cost burden at both 30% and 50% of income. It is worth noting that from the data, these numbers only include households for which housing cost burden is the only housing problem they are facing and does not include households that may have housing cost burden as well as other housing problems. Households with one or more of the four housing problems are also more likely to be 0-30% AMI than any of the other AMI groups (CHAS 2016-2020).

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Given the overheated rental housing market in Somerville and its surrounding communities, the number of extremely low-income households (at or below 30% AMI) at risk of homelessness is growing, and conditions like overcrowding and frequent moves are very common. CHAS data shows that nearly 4,000 households with income below 30% of AMI have one or more housing problems, while an additional 2,000 households with 30-50% of AMI have a housing problem.

The School Department's Director of Director of Basic Needs and Housing Support Services reports previously unseen numbers of families facing challenges of housing instability such as frequent moves due to economic reasons or overcrowding. Leaders from faith communities report sharply increased requests for food, clothes, and financial assistance. As in many other red-hot housing markets, if any household loses housing it was previously able to afford, there is very little chance that it will find new similar quality/size housing at a comparable cost. This is particularly true at the extreme low-income end of the housing market.

Established in 2022, Somerville's Office of Housing Stability has received over 2,000 requests for assistance on behalf of 1,600 households over the past 18 months. Of these, 61% reported at least two people in the household, while the balance were individuals or unknown. Nearly half of the households included a child under 18, and 37% included a senior or person with a disability.

Evictions are another indication of households who are at risk of losing their housing. The Massachusetts Housing Partnership reports that eviction filings have surpassed pre-pandemic rates, with more than 3,000 filings for eviction each month statewide, of which 60-70% were due to nonpayment. In Somerville alone there were 252 eviction filings in 2023.

The Somerville Homeless Coalition reported that they served 254 households through their Rapid Response emergency homelessness prevention program in 2023, as well as one household with rapid re-housing. Nearly half of the households were individuals, and slightly over half were families. Three quarters of the family households assisted had children under the age of 18. The average income of these households was below 30% of the area median income. Over half of the households (52%) identified as Black, and 20% identified as White. Additionally, half identified as Hispanic/Latino. In terms of primary language, 49% of those assisted did not have English as their primary language spoken. The average income of the individual households was \$1,492.14 per month, for a 2-person household was \$2,334.17, for a 3-person household was \$2,863.49, and of a 4-person household was \$3,292.20 per month.

Exemplifying the challenges that contribute to housing instability, the household in Somerville who received rapid re-housing assistance through the Somerville Homeless Coalition had significant barriers to identifying permanent, sustainable housing including immigration status, English proficiency, domestic violence trauma, children with disabilities and childcare access. The Somerville Office of Housing Stability observes similar barriers with households seeking homelessness prevention assistance.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Under HEARTH Act guidelines, those at risk of homelessness are defined as individuals and families with an income at or below 30% of the area median income (AMI), who do not have sufficient resources or support networks to prevent them from becoming homeless, and who show specific indications of housing instability. These include:

- Moving 2 or more times within during the last 60 days due to economic reasons
- Living in another's home due to economic hardship
- Living in overcrowded housing
- Exiting a publicly funded institution or system of care (including health-care facility, mental health facility, foster care, or other youth facility or correction program or institution)
- Families and youth who qualify as homeless under Department of Education standards (which generally include households with children that are doubled up).

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

In Somerville, there are a lot of informal leases where tenants lease from a primary tenant. These tenants may lease an entire room, or they may share a room with other occupants. It is not uncommon to have entire families living in one bedroom of an apartment along with roommates. This is particularly common with tenants who have precarious immigration statuses as it can be challenging for them to find landlords willing to rent to them without a social security number, work authorization, etc. even if they have sufficient income from under-the-table jobs. This type of doubling up also causes issues when someone moves out of a unit as the remaining tenants must scramble to still make the full rent payments each month. Many prevention funding sources don't allow assistance in informal tenancy arrangements (limitations on roommate situations, paying a primary tenant, etc.).

Discussion

Renters face tremendous economic challenges to remain stably housed in Somerville, and those with the lowest incomes (at or below 30% AMI) face the most significant instability through rent burden and housing problems. Some of the other factors identified in the HEARTH Act guidelines that denote At-Risk of Homelessness (e.g., moved repeatedly, overcrowded conditions) cannot be directly measured with available data sources; nonetheless, the proxy factors of severe housing problems and undue rent burden are indicators the fragility of these tenancies.

The rental housing market in Somerville has gotten extremely tight since the pandemic, with vacancy rates hovering around 0.50% (per Boston Pad, a real estate analytics website). The City's 2022 Housing Needs Assessment and recent real estate market data report average rents increasing around 10% per year over recent years. This meteoric rise in rent levels constantly brings new households into an elevated risk of homelessness. With the opening of a new public transit stop in Somerville's Union Square in December 2022 and the ongoing aggressive development of life science office towers and high-end residential buildings, access to affordable rental units is scarce and getting scarcer.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The Department of Housing and Urban Development has categorized housing problems into four primary categories. These categories are:

- Cost Burden greater than 30%
- Overcrowding (defined as more than 1 person per room)
- Incomplete kitchen facilities
- Incomplete plumbing facilities

The proceeding tables below provide a demographic breakdown of the disproportionate impact of these four problem categories on residents across various income levels and racial/ethnic categories.

0%-30% of Area Median Income

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Housing Problems	Has one or more of four housing problems*	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,935	1,355	0
White	2,245	735	0
Black / African American	685	30	0
Asian	370	105	0
American Indian, Alaska Native	0	0	0
Pacific Islander	10	0	0
Hispanic	535	380	0
0	0	0	0

Alternate Data Source Name: CHAS 2016-2020 Dataset Somerville City

Data Source Comments: *The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Housing Problems	Has one or more of four housing problems*	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,130	945	0
White	1,435	560	0
Black / African American	155	150	0
Asian	220	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	265	144	0
0	0	0	0

CHAS 2016-2020 Dataset Somerville City

Data Source Comments: *The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Housing Problems	Has one or more of four housing problems*	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,720	1,870	0
White	2,005	1,310	0
Black / African American	65	130	0
Asian	255	60	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	325	325	0
0	0	0	0

Alternate Data Source Name: CHAS 2016-2020 Dataset Somerville City

Data Source Comments: *The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Housing Problems	Has one or more of four housing problems*	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,075	2,090	0
White	935	1,710	0
Black / African American	0	35	0
Asian	60	200	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	25	145	0
0	0	0	0

Alternate Data Source Name: CHAS 2016-2020 Dataset Somerville City

Data Source Comments: *The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

According to CHAS data, the majority of LMI households experience one or more of the four housing problems, with the rate being highest for households with the lowest incomes. Housing problems are experienced by people of all races, although minority households are disproportionately likely to have lower incomes, and thus are more likely to have housing problems. African American and Hispanic households are most likely to fall in the lowest income brackets and are thus disproportionately impacted by housing problems.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The housing issues that were determined to be impacting the broader population of Somerville are also disproportionately impacting certain groups and populations. This is particularly the case for those individuals and households on the lower ends of the income spectrum and those households comprised of 5 or more persons. These groups of residents are the most likely to fall into the subset of housing issues that HUD defines as severe housing problems. These categories are:

- Severely overcrowded, with more than 1.5 persons per room.
- Severely cost burdened families paying more than 50% of income towards housing cost.

0%-30% of Area Median Income

Table 17 – Severe Housing Problems 0 - 30% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,885	2,410	0
White	1,665	1,315	0
Black / African American	470	250	0
Asian	300	175	0
American Indian, Alaska Native	0	0	0
Pacific Islander	10	0	0
Hispanic	395	520	0
0	0	0	0

Alternate Data Source Name: CHAS 2016-2020 Dataset Somerville City

Data Source Comments: *The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Table 18 – Severe Housing Problems 30 - 50% AMI

Severe Housing Problems*	Has one or more of four housing problems*	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,305	1,775	0
White	860	1,135	0
Black / African American	85	220	0
Asian	105	115	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	225	184	0
Other	0	0	0

Alternate Data Source Name: CHAS 2016-2020 Dataset Somerville City

Data Source Comments: *The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Table 19 – Severe Housing Problems 50 - 80% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	820	3,770	0
White	440	2,880	0
Black / African American	14	175	0
Asian	80	235	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	265	385	0
Other	0	0	0

Alternate Data Source Name: CHAS 2016-2020 Dataset Somerville City

Data Source Comments: *The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Table 20 – Severe Housing Problems 80 - 100% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	145	3,020	0
White	140	2,515	0
Black / African American	0	35	0
Asian	4	255	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	170	0
Other	0	0	0

Alternate Data Source Name: CHAS 2016-2020 Dataset Somerville City

Data Source Comments: *The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

As stated in the previous housing needs assessment, housing cost burden is overwhelmingly the most common and pervasive housing issue facing the residents of Somerville. The proceeding data tables and maps show the widespread nature and degree of this problem across various demographic groups. Additional information not shown in the data, but of noteworthy mention, is that while the data shows that the predominant category of need impacted by housing cost burden is amongst the rental population, housing cost burden is also an area of concern for homeowners. This is particularly true amongst elderly homeowners that are on a fixed income and have been battling with the extraordinary increase in the standard cost of living in the greater Boston area. In addition, the significant appreciation in home values in the region, and Somerville specifically, has created a major impediment to first time ownership amongst the low to moderate-income community.

Housing Cost Burden

Table 21 – Greater Need: Housing Cost Burdens AMI

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	23,130	6,025	4,695	200
White	17,735	4,415	2,930	130
Black / African American	740	335	560	15
Asian	2,125	575	435	45
American Indian, Alaska Native	30	0	0	0
Pacific Islander	0	0	0	0
Hispanic	1,790	395	690	0

Alternate Data Source Name: CHAS 2016-2020 Dataset Somerville City

Data Source Comments:

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Comparing monthly income to rents reveals the significant and differential rent burdens for different racial and ethnic groups. Residents in Somerville that experience access to low poverty neighborhoods, proficient schools, close proximity to jobs, and environmentally healthy communities are more likely to be White. Residents that are exposed to adverse community factors including high poverty neighborhoods, low proficiency schools, limited access to employment opportunities, and environmentally unhealthy neighborhoods are more likely to be Black and Hispanic.

The protected classes identified as having the highest exposure to poverty in Somerville are also the same protected classes that show up in regional data. Black households are already severely cost-burdened, while American Indian, households with two or more races, and Latino households were already above 40% cost burdened. In light of rapidly rising rents in the years since the data were gathered, these groups may be at or over that 50% cost-burden threshold.

City and non-profit leaders report a growing number of households arriving from Latin American and South American nations, many of whom do not qualify for shelter or housing as they live in doubled-up situations with family and friends. Moreover, people who lack English proficiency have additional challenges with respect to accessing housing, employment opportunities, financial infrastructure, or support services to help them navigate programs they may be eligible for.

If they have needs not identified above, what are those needs?

The SomerVision 2040 Plan identifies equity as a central community value, endeavoring to ensure a safe, vibrant, and supportive community for all, regardless of race, gender identity, sexual orientation, immigration status, nationality, ethnicity, income, age, and physical ability. Consistent with this vision, numerous studies have highlighted two primary needs that disproportionately impact vulnerable populations:

- **Access to environmentally healthy neighborhoods** – Neighborhoods with the highest concentration of low-income residents also have higher exposure to environmental threats such as air pollution, vehicle crashes, urban heat islands, and risk of flooding. The city is actively working to ensure that steps are being taken to mitigate the negative impacts of these environmental threats through street and park improvements, tree planting, and infrastructure upgrades.
- **Workforce Development** – Responses from Somerville residents in the Community Survey indicate that there is a lack of well-paying jobs for low-skilled workers, especially among those who are non-Native English speakers. This also includes residents with high levels of skill and education in their native countries who have difficulty gaining employment that fully reflects the skill and education levels they had attained.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

A large portion of the city is marked as a minority on the environmental justice map. This designation means that at least 40% of the block group is a minority, or that the block group is 25% of a minority group with the median income in the block group being less than 150% of the MA median household income. Regarding areas with more than this general minority designation, Industrial Park is designated as an area with affected minorities, low income, and English isolation. Part of Ten Hills, part of Winter Hill, and part of West Somerville are minority and income designated and the eastern most area of East Somerville and the western most area of West Somerville are designated as minority and English isolation areas. The Powder House neighborhood is the largest area of the city that is not an EJ area.

NA-35 Public Housing – 91.205(b)

Introduction

Somerville has an estimated 3,907 affordable housing units, including group homes, public housing, nonprofit housing providers, and housing created through the Inclusionary Housing program. About half of this supply, 1,942 units, consists of housing sites owned and managed by the Somerville Housing Authority (SHA). While the City’s inventory includes units that are affordable to households earning up to 80% AMI (or in some cases up to 110% AMI), most public housing tenants have much lower incomes, at or below 30% AMI, with average wait times for family or elderly/disabled housing between one and three years. Nearly 2,000 families were on the waiting list for public housing units as of September 2023 (Federal Annual Plan Draft, 2024).

SHA also administers approximately 1,386 Housing Choice Vouchers, including both state and federal Section 8 vouchers. Most are mobile vouchers which may be used to rent apartments that are privately-owned, while some are “project-based”. As of September 2023, the waiting list for vouchers had over 2,000 families. As housing vouchers have a relatively low payment standard compared to market rents in Somerville, residents have great difficulty finding apartments in Somerville where they can use their vouchers.

Totals in Use

Table 22 - Public Housing by Program Type									
	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	1	12	559	1,119	134	983	0	2	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Table 23 – Characteristics of Public Housing Residents by Program Type								
	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	15,446	6,209	17,970	15,045	13,370	15,288	0	7,620
Average length of stay	0	2	4	6	0	7	0	0
Average Household size	1	1	1	1	1	2	0	2
# Homeless at admission	0	0	0	2	1	1	0	0
# of Elderly Program Participants (>62)	1	4	289	281	60	221	0	0
# of Disabled Families	0	0	111	473	50	422	0	1
# of Families requesting accessibility features	1	12	559	1,119	134	983	0	2
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Data Source: PIC (PIH Information Center)

Race of Residents

Table 24 – Race of Public Housing Residents by Program Type									
Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	1	10	414	843	112	729	0	2	0
Black/African American	0	2	118	236	20	216	0	0	0
Asian	0	0	27	36	2	34	0	0	0
American Indian/Alaska Native	0	0	0	2	0	2	0	0	0
Pacific Islander	0	0	0	2	0	2	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Table 25 – Ethnicity of Public Housing Residents by Program Type

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	2	75	142	9	133	0	0	0
Not Hispanic	1	10	484	977	125	850	0	2	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Fair Housing Act requires that multifamily housing of more than 4 units built after March 13, 1991, abides by design and construction requirements to provide accessibility for people with disabilities. Assessor's records show that 40% of SHA properties were built after 1990, while according to ACS only 12.6% of housing in Somerville overall was built after 1990. Due to the age of Somerville's housing stock, few units are accessible to people with mobility limitations. This puts added pressure on units in Somerville that were specially built to be accessible.

According to Somerville Housing Authority (SHA) data, there are currently 103 units throughout their permanent portfolio that are designed to be accessible for people who have mobility limitations, and 5 accessible units with hearing/visual features. SHA receives an average of about 147 requests per year from existing residents, applicants, and Section 8 recipients for reasonable accommodations for modifications such as accessible showers, grab bars, raised toilet seats, automatic door openers, and ramps. Some requests may be met by transferring residents to units that are already equipped to meet their needs, while some may not be implemented due to the applicants not being housed with SHA.

Each public housing development managed by SHA has a waitlist with specific priorities. When an accessible unit becomes available, SHA staff select a family from the waitlist whose needs are appropriate to the unit. SHA itself does not provide direct services but can refer incoming tenants to area providers who can support the tenants' daily independent living. SHA Resident Services staff follow up and make home visits to assure the wellbeing of tenants. People with disabilities may also be referred to nonprofits that provide housing services through the Massachusetts Department of Developmental Services (DDS) or the Department of Mental Health (DMH). These programs tend to provide wraparound services for clients based on need and often own or lease group homes or provide sponsor based subsidies with landlords.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The need for public housing is spread across all family types – families with children, elderly households, and families with an individual who has a disability. As of September 2023, there were 1,998 families on the waiting list (PHA Web Waiting List Statistical Summary Report as of 9/8/2023). The overwhelming majority (almost 90%) of these families were extremely low-income, while 9% were very low-income. 536 households (27%) were families with children, while 631 households (32%) were elderly families. Nearly one-third (620 households) were families with disabilities. The racial/ethnic mix includes 34% White, 25% Black, 4% Asian, 36% other, and 22% Hispanic.

The Housing Choice Voucher (HCV) Program Waiting List has a similar profile of applicants. According to the SHA Waitlist Report, AffordableHousing.com as of 9/8/2023, there were 2,042 households on the waiting list. Of these, 78% were extremely low income, 18% very low income, and 3% low income. Applicants included 448 families with children (22%), 389 elderly families (19%), and 337 families with disabilities (17%). The racial/ethnic mix includes 41% White, 31% Black, 8% Asian, 2% Alaska Native, American Indian or Pacific Islander, and 27% Hispanic.

Households in HCV housing search continue to experience impediments to finding units within the SHA's payment standard. To combat this hardship, effective August 1, 2023, the SHA adopted the Small Area Fair Market Rents (SAFMR) for Boston, Cambridge, and Somerville area codes to implement payment standards that are more fine-tuned to the local housing market. The city's housing department has seen the same households apply for housing repeatedly if not awarded originally.

Due to the high cost of housing and the frequency of discrimination based on source of income, it can be difficult for Section 8 voucher holders to use their vouchers to rent in Somerville. SHA has used project-based vouchers to expand the availability of deeply affordable units within the city. In addition to the 1:1 replacement of public housing units at the Clarendon site, an additional 80 income-restricted units will include 54 place-based vouchers.

How do these needs compare to the housing needs of the population at large

The 2021 Housing Needs Assessment highlights unmet demand for rental housing affordable to low and moderate-income households, showing that there is only one affordable unit for every four qualifying households. There is a need for affordable housing to serve all household sizes and income levels. Market rent is increasingly out of reach for households earning up to 100% of AMI, especially in newer apartment complexes. The supply of larger housing units is limited, and in some neighborhoods housing supply is priced on a per-bedroom basis rather than per unit, so that families compete with roommates for apartments with multiple bedrooms. Hence, a majority of low-income households, both renters and homeowners, are cost burdened or severely cost-burdened.

Somerville's Housing Needs Assessment (2021) noted that Black households are comparatively underrepresented in Somerville, while White, non-Latino households are essentially as prevalent in Somerville as in Greater Boston and the state. This may be directly attributable to the cost of housing and the shortage of affordable units. Median household incomes for households who are White alone, non-Latino was \$105,498 in 2019, compared with \$63,311 for Latino householders and \$43,396 for Black householders.

Discussion

The City of Somerville made a concerted outreach effort to capture the opinions and concerns of public housing residents during the Assessment of Fair Housing (2015). Through the Welcoming and Inclusive Neighborhoods Somerville (WINS) Survey and data compiled during the Housing Needs Assessment the following takeaways were noted:

- **Subsidized housing opportunities:** The WINS Survey reiterated the need for more subsidized housing opportunities for families. In addition, respondents noted that publicly supported housing, including Clarendon Hills, Mystic Housing, and the St. Polycarp I, II, & III developments, was concentrated near Route 16 and Mystic Parkway. Some residents felt that these developments should be equally distributed across neighborhoods within proximity to public transit.
- **Admissions and occupancy policies and procedures, including preferences in publicly supported housing:** The 2021 Needs Assessment and Somerville Housing Authority data show that although publicly supported housing programs exist in the City of Somerville, essentially all units are fully occupied and have long wait lists. The SHA has found that many tenants with

HCVP/Section 8 mobile vouchers cannot find housing in Somerville because market conditions enable landlords to charge extremely high rents. Furthermore, credit checks are increasingly another barrier for low-income households trying to access both market rate and affordable units.

- **Land use and zoning laws:** Some stakeholders consulted noted that zoning and land use regulations sometimes make affordable housing projects infeasible due to public benefit requirements that add dimensional constraints or premium costs.
- **Source of income discrimination:** People using housing vouchers often experience discrimination. Statewide, source of income is one of the most common complaints to the Massachusetts Commission Against Discrimination regarding housing discrimination (MCAD Housing Backlog Data, January 2024). Focus group participants identified possible reasons for such discrimination, including an expectation that voucher holders are untrustworthy and will be unable to pay rent on time.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Homelessness is a complex societal problem with multiple roots. The lack of affordable housing, substance abuse, mental illness and a lack of financial resources are some of the many contributing factors to homelessness. Difficult economic conditions have simultaneously led to reduced resources for homeless service providers and increased the need by those experiencing homelessness.

Homelessness is a key indicator of pressing housing needs, as it is often the result of overcrowding and the cost burden that becomes unsustainable. One indicator of the size of the city's homeless population is the annual Point In Time count (PIT) in which people are counted who are staying in shelters or are observed to be unsheltered on a given night each year. The survey can provide a general estimate of the city's homeless population but tends to understate the actual number of people experiencing homelessness as it does not include people "double up" living with relatives or friends, those living temporarily in short term rentals or hotels and those who left the city to stay elsewhere, sheltered, or unsheltered.

The PIT consists of data collected on the sheltered and unsheltered homeless population. Sheltered homeless include those occupying shelter beds on the night of the count, which is limited to the capacity of shelters in the community. Data describing the characteristics of persons in shelters is collected directly from providers. People who are unsheltered are observed and counted by volunteers canvas the regions by car and on foot during the early morning hours of the chosen night. Some of the unsheltered population is also interviewed, providing data that is used to estimate demographic details of the unsheltered population at a single point in time.

The data below shows the characteristics of the homeless population on the night of the point in time count and estimates the needs of those populations, including subpopulations such as veterans, children, chronically homeless and person with HIV/AIDS.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

A total of 457 people received services through Somerville shelters between 1/1/2019-12/31/2023 (HUD Stella). The average number of days that people spent in contact with services was 253. The majority (77%) were women, 21% were male, and about 3% were identified as nonbinary, transgender, or unknown. Most people left the system to temporary or unknown destinations; approximately 140 (31%) were able to secure permanent housing (exited homelessness). The populations that spent the longest time in homelessness were seniors (aged 55+); victims fleeing domestic violence and people who were experiencing homelessness for the first time exited the system more quickly.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The Somerville Public Schools provides assistance to children and families experiencing homelessness through the McKinney-Vento program. Most of these households are not included in the PIT because they may be doubling up or sheltering outside of Somerville, and they may not be receiving ESG-funded services. If SPS students become homeless, the city receives funding through the Massachusetts Department of Elementary and Secondary Education to provide them with transportation and support services to enable them to continue attending school in Somerville, even if they are staying in another community. Currently SPS serves 55 children representing 39 families who are identified as homeless, as well as 10 youth identified as unaccompanied minors. An additional 46 students from 40 families have been identified as being at risk of homelessness. The numbers change frequently as families move among local housing options.

17 veterans were served in ESG-funded programs from 2019-2023, of whom 7 were chronically homeless.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Homelessness disproportionately affects Black/African Americans in Somerville. While 6.6% of Somerville’s population is Black/African American, HUD’s Stella report identifies that 43% of homeless people between 2019 and 2023 were Black/African American. 42% are White alone (non-Hispanic), and 16% identified as Hispanic/Latino.

Local providers report an increase in non-English speaking recent immigrants among the unsheltered population. Many in this group report serious health concerns as well as having left informal roommate situations, presenting additional barriers to housing and economic engagement.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Over the 2019-2023 timeframe there were 293 clients served through street outreach by the Somerville Homeless Coalition. Of these, 68% were men and 64% women (FY24 HUD – CAPER). Six households were families with children and two were children alone.

Shelters provided by Catholic Charities, RESPOND, Somerville Homeless Coalition, Volunteers of America, and Wayside Youth and Family served 117 people over this time. All were adults except for one unaccompanied child.

About half of the people who are unsheltered are chronically homeless, compared with one-quarter of the people receiving services through a shelter. A majority of people who are unsheltered report having a mental health disorder and/or chronic health condition. About 20% report having alcohol and/or drug use disorder.

Discussion:

Somerville is seeing an upswing in homelessness. In January 2024, the PIT captured 153 unhoused persons in Somerville, including 52 in emergency shelter, 56 in transitional shelter, 16 at the warming center, and 29 unsheltered. The total number of people has increased sharply over an average of 95 counted in the previous four years. A notable change in services was the seasonal warming center which affected shelter numbers in 2024, while the unsheltered street count has almost doubled over the previous years.

Consultations with the housing and homelessness advocates indicate that these numbers underestimate the risk of homelessness as many people are doubled up or living paycheck to paycheck to avoid homelessness. Several factors influence the prevalence of homelessness, including job markets and the availability of affordable housing. The high prevalence of housing cost burden in Somerville among low and moderate income renters particularly affects households at risk of homelessness, who are already living beyond their means. In 2023 Somerville's Office of Housing Stability received 1,518 requests for assistance with housing stability issues.

Housing affordability in the area is the main reason families are at risk or experiencing homelessness. For families supported by the McKinney-Vento program, the School Department observes that most of the adults in these families have jobs and/or some earnings but can't make ends meet. Housing advocates also point out that households at risk of homelessness are often more likely to have an additional barrier to housing that makes finding appropriate housing difficult, such as households with a history of substance abuse or mental health problems. These families may have difficulty maintaining their housing or making a landlord feel comfortable renting to them. Chronically homeless individuals have difficulty locating housing, as they may not have sufficient rental history or the ability to maintain their housing without supportive services and case management. Because of the strong housing market, high rents, high upfront costs and low vacancy rates, vulnerable populations such as the chronically homeless, homeless teens and person with mental health problems may face discrimination in trying to rent and apartment.

Affordable housing that fits the needs of each specific population identified above, along with supportive services to address their specific needs, is necessary to meet the housing demands of the homeless and at-risk population. There is a high priority need to address gaps in service delivery, to help providers to link clients with resources to work toward permanent housing solutions, and to proactively identify and reach households who need housing stabilization assistance.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Many non-homeless individuals need supportive housing and services to enable them to live independently and to avoid homelessness or institutionalization, including the elderly, persons with physical, mental, or developmental disabilities, person with HIV/AIDS, victims of domestic violence, children leaving group homes or aging out of foster care and people with substance use disorders. The city has prioritized the creation of affordable housing, which will benefit these non-homeless special needs populations.

This section describes the housing needs of persons who are not homeless but require supportive housing. These persons include:

- Elders (defined as persons 62 and older)
- Frail elders (defined as an elderly person who requires assistance with three or more activities of daily living, such as bathing, walking, and performing light housework)
- Persons with mental, physical, and/or developmental disabilities
- Persons with HIV/AIDS and their families
- Victims of domestic violence, dating violence, sexual assault, and stalking

Describe the characteristics of special needs populations in your community:

Elders, Frail Elders and Persons with Disabilities

When discussing special needs populations, it is important to recognize that, compared to the general population, people with disabilities have less access to resources as they are more likely to be un- or under-employed, that people living in poverty tend to have a higher incidence of disability and that elderly populations are more prone to disability as prevalence of disability increases with age. Because of this, elders, frail elders, and persons with disabilities are populations disproportionately susceptible to poverty and poor living conditions. Almost 40% of all seniors have a household income that meets the criteria defined by HUD as “very low income”.

People with disabilities have the right to live in the community with community based services. According to ACS approximately 27% of Somerville residents over age 65 have a physical or mental disability. About 4,000 residents, 6% of adults under age 65, have a disability.

Victims of domestic violence, dating violence sexual assault and stalking:

There is not one data set that fully provides a picture of the prevalence and pervasiveness of sexual and domestic violence in Massachusetts. Some data is available through reporting about service delivery, but victims of domestic violence do not often report incidences to law enforcement because they often fear for their safety or lack access to needed resources and/or support. Sexual violence is similarly difficult to track. The need for safe housing and economic resources to maintain safe housing are two of the most pressing concerns among abused women who are planning to or have recently left abusers.

Somerville's DV program (Respond, Inc.) reports that one in four of the domestic violence survivors that it served last year required housing services, including trauma-informed housing case management and financial assistance. Domestic violence programs are unable to meet the requests for services because of a lack of funding, staffing, or other services. Domestic violence survivors have reported, if a domestic violence shelter did not exist, the consequences for them would be dire: homelessness, serious losses including loss of their children, actions taken in desperation or continued abuse or death.

Surveys confirm that:

- Federal crime data has shown a significant rise in domestic violence since 2020 (State Domestic Violence Fatality Review Team 2023 Report). In 2023 Somerville's Respond Inc. provided case management services to over 1,000 survivors of domestic violence.
- People with disabilities experience higher rates of sexual violence than people without disabilities (Bureau of Justice Statistics, 2007).
- Sexual violence victims and survivors struggle to find or keep housing because of sexual violence and many also become homeless because of sexual violence (National Sexual Violence Resource Center, 2010)
- Domestic violence is a public health issue because it doesn't only cause individuals, immediate debilitating harm, but also gives rise to chronic illness, mental health issues, homelessness, and diminished capacity to be an active member of family and community life.

What are the housing and supportive service needs of these populations and how are these needs determined?

The needs of the population discussed above, combined with the difficulties in estimating the extent of such needs, can be challenging. High housing costs and low vacancy rates are especially problematic for those with special needs. The city does not identify specific priorities and objectives for non homeless special needs populations, but rather includes them with a broad based array of objectives through the Plan. Some of the housing and supportive housing needs are addressed strategically through funding categories used to meet multiple needs, including the creation of affordable housing, which will benefit special needs populations.

Specifically, support for Homelessness Prevention funding helps mitigate the financial burden for income eligible special needs groups to assist them to remain stably housed and prevent against eviction. This financial funding coupled with supportive services and case management, help clients to manage housing issues while referrals and links to mainstream resources foster independence to enable them to deal with future events and advocate on their behalf.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The number of persons living with HIV in Massachusetts increased by 13% to a total of 23,393 in 2021. New HIV infection diagnoses have consistently declined over the past decade, but disparities persist. People with injection drug use, Black, Hispanic/Latino individuals, and people born outside the US are disproportionately impacted. (Massachusetts Department of Public Health Statewide Report 1/1/2023)

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

N/A

Discussion:

The specific needs of seniors, disabled persons, veterans, youth, victims of domestic violence, persons with substance abuse and mental health problems require targeted strategies. In addition to housing with supportive services that meet their specific need, the following items should be addressed:

- Rehabilitation programs should be targeted to seniors who are having difficulty maintaining their homes and to persons with disabilities who may need assistance in making modifications to housing to live comfortably and safely.
- Veterans, youth and person with substance abuse and mental health problems should be targeted for rental assistance with supportive services attached in order to assist them in finding and maintaining affordable housing, while addressing the problems that put them at risk of homelessness.
- Domestic violence is devastating for victims and their families. Community services must be devoted and able to provide resources to treat and assist victims, while the criminal justice system must bear a variety of other costs. The shortage of affordable housing and the increase in cost of basic need creates a problematic barrier for persons who are trying to leave a violent home.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

Public facilities are critical to improving neighborhood quality and maintaining public safety and resident well-being. The renovation or expansion of libraries, public safety facilities such as police and fire, playgrounds and recreational open spaces, health and senior centers, and other facilities all impact the community’s social opportunities and a person’s physical health and overall quality of life.

Stakeholder input highlighted a need to increase and improve the supply of spaces through which the city and nonprofit organizations can serve special needs populations such as children, seniors, immigrants, and unhoused persons. Nonprofit organizations and city departments that provide community services report need for event space, meeting space, activity/play spaces, classrooms, storage, a commercial kitchen, art/creative uses, and offices (2022 Interdepartmental Space Needs Memorandum). There is a shortage of spaces in the community that are both affordable and ADA compliant, and service providers increasingly report being displaced or unable to locate space in Somerville to meet the demand for critical programs due to real estate pressures or buildings that are obsolete or in an advanced state of disrepair. Priorities that have emerged from prior planning and recent stakeholder conversations include:

- Youth Center serving middle and high school students
- Permanent warming/cooling center for people who are unhoused
- Senior center with first floor space for fitness and large gatherings, and parking
- Recreation center with indoor pool

Several city-owned buildings are in deteriorated condition and require significant restoration or reconstruction before they can be put into service to meet community needs. City buildings that may be either restored or redeveloped include the former Cummings School, the former fire station at 90 Union Square, East Branch Library, Central Library, Armory Building, and former churches at 24 Cross Street East and 45 College Ave. Opportunities for new development on City sites include 90 Washington Street and the former Homans Building in Gilman Square. These sites could accommodate some of the community services described above. Further, a city-owned building at 165 Broadway, currently used by two social-service organizations Project Soup and Teen Empowerment, needs renovations and accessibility improvements.

Core municipal buildings including the Department of Public Works and the City Hall Annex are severely deficient with respect to handicapped accessibility. Several buildings housing schools, public safety departments, and community services also have substantial capital needs.

Closure of the Winter Hill Neighborhood School (WHNS) due to structural problems in 2023 necessitated the emergency relocation of several departments from the Edgerly Building to house the school until the WHNS building can be repaired or rebuilt. This further constrains the availability of space for core municipal services and delays the planned capital improvements that would address the municipal space and accessibility concerns for City Hall, the Annex, and Edgerly Building.

During the consolidated planning cycle, the City of Somerville will evaluate opportunities to direct a portion of CDBG resources toward public facilities. These opportunities may include enhancements to provide access for persons with disabilities, substandard building upgrades, energy conservation and other sustainability measures. The city is evaluating its public safety facilities to ensure that local fire stations and police stations continue to meet the needs of underserved neighborhoods. The City is also exploring opportunities to address some municipal and community space needs through property acquisition or partnership with nonprofit organizations and businesses.

How were these needs determined?

The City of Somerville and Office of Strategic Planning is continuously evaluating the needs and priorities of the community. In recent years the city has undertaken a number of comprehensive reviews in several areas to better understand the needs of the community. These efforts include the city's comprehensive plan called SomerVision, which was updated in 2021. This plan sets measurable goals for areas such as housing, jobs creation, and open space, and provides a framework to guide infrastructure investment and land use policy. In addition to this document the city also maintains a rolling 10-year capital plan which identifies all major public facilities needs of the city including schools, police and fire stations, libraries, and other public service facilities. This plan is re-evaluated and updated annually in line with the City's budget process. The city regularly engages with the community during community meetings which are conducted annually in each individual ward in the city, as well as surveys and planning processes focused on specific neighborhoods or issues. Some efforts that have specifically addressed public facilities needs include:

- Public and stakeholder engagement provided input on the needs for community space, as well as the condition and accessibility of municipal buildings.
- An interdepartmental team from several City departments conducted a study of space needs in 2022, incorporating responses from 27 community organizations.
- A Community Space Needs Assessment was prepared by a consultant, Civic Space Collaborative, in 2020. The study entailed interviews with civic and community leaders, a survey, and outreach campaign, including an exploration of the needs of Somerville's youth, senior, and non-English speakers.
- The City of Somerville Department of Infrastructure and Asset Management Capital Projects Division prepared a Building Master Plan in 2021 which describes the condition and space needs for core municipal buildings.
- The Capital Projects Division also provided an inventory summarizing the location and condition of all the buildings owned by the City.

Additional City departments have recently evaluated the need for community spaces and municipal building improvements, in particular the Cultural Capacity Plan and Armory Master Plan.

Describe the jurisdiction's need for Public Improvements:

While Somerville is only 4.1 square miles it is historically a densely populated, industrialized urban center. Much of the key infrastructure in the city is either past or quickly approaching its useful life and capacity limits. Examples of the types of public Improvements needed in Somerville include:

- **Streetscape and Roadway** Much of the infrastructure in place today is out of date with current ADA codes. Moreover, improvements such as safe street design, traffic calming, and protection for pedestrians and bicycles are desperately needed, especially in lower-income neighborhoods which have a disproportionate concentration of dangerous traffic conditions.
- **Water and Utilities** Somerville is also actively undertaking projects to upgrade and enhance much of its water infrastructure system. These projects are critical to safely manage and maintain the current demand for these services and add the capacity to accommodate the future anticipated development that will unlock job opportunities and the creation of additional housing at all income levels. In addition, to improvements to the water infrastructure the city is also assessing the need to upgrade communication lines and other utilities in order to meet current and future capacity demands.
- **Climate Vulnerability** The 2017 Climate Change Vulnerability Assessment identified areas in Somerville that are susceptible to the impacts of climate change, particularly, flooding and urban heat islands. Somerville's low- and moderate-income neighborhoods are projected to have relatively higher exposure to these impacts. The 2018 Climate Forward Plan prioritizes preparing neighborhoods for climate events by coupling infrastructure improvements with new development and construction, including green infrastructure and landscaping features, expanding tree canopy and open space, and sewer and water utility improvements.

Recreational Land and Open Spaces As of spring, 2024 the city is finalizing an update of its Open Space and Recreation plan covering the years 2024-2031. As a small densely populated urban center, open space and recreational opportunities are an extremely scarce commodity in the city. Limited land area and high pressure on the real estate market severely inhibit the expansion of recreational and open space opportunities in Somerville. That being said, in countless interactions with residents and the public open space, playing fields, and recreational spaces such as pocket parks and community gardens is one of the top priorities amongst residents. Active and passive recreation opportunities are especially needed to serve the residents in low to moderate income neighborhoods.

How were these needs determined?

As previously mentioned in the public facilities needs assessment, the city is continuously evaluating the needs and priorities of the community. The SomerVision Comprehensive plan, the Capital Budget plan, and other neighborhood plans all factor in the projected infrastructure needs of the city into their analyses. In addition to these established processes the city has also recently conducted more focused studies including:

- **Open Space and Recreation Plan** The Open Space and Recreation plan was developed to assess and prioritize the open space and recreational opportunity needs across Somerville from the period of 2024 to 2031. The plan outlines all the major areas of need as well as highlights the environmental and quality of life benefits of open space and recreational amenities.
- **Climate Change Vulnerability Assessment (CCVA)** In recent years, Somerville has taken a leadership role in understanding addressing the impacts of climate change globally and regionally. The CCVA was the first step in developing a plan which aims to enhance resilience through identifying priorities based on evaluation of existing conditions and modeling of climate risk. The CCVA and subsequent Climate Forward Plan and Hazard Mitigation Plan 2022 update

incorporated climate studies, public engagement, and coordination with regional cities and agencies to assess vulnerabilities and identify mitigation initiatives.

- Vision Zero Plan** Vision Zero is a nationwide model that encourages cities to commit to implementing multimodal strategies aimed at eliminating traffic related fatalities and severe injuries. In 2020 the city defined its own Vision Zero Action Plan which identifies solutions to increase access and safety for all road users. A Bicycle Network Plan in 2023 further outlined a vision for improvements to facilitate safer multimodal accessibility.

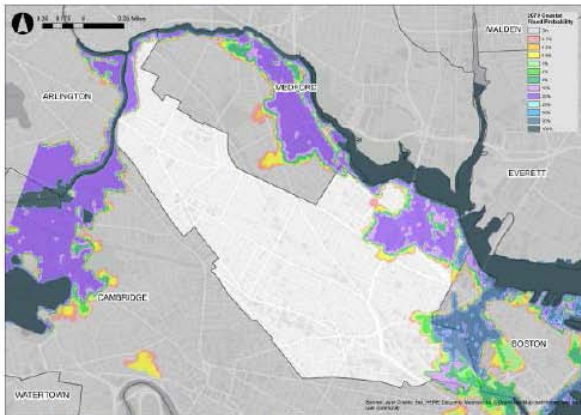


Figure 4: Probability of Coastal Flooding in 2070

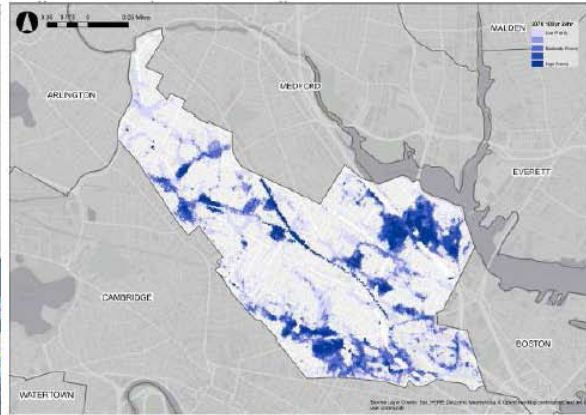


Figure 5: 2070 100-year, 24-hour Design Storm Priority Areas of Flood Concern

Areas of Climate Vulnerability
Climate Change Vulnerability
Assessment, 2017

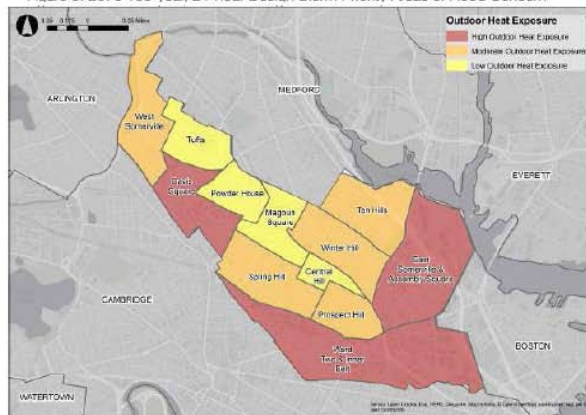


Figure 6: Relative Urban Heat Island Exposure by Neighborhood

Describe the jurisdiction’s need for Public Services:

The City of Somerville provides a wide variety of public services and activities to low- and moderate-income individuals and families residing in the city. The Office of Strategic Planning and Community Development (OSPCD) further utilizes the full amount of public services money available within CDBG to support local non-profits. OSPCD works closely with these providers to ensure their priorities are aligned with OSPCD’s current community needs and development goals. Through these partnerships, the funds support employment services, childcare, fair housing counseling, senior services, homelessness assistance, food pantries, and youth programs. This collaborative approach aims to address the most pressing issues facing Somerville residents and strengthen neighborhoods throughout the community. Some of the areas that will be prioritized in the coming five years will be access to childcare, food

access, addiction and mental health services, immigration support, and services to people with disabilities.

How were these needs determined?

Citizen input gathered during the public outreach process informed the plans of public services that will be prioritized during this planning cycle. OSPCD does its best to both follow the public need, as well as use funds to address gaps that exist in the city’s direct provision of public services. A Request for Proposal will be opened annually throughout the five years covered in this plan. This will ensure the partners whose efforts the city will support are both capable and reliable partners, as well as serving the appropriate needs of the community.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The City of Somerville is a thriving and dynamic city. Somerville's location is its greatest asset. Situated on the borders of Boston and Cambridge and easily accessible by public transit, the city is a highly desirable residential location for much of the workforce driving the economic boom of the greater Boston metro region. The City's proximity to world renowned educational and medical institutions has also created a historically stable job market which has only grown exponentially in recent decades. Unfortunately, these same factors that have allowed Somerville to thrive are also placing tremendous pressure on the city's traditional working class, immigrant population. Increasingly, the city's economically vulnerable populations are being displaced by the ever-rising cost of living and lack of affordable housing in the Greater Boston area.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Somerville has a diverse housing supply, with the most common structures being small multifamily buildings. With about 36,000 housing units according to ACS (2022), over half (55%) have 2-4 units and 30% are in multifamily buildings with 5 or more units. Single-family homes comprise only 11% of Somerville’s housing units.

Most of the units have 2-3 bedrooms, including 68% of owner-occupied and 55% of renter-occupied units. Owners are more likely to have larger units with 4 or more bedrooms (24% of owners, compared with 7% of renters), while renters are more likely to live in studio or one-bedroom apartments (37% of renters, compared with 7% of owners).

Housing units in Somerville tend to be comparatively small in total floor area; this is true even for units with multiple bedrooms. It is not uncommon to find listings of two-bedroom units with 800 sq. ft. of floor space or less, or one-bedroom units with less than 600 sq. ft. (Housing Needs Assessment 2021).

All residential properties by number of units

Table 26 – Residential Properties by Unit Number

Property Type	Number	%
1-unit detached structure	4,069	11%
1-unit, attached structure	1,732	5%
2-4 units	20,209	55%
5-19 units	4,918	13%
20 or more units	6,064	16%
Mobile Home, boat, RV, van, etc	62	0%
Total	37,054	100%

Alternate Data Source Name: ACS 2018-2022

Data Source Comments:

Unit Size by Tenure

Table 27 – Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	1,195	5%
1 bedroom	813	7%	8,101	33%
2 bedrooms	7,646	68%	13,684	55%
3 or more bedrooms	2,735	24%	1,827	7%
Total	11,194	99%	24,807	100%

Alternate Data Source Name: ACS 2018-2022

Data Source Comments:

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Somerville has an estimated 3,907 income-restricted housing units as of February 2024, including 3,775 units that are affordable to households earning below 80% AMI, and 132 units affordable to households between 80% and 110% AMI. In total, income-restricted units comprise 10.8% of the city's year-round housing stock. The inventory consists of 1,325 public housing units, an additional 1,957 units assisted through federal, state, or local financial support, and 642 units created through Inclusionary Zoning. Public housing is affordable to households with extremely low incomes, while other types of affordable housing in Somerville have income restrictions targeted to households ranging between 30% - 110% AMI, reflecting the range of income levels at which households have difficulty being able to afford housing in Somerville's market.

The Massachusetts Department of Housing and Community Development (DHCD) maintains a list of subsidized housing units in every community throughout the state. The Subsidized Housing Inventory (SHI) identifies 3,226 affordable units, or 8.92% of the city's year-round housing stock (DHCD, 1/17/2024). About 681 affordable units have not been submitted for inclusion on the SHI, including all of those that are affordable to middle income households (80-110% AMI) which do not meet the eligibility criteria.

Somerville's affordable housing supply includes 72 homeownership units and 3,702 rental units. About one-third (1,232 units) are targeted to seniors and/or people with disabilities, and 87 units are targeted to other specific groups such as veterans or people who were formerly homeless. The remaining 2,588 affordable units are open to the general population who meet income-restriction guidelines. Affordable units range from single-room occupancy to 5 bedrooms.

An additional 306 units of income-restricted housing are in the development pipeline. This includes 260 units being created by nonprofit organizations with state, local, and/or federal assistance, as well as 29 units being constructed in mixed-income developments under the city's inclusionary zoning ordinance.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Most of Somerville's affordable housing units are protected in perpetuity through deed restrictions, however some have restrictions that will expire after a length of time. In the past five years the city has lost 4 units due to expiring restrictions. There are currently 369 units listed on the SHI which are due to expire within the next 10 years (by 2034). These units may be at risk of conversion to market rate housing without the investment of subsidies to extend their affordability. An additional 230 units will expire between 2034 and 2050. Of the affordable units that are not on the SHI, all are protected in perpetuity.

Does the availability of housing units meet the needs of the population?

Stakeholder interviews, local data, and community input all consistently highlight housing affordability as the highest priority issue facing Somerville currently. This is reflected in across data from the Boston Metro Area as a whole. The issue of affordability is seen across all income levels and housing types, but

with rental housing being more affected than housing ownership. Affordable units for households making up to 110% AMI are needed in the city. While Somerville is a city with generally high-earning citizens, very high market rates still make it difficult for many to afford housing.

Describe the need for specific types of housing:

The lack of availability of housing impacts different types of households at all income ranges. The Housing Needs Assessment of 2021 highlighted a need for larger units affordable to moderate- and low-income families, as well as smaller units affordable to seniors and single-person households. There is also a need for more housing that is accessible to people with physical mobility limitations, and housing with wraparound services to support people experiencing substance abuse, mental illness, and intellectual disabilities.

Discussion

The data presented in the above sections clearly demonstrates that the available supply of affordable housing in Somerville is insufficient to meet the current demand for affordable units. Compounding this issue is the relatively small geographic area of the city. As a densely populated city of just roughly over 4 square miles, there is very little opportunity and available land to create the required number of affordable units needed to address the housing need. Furthermore, the market rate forces driving the local real estate market continue to strain the bargaining power of the dwindling local, state, and federal resources available to mitigate these conditions. As a result, the City will continue to seek out and invest in the most effective and comprehensive set of solutions to create new units and preserve existing affordable units wherever possible.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Housing prices in Somerville have escalated in recent decades, as the city has become a magnet for individuals and families of all ages who are drawn by the city’s rich character, diverse housing stock, access to public transportation, and proximity to universities and jobs in the surrounding region. Housing instability is a major concern, exacerbated by the 2022 opening of the Green Line extension through the heart of the city, as well as economic shifts triggered by the COVID-19 crisis. Housing market pressures threaten to displace Somerville’s more vulnerable populations, including low-income, minority and immigrant households, seniors, families, people with disabilities. Stakeholders and survey respondents consistently identified housing as a top priority concern for the city.

Housing costs have nearly doubled in Somerville in the last decade. Median home value rose by 84%, while median rent increased by 96%. A corresponding increase in median household incomes reflects the income required to be able to move into Somerville, while the cost of housing is increasingly out of reach for existing residents and employees. According to ACS, (62%) pay more than \$2,000 per month for rent. A survey of apartment listings prepared for the 2021 Housing Needs Assessment found that rents for 2-bedroom units averaged \$2,500-\$3,000 per month at the time of the study. Rents for apartments in newer multifamily buildings trended higher than this range: a sample of buildings constructed between 2012 and 2017 ranged from \$3,000 to \$4,000 for 2-bedroom units.

Cost of Housing

Table 28 – Cost of Housing

	Base Year: 2009	Most Recent Year: 2022	% Change
Median Home Value	459,300	845,700	84%
Median Contract Rent	1,138	2,228	96%

Alternate Data Source Name: ACS 2018-2022

Data Source Comments:

Table 29 - Rent Paid

Rent Paid	Number	%
Less than \$500	1,453	12.3%
\$500-999	847	10.9%
\$1,000-1,499	2,008	24.9%
\$1,500-1,999	5,105	28.6%
\$2,000 or more	15,069	23.3%
Total	24,482	100.0%

Alternate Data Source Name: ACS 2018-2022

Data Source Comments:

Housing Affordability

Table 30 – Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	3,125	No Data
50% HAMFI	2,530	175
80% HAMFI	6,825	500
100% HAMFI	No Data	670
Total	12,480	1,345

Alternate Data Source Name: CHAS 2016-2020 Dataset Somerville City
 Data Source Comments:

Monthly Rent

Table 31 – Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	2,025	2,198	2,635	3,207	3,540
High HOME Rent	1,329	1,425	1,712	1,970	2,178
Low HOME Rent	1,037	1,111	1,333	1,540	1,718

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

The city of Somerville and the greater metro Boston region is experiencing a critical housing shortage across all income levels. This includes market rate, middle income, low income, and workforce housing. The rapid increase in housing prices and growing population of higher earning individuals has also increased the demand for homeownership opportunities among this group. This trend has in turn increased the demand for multifamily properties converting to condominium ownership structures, thus adding to the supply and pricing pressures on the rental market.

The 2021 Housing Needs Assessment identified that the city needs to boost its supply of affordably priced family housing, as well as housing for small households at all income levels. Mostly needed are 3-bedroom units, and housing affordable to families between 30% and 60% of AMI, as well as units for single-person households (i.e., single room occupancy units). There is also a need for more moderately-priced homeownership opportunities, and for housing for people with disabilities or other special needs – including housing with wraparound services.

How is affordability of housing likely to change considering changes to home values and/or rents?

The outlook for housing costs in the near term and foreseeable future continues to be challenging. While the Housing Needs Assessment noted a temporary slump in rental prices in 2020/2021, rental prices and home values have since returned and exceed pre-pandemic levels. The Housing Needs Assessment observed that Somerville’s growing prestige has contributed to a seemingly relentless demand for housing that has left working class residents increasingly unable to compete for a way to remain in Somerville as the housing market responds to the preferences and spending capacity of higher-income renters. Moreover, an insatiable demand for homeownership units has been met at the expense of apartment supply, as condominium conversions have outpaced the development of new

rental units. In response to these pressures, asking rents have escalated city-wide, driven by exceptionally high rents in new larger multifamily properties but also reflected in rents for smaller buildings that comprise most of the city's older housing stock.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Current HOME and Fair Market Rent levels are far below the market rate trends in Somerville. Average rents in 2024 (per Rental Market Trends reported by Apartments.com) exceed Fair Market Rents by nearly \$1,000 for 2-bedroom apartments, and by close to \$800 for one-bedroom apartments.

Due to the disparity between market rents and Fair Market Rents, many households with vouchers are only able to rent affordable units that have been created through inclusionary zoning or other housing subsidy programs. While the layering of housing subsidies brings more diverse housing opportunities within reach for lower income households, this practice reduces the availability of affordable housing to meet the needs for residents at moderate- and middle-income levels. Somerville needs to continue to create permanent affordable housing for residents at all income levels to address the volume of housing needs.

Discussion

The preceding data and analyses clearly demonstrate that left unchecked; the demographic and housing market trends taking hold in Somerville and the greater Boston region will continue to place increased displacement pressures on the low to moderate income residents in these communities.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The city was largely built in the early 20th century, which is reflected in the age and composition of its housing stock. According to the Somerville Assessor’s Database (2023), about 80% of residential buildings overall were constructed between 1900 and 1939, predominantly 2-3 family homes. Since 1960 most housing built has been in larger multifamily structures. ACS reports that 60% of housing units are in structures that predate 1940.

Older housing, especially that which is more affordable to lower income households, can present substandard conditions. Somerville’s housing is so valuable that owners can realize a return (i.e., increased rent or sales price) on investment in property improvements, meaning that improved housing is generally market-rate. The older housing stock of the city is largely inaccessible to individuals who have physical disabilities as well.

Older housing can also indicate the presence of lead paint. Over 80% of housing units are in structures that were built before lead paint was outlawed in 1978. Despite the age of Somerville’s housing, the city has had few problems with childhood lead poisoning and Somerville is not considered a “high risk” community by the Massachusetts Department of Public Health. (Massachusetts Department of Public Health, Childhood Lead Poisoning Prevention Program, Rate Statistics, 2018-2021).

There does not appear to be a significant issue with substandard dwelling units in Somerville, as noted in the 2021 Housing Needs Assessment. From the CHAS data, less than 2% of Somerville housing units lack basic facilities (such as complete plumbing or kitchens), and states that the overwhelming majority of housing units in the city have central heating systems. Anecdotally, the Housing Needs Assessment notes that some units are substandard in proper insulation, rodent infestations, and inadequate heating. These issues are likely all related to the age of the city’s housing stock.

Definitions

The city follows the HUD Housing Quality Standards (HQS) as defined in 24 CFR 982.401 as its basis for determining whether any units contain a substandard condition. In addition to the HQS standards, the city also enforces any additional local building, fire, or health codes that may be outside the parameters set forth in the HQS standards. The HQS defines basic requirements for elements including the following:

- Sanitary facilities
- Food preparation and refuse disposal
- Access
- Space and security
- Thermal environment
- Illumination and electricity
- Structures and materials
- Interior air quality
- Water supply
- Lead based paint

- Site and neighborhood
- Smoke detectors

Condition of Units

Table 32 - Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,350	30%	8,109	38%
With two selected Conditions	40	0%	280	1%
With three selected Conditions	0	0%	12	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	8,393	75%	14,851	70%
Total	11,783	105%	23,252	109%

Alternate Data Source Name: ACS 2018-2022

Data Source Comments:

Year Unit Built

Table 33 – Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	740	7%	825	4%
1980-1999	465	4%	1,770	8%
1950-1979	820	7%	5,490	26%
Before 1950	9,160	82%	13,190	62%
Total	11,185	100%	21,275	100%

Data Source: 2013-2017 CHAS

Risk of Lead-Based Paint Hazard

Table 34 – Risk of Lead-Based Paint

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	9,980	89%	18,680	88%
Housing Units build before 1980 with children present	1,379	12%	1,643	8%

Alternate Data Source Name: CHAS 2016-2020 Dataset Somerville City

Data Source Comments:

Vacant Units

Table 35 - Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

The majority of Somerville's housing stock is very old with 59% of units being built prior to 1940 and 82% of the housing stock being built prior to 1980. Based on these statistics alone it is reasonable to assume that a significant share of the housing stock in Somerville contains at least one substandard condition. The need for housing rehabilitation becomes even greater when considered with the general shortage of housing units in Somerville. The housing and affordability crunch in Somerville has led many families, particularly larger families and low- to moderate-income families, to reside in substandard units that are either overcrowded by definition or lacking the proper facilities (kitchen or plumbing) to be considered a suitable unit. The city is also aware that many low- to moderate-income families are turning to non-conforming spaces such as basement and attic units in order to find affordably priced units to occupy. While a small number of units lack complete plumbing or kitchen facilities, the most common problems addressed by Somerville's Housing Rehab program have been deteriorated roofs, windows, heating systems, repairs that enable people to safely age in place, and lead paint.

The city is attempting to alleviate some of these conditions through its 100 Homes program which has been extended to add "49 More". This program seeks out properties that are being sold at reasonable market prices that contain moderate rehab conditions. The city works in conjunction with our CHDO to acquire, rehabilitate and return these properties back to the market as affordable units. This program is both increasing the supply of affordable units and simultaneously remediating units with substandard conditions.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

As mentioned in the sections above, approximately 82% of the housing stock in Somerville is at risk of containing some type of lead-based paint hazard condition, and low- and moderate-income families are more likely to live in these older housing units which are typically more affordable. By CHAS estimates, there are over 1,300 low- and moderate-income households with children under age 6 living in homes or apartment buildings constructed before 1980.

Discussion

The age and diversity of Somerville's housing stock helps to define the community's unique character and provides for a diversity of housing opportunities. At the same time, older housing units often need code and safety improvements to ensure adequate living conditions for low- and moderate-income residents. In the face of the current housing supply and affordability crunch, the dangers posed by housing units that contain substandard conditions are becoming much more acute. The city's low- to moderate-income population is at a disproportionately greater risk of being forced to live in units with substandard conditions, as many of the properties that have been rehabilitated have either been converted to a condominium structure, command higher rental prices, or have been sold at peak market prices.

The city, in partnership with nonprofit developers Somerville Community Corp, created the 100 Homes program to implement an acquisition and rehab strategy that seeks to simultaneously add to the affordable housing stock in the city and remediate units that have substandard conditions and preserve or return them as affordable units. The program also aims to leverage as many possible funding sources and program as possible to create a large enough capital pool to operate this program under current market conditions. The 100 Homes program leverages a variety of funding sources including CDBG, Lead

Hazard Reduction Funds, Massachusetts Housing Investment Corporation, and local Community Preservation Act funds. The initial 100 Homes Program met its target, and the City has extended the program and is working with additional partners such as the Somerville Community Land Trust to continue acquiring and rehabbing properties to be preserved as affordable units across a range of income need levels. The City is optimistic that it will be able to carry forward the momentum it has made with this program and expand its capacity including the use of CDBG rehab funds in the 2024-2028 planning cycle.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Somerville Housing Authority (SHA) provides housing to very low-income households through public housing developments and voucher programs. SHA’s inventory includes 584 federally funded units (described in Table 22 below), and 1,317 units that are state-subsidized (not included in the following tables). SHA also administers approximately 1,386 housing vouchers (i.e., Section 8), of which 14 are state vouchers and the rest are federal.

Totals Number of Units

Table 36 – Total Number of Units by Program Type

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	1	14	584	1,193	124	1,069	0	0	670
# of accessible units									

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Five sites accommodate families with a total of 676 units. Eleven sites house a total of 816 senior and disabled households. The SHA also has one site with 8 single room occupancy (SRO) units.

The greatest need for housing in the Public Housing program continues to be one-bedroom units, which had 1,347 applicants, followed by two-bedroom units (437 applicants, according to the PHA Web Waiting List Statistical Summary Report as of 9/8/2023). SHA continues to see the affordable one-bedroom demand grow throughout their housing programs.

Site	Units	Population	Source
Mystic View	215	family	federal
Mystic River	240	family	state
Highland Garden	42	senior/disabled	federal
Brady	84	senior/disabled	federal
Ciampa	53	senior/disabled	federal
Properzi	110	senior/disabled	federal
Weston Manor	80	senior/disabled	federal
Clarendon Hill	216	family	state
Clarendon Hill Tower	41	Senior/disabled	state
Prospect house	8	SRO	state
Fountain	2	family	state
Sycamore	1	family	state
Corbett	100	senior/disabled	state
Capen	95	senior/disabled	state/LIHTC
Waterworks	25	senior/disabled	state/LIHTC
Bryant	134	senior/disabled	state/Section 8
Hagan	24	senior/disabled	state/Section 8
Sum of Sites	1,492		
	676	family (after Clarendon completed)	
	8,168	senior/disabled (after Waterworks II completed)	

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Somerville Housing Authority provides a complete disclosure of maintenance work and capital improvements in its annual statement/performance and evaluation report of its Capital Fund program. Separate reports detail the improvements planned for state and federally funded public housing sites. The reports are available on the housing authority website at www.sha-web.org.

Public Housing Condition

Table 37 - Public Housing Condition

Public Housing Development	Average Inspection Score

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The City of Somerville works closely with the Somerville Housing Authority to address the needs of any housing authority properties. The SHA reports that the primary needs of their existing inventory are in kitchens, bathrooms, and elevators. Several buildings need to be modified to meet accessibility standards to accommodate households with mobility concerns. The most current Capital Fund performance report available from the SHA shows that the housing authority has made a significant number of upgrades in these areas, as well as building envelope and walkway repairs. ARPA funding supplemented the resources typically available to address capital improvement needs in SHA properties.

In recent larger scale projects, the city partnered with the Somerville Housing authority to add 25 new units of purpose-built senior housing at Mystic Waterworks, through adaptive reuse of a historic building which was formerly a MWRA pumping station. A second phase of this development currently under construction will add up to 21 units. Also under construction, the city is coordinating with SHA on plans to replace the public housing units at Clarendon Hill, one of the oldest and most outdated structures in the SHA inventory. The Clarendon Hill redevelopment project will replace 216 state-aided public housing units and create additional workforce and market rate housing in a mixed income community. Both projects work toward advancing SHA's mission of creating and expanding decent, safe, and sanitary affordable housing opportunities for low- and moderate-income families, elderly, and people with disabilities.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Somerville Housing Authority works to connect residents to resources and services, both in-house and through outside referrals. They also support the Tenant Association at each property. The SHA provides the tenant associations with 25% of the proceeds from the laundry operations for use in their events, meetings, and other purposes to improve the living environment as the residents choose.

The city is actively encouraging increased homeownership among public housing residents as well. Given the high cost of home ownership in Somerville (2023 median sales price for condo units is \$415,000 for studios; \$599,000 for 1 BR; \$786,500 for 2 BR; and \$1,092,500 for 3 BR units according to Warren group data), most public housing residents can only afford ownership units through the City's Inclusionary Housing Program. The SHA also offers a Homeownership Program that allows families with section 8 vouchers to use their vouchers to help pay the mortgage on a home they buy, and the SHA subsidizes the mortgage for 15 years after the purchase. SHA participates in the MASS LEAP Program, like Family Self Sufficiency, where an account is created for tenants and funds are deposited when there are increases in rent based on increased earned income. SHA partners with the Somerville Community Corporation (SCC) to help participating tenants meet career advancement goals.

In addition, SCC, Somerville's CHDO, offers First Time Homebuyer Education classes and Financial Literacy classes to help Somerville residents start saving for their goals. The City will continue to offer First Time Homebuyer Assistance to income eligible homebuyers purchasing property in Somerville, making homeownership more accessible.

Discussion:

The City of Somerville will continue to rely on the Somerville Housing Authority to be the major provider of subsidized housing through public housing and vouchers. Most of the households on the SHA waiting lists cannot afford a rental unit on the private market and are therefore waiting for a subsidized unit to solve their housing needs. To that end, the priority of the City of Somerville to increase the number of subsidized affordable units, particularly rental units, is a focus of this plan.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

A variety of facilities and services serve the needs of people experiencing homelessness in Somerville provided by public agencies, community organizations, and health service agencies. Housing facilities include emergency shelters, transitional housing, and permanent supportive housing options. Homeless support services offered within the City include outreach and engagement, housing search assistance, substance abuse recovery, legal aid, mental health care, veteran services, public assistance benefits and referrals, domestic violence support, nutritional assistance, and personal care/hygiene services.

Over the past five years the City has lost some emergency shelter capacity and transitional and permanent housing targeted to homeless households due to diminished funding and loss of space. Over this time there have also been some new resources added, including Somerville Homeless Coalition’s engagement center in Davis Square and a community and behavioral health center operated by the Cambridge Health Alliance. In 2023 the City of Somerville opened a seasonal Warming Center located at the City-owned Armory building, and is seeking additional resources to house and operate a similar facility going forward.

Facilities and Housing Targeted to Homeless Households

Table 38 - Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	2	0	0	36	0
Households with Only Adults	63	20	10	94	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	22	0	0
Unaccompanied Youth	0	0	9	0	0

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

A wide array of mainstream resources is used to augment the federally funded Continuum of Care (CoC) and locally funded homeless services. These mainstream benefits include one or more of the following: Supplemental Nutrition Assistance Program, Medicare, Veterans' benefits, Temporary Assistance to Needy Families, Section 8, unemployment, Social Security Assistance, and other miscellaneous benefits.

The vast majority of HUD funded programs support client access to mainstream resources offering case management and follow up or assisting with screening or referral. These services help clients access services and resources to increase participation for both cash and noncash benefit programs. The adoption of a Coordinated Entry process and procedure by the CoC will cut down on the duplication of efforts and data collection and guarantee the prompt placement of clients up toward housing stability.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Emergency shelters provide short term, temporary overnight sleeping accommodations to persons in immediate needs. There are several types of emergency shelter programs in the city serving specific homeless populations. Somerville currently has two emergency shelters for adults without children in the household. One accepts women into its shelter using a daily lottery, and also operates transitional housing for women. Another accepts adults of all genders. Services also include seasonal and year round programs, as well as limited overflow solutions to temporarily increase bed capacity for high demand periods.

The following programs serve people experiencing homelessness or at risk of becoming homeless, including people with special needs:

- The Somerville Homeless Coalition is the HMIS lead agency. Since 1985 SHC has supported homeless and nearly homeless individuals and families through outreach and case management to secure stable, permanent housing. They provide emergency shelter and food resources through their individual transitional shelter and engagement center. Services include homelessness prevention and Rapid ReHousing which leverages local and federal funding to help with monthly rent start-up costs, and current rental arrears in order to stabilize the housing situation of families or individuals who are at risk of homelessness. Somerville Homeless Coalition also provides permanent supportive housing to formerly homeless, disabled individuals and families. Vacancies are filled through the Balance of State's Coordinated Entry System.
- Volunteers of America Massachusetts (VOAMASS) operates the Massachusetts Bay Veterans Center in Somerville, which provides assistance to veterans and their families to connect with long-term independent housing, substance abuse counseling and mental health care, and employment opportunities. VOA has an emergency shelter for men, but highlights that there is no shelter in the region that serves veterans who are women.

- Respond Inc. supports people experiencing domestic violence through community intervention, counseling, and financial resources. Housing and residential services include an emergency shelter for victims of Domestic Violence and Rapid ReHousing, funded through the Balance of State CoC.
- Wayside Youth and Family (Shortstop) provides housing and transitional care to homeless young adults, ages 18 to 22, including educational and vocational support services for young people transitioning to a stable permanent living situation by promoting independent living skills in a supportive environment.
- In the winter of 2022/2023 the City of Somerville partnered with Housing Families, Inc. to open a seasonal warming center which provided a safe space for adults experiencing homelessness to spend the night during the winter months. Funded by ARPA, the City is exploring the availability of resources to house and operate a warming center going forward.
- Catholic Charities operates its transitional housing program at St. Patrick's Church along with its emergency shelter and provides beds for homeless women.
- CASPAR Inc. is a part of Bay Cove Human Services, a non-profit which provide street outreach, shelter, after-care housing, and wraparound support for men and women experiencing substance addiction.
- Community Behavioral Health Crisis Services Center was recently opened by the Cambridge Health Alliance. The center provides mental health and substance abuse services to those who may otherwise not have access to those services.
- Greater Boston Legal Services provides eviction defense and prevention services to help low-income people gain access to and remain in affordable housing.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Certain segments of the population may have difficulty finding decent, affordable housing and accessing community facilities and services due to their special needs. These special needs populations include elderly, frail elderly, persons with severe mental illness, persons with developmental or physical disabilities, persons with drug and/or alcohol addiction and persons with AIDS and their families.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly and Frail

The elderly and frail elderly require special needs related to housing construction and location. The elderly often require ramps, handrails, lower cupboards, and counters to allow greater access and mobility. In terms of location, because of limited mobility, the elderly also typically need access to public facilities (i.e. medical and shopping) and public transit facilities.

The needs of frail elderly also may include in home support services including housecleaning, meal preparation, laundry, grocery shopping, personal care services, accompaniment to medical appointments and protective supervision for the mentally impaired and in some cases, home delivered meals.

Persons with Disabilities

Special needs for persons with disabilities fall into two general categories: 1) physical design to address mobility impairments and 2) social, educational, and medical support to address developmental and mental needs. The needs of persons with physical disabilities are similar to the mobility needs of the elderly or frail elderly depending upon the severity of the disability. Persons with mental disabilities may need more supportive care rather than physical adjustments to their housing facilities.

Persons with Mental Illness

The major barrier to stable and decent housing for the chronically mentally ill is the availability of affordable housing. A substantial majority of people in this population depend solely on Supplemental Security Income (SSI). With the high cost of housing in Somerville, few affordable housing options exist in the open market. Due to the lack of affordable housing, mentally ill persons are at greater risk of becoming homeless or living in unstable or substandard housing situations.

Persons with HIV/AIDS and their families

Persons with HIV/AIDS need access to medical care to help stay as healthy and as independent as possible. This includes medical case management services that provide service including clinical provider referrals, substance abuse coordination, mental health, housing assistance, legal services, food, transportation, home care emergency assistance, patient education support groups and other programs and linkages to HIV Prevention Services.

Persons with Alcohol and other Drug Addictions

Rehabilitation services and stable housing options are two important needs for persons with alcohol and drug addictions.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Physical Health Discharge: Massachusetts Operational Services Division (OSD) oversees all state procurements and contracts and provides standard contracting language for state Departments stating that the Commonwealth has determined discharging consumers to places not meant for human habitation is inappropriate and that through the implementation of aggressive and comprehensive discharge planning the number of consumers who enter homelessness will be reduced. The Balance of State CoC member from the MA Dept. of Public Health has ensured that all the Bureau's contracts within each CoC include this language and that discharge planning is closely monitored.

The Department of Public Health Bureau of Substance Abuse Services (BSAS) funds substance abuse treatment and residential recovery programs. The designated BSAS representative to the Balance of State CoC works with the interagency Council on Housing and Homelessness and CoC member organizations to further improve discharge planning. DPH also proactively coordinates services with the Department of Mental Health through cofunding of state services for dually diagnosed individuals and families, with youth outreach workers, Veterans' Services and other CoC organization so services reach a broader range of homeless people.

Providers routinely discharge consumers primarily to state funded transitional support and residential recovery programs. BSAS funds substance abuse treatment and provided the following results to the MA ICHH in measuring the number of consumers who are homeless on entry into substance abuse short term and long term residential and outpatient treatment versus homeless at exit. During the previous year approximately 232 Somerville residents received substance abuse treatment services within these levels of care.

Mental Health Discharge: The MA Dept. of Mental Health (DMH) has regulations and procedures for discharges from state facilities and services and closely monitors and tracks discharges. DMH homeless policy addressed DMH responsibilities toward its homeless clients. This policy states that in no instance shall a person be discharged from an inpatient facility with directions to seek emergency shelter and that every effort must be made through careful discharge planning to work with the client and area resources to seed adequate, permanent housing. All discharges from DMH facilities are documented in a comprehensive database to monitor activity and ensure compliance with current laws and regulations. DMH has a designated staff person at central office and regional housing managers as representatives to the Balance of State CoC and the MA Interagency Council on Housing and Homelessness (ICHH) who work on discharge planning. These CoC members are responsible for working with and monitoring all CoC providers providing mental health services and work on discharge planning for participants with severe and chronic mental health issue. Several of the providers are also active CoC members. DMH works with the other state agencies and their providers around mental health issues, street outreach and discharge planning. The Balance of State CoC has a member from the local mental health office who

participates in the CoC planning and coordination. Clients routinely continue to receive DMH services upon discharge from mental health facilities.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

A priority over the next year is to identify funding to continue highly successful ARPA-funded projects. Activities to address non-homeless special needs include:

Youth

- Childcare and afterschool enrichment programs for school age youth to promote academic development, skill building and concept reinforcement. Programming will enable low-income parents to continue working knowing that their children are supported.
- Job development, and peer leadership training for teens to increase positive engagement in the community and develop initiatives designed to decrease negative behaviors.

Elderly

- Develop programming to increase mobility, exercise capacity, and nutrition intake to help seniors age in place and remain independent. In addition to reducing isolation, counselors will provide case management to meet the client's needs.
- Provide seniors and disabled residents door to door, fully accessible transportation to medical appointments and grocery shopping.

Supportive Services

- Area social service providers will provide supportive services for the elderly, persons with disabilities, and persons with addictions to allow them to live as independently as possible in the form of counseling or case management.
- Navigational support for non-English speaking persons to help access housing and social service resources.

Housing

- Continued support for housing stabilization and the development and improvement of affordable housing with wraparound services to meet the needs of residents who are elderly, unaccompanied youth, disabled, or have addiction or mental health disorders.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City of Somerville has undertaken a number of studies and initiatives to better understand and respond to the housing affordability crisis that is plaguing the city and its low to moderate income residents. The Consolidated Plan process, SomerVision, and Housing Needs Assessment all highlighted a number of common trends and concerns among the city's population. These concerns include:

- Housing insecurity resulting from strong market forces
- Imbalance of new housing construction targeted to higher income levels relative to demand for more affordably-priced housing
- Condo conversions contributing to the rise in home values and decreasing the supply of adequate rental units
- Section 8 and other program's do not provide sufficient subsidies to cover the cost of housing in Somerville
- Wage growth and economic opportunities for low to moderate income residents not keeping pace with the cost of housing
- Discriminatory lending criteria and tenant screening practices
- Program guidelines and procedural requirements that make housing resources less accessible.

In response to these longstanding concerns Somerville has been a leader in adopting and updating ordinances aimed at increasing the supply of affordable housing and preventing displacement of low- and moderate-income households, such as Inclusionary Zoning, a Condominium Conversion Ordinance, Affordable Housing Overlay District, and Housing Stability Notification Act. In response to the Massachusetts MBTA Communities Law, the City Council in 2023 enacted regulatory changes to facilitate multifamily housing development near public transit. Yet, while Somerville has implemented zoning changes to facilitate more diverse housing development, some regulatory requirements continue to conflict with the feasibility of building affordable housing.

The City has also built and expanded its capacity to financially support affordable housing through its Affordable Housing Trust, and to address the housing needs of residents through the establishment of an Office of Housing Stability in 2018. In 2023 the city convened an Anti-Displacement Taskforce to examine and advocate for further solutions. Some initiatives have included.

- Dedication of revenue from linkage payments, Inclusionary Zoning, and the Community Preservation Act fund to the Affordable Housing Trust averaging \$3,5M between FY21-FY23.
- Establishment of a municipal housing voucher program with initial funds from ARPA, the Affordable Housing Trust Fund and the City
- Commitment of \$8.3M to the Affordable Housing Trust in 2022 to create an early acquisition fund
- Advocating for legislative action at the state level to enable a locally based transfer fee on real estate transactions, a right of first refusal ordinance, and a local rent stabilization ordinance
- Further strengthening of the zoning code to promote additional affordable housing creation
- Expanding and sustaining the 100 Homes program
- Establishment of a Community Land Trust

This list, while not exhaustive, provides the city with a comprehensive and innovative set of options to explore in tackling the housing issues facing its residents. Many of the options listed go beyond the resources and jurisdiction of the city and may require additional funding or legislative action that is outside of the city's abilities.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Somerville is home to a diverse workforce and varied employment base. The greater Boston area has longstanding assets including its universities and world renowned medical and scientific facilities, and Somerville is proximate to three major institutions, Harvard University, the Massachusetts Institute of Technology, and Tufts University.

Economic Development Market Analysis

Business Activity

Table 39 - Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	112	0	0	0	0
Arts, Entertainment, Accommodations	4,045	4,019	7	16	9
Construction	1,691	573	3	2	-1
Education and Health Care Services	17,254	5,137	31	20	-11
Finance, Insurance, and Real Estate	2,728	1,219	5	5	0
Information	2,215	1,305	4	5	1
Manufacturing	4,543	1,188	8	5	-3
Other Services	1,940	1,553	3	6	3
Professional, Scientific, Management Services	14,025	4,836	25	19	-6
Public Administration	1,168	1,121	2	4	2
Retail Trade	4,079	3,302	7	13	6
Transportation and Warehousing	1,672	659	3	3	0
Wholesale Trade	510	348	1	1	0
Total	55,982	25,260	--	--	--

ACS 2018-2022

Data Source Comments:

	Establishments	Annual salary	Average Monthly Employment	% Employees
Arts, Entertainment, and Recreation	49	\$28,392	376	1%
Accommodation and Food Services	241	\$36,504	3,643	11%
Retail Trade	204	\$37,804	3,302	10%
Other Services	325	\$50,596	1,553	5%
Transportation and Warehousing	21	\$55,224	659	2%
Administrative and Waste Services	66	\$60,736	1,884	6%
Education and Health Services	475	\$63,076	5,137	15%
Real Estate and Rental and Leasing	76	\$81,640	455	1%
Construction	118	\$83,720	573	2%
Public Administration	17	\$87,256	1,121	3%
Manufacturing	57	\$96,408	1,188	4%
Wholesale Trade	50	\$97,916	348	1%
Finance and Insurance	64	\$105,508	764	2%
Information	147	\$136,188	1,305	4%
Professional and Technical Services	486	\$148,200	2,952	9%
Total, All Industries	2,411	\$82,940	33,526	

Source: MA Department of Economic Research (DER) ES202, 2022 Somerville

Labor Force

Table 40 - Labor Force

Total Population in the Civilian Labor Force	57,585
Civilian Employed Population 16 years and over	55,840
Unemployment Rate	2.80
Unemployment Rate for Ages 16-24	5.60
Unemployment Rate for Ages 25-65	1.70

Alternate Data Source Name: ACS 2018-2022

Data Source Comments:

Table 41 – Occupations by Sector

Occupations by Sector	Number of People
Management, business and financial	38,522
Farming, fisheries and forestry occupations	112
Service	6,026
Sales and office	7,189
Construction, extraction, maintenance and repair	1,673
Production, transportation and material moving	2,572

Alternate Data Source Name: ACS 2018-2022

Data Source Comments:

Travel Time

Table 42 - Travel Time

Travel Time	Number	Percentage
< 30 Minutes	17,776	48%
30-59 Minutes	16,410	44%
60 or More Minutes	3,037	8%
Total	37,223	100%

Alternate Data Source Name: ACS 2018-2022

Data Source Comments:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Table 43 - Educational Attainment by Employment Status

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,939	128	811
High school graduate (includes equivalency)	3,697	262	1,413
Some college or Associate's degree	4,801	134	920
Bachelor's degree or higher	35,301	597	2,213

Alternate Data Source Name: ACS 2018-2022

Data Source Comments:

Educational Attainment by Age

Table 44 - Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	163	342	454	740	1,061
9th to 12th grade, no diploma	261	184	456	702	865
High school graduate, GED, or alternative	1,950	1,139	1,323	3,180	2,166
Some college, no degree	3,553	1,388	792	2,029	930
Associate's degree	116	530	393	723	420
Bachelor's degree	4,999	13,724	3,066	3,420	1,039
Graduate or professional degree	662	8,848	5,686	3,400	1,381

Alternate Data Source Name: ACS 2018-2022

Data Source Comments:

Educational Attainment – Median Earnings in the Past 12 Months

Table 45 – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	26,073
High school graduate (includes equivalency)	40,625
Some college or Associate's degree	51,150
Bachelor's degree	79,371
Graduate or professional degree	87,776

Alternate Data Source Name: ACS 2018-2022

Data Source Comments:

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Consistent with the city's surrounding assets the three top employment sectors include:

- Education and Health Care services
- Professional, Scientific, and Management services
- Arts, Entertainment, and Accommodations

Over the past several decades, the colleges and universities in the Boston area have experienced exponential growth as the overall rate of people pursuing some type of post secondary education has increased nationally. The Boston area has also continued to expand its reputation as a national leader in the healthcare field. Institutions such as Massachusetts General, Dana Farber, and Children’s Hospital are national leaders in their respective fields. Furthermore, Somerville has seen an inflow of professionals that have moved to the area because of the burgeoning Biotech and technology boom that has resulted from the commercial growth of Kendall Square in Cambridge. These industries have drawn professionals not only in their technical areas of expertise but also in the areas of administrative and management positions, many of which are lower paying jobs.

Locally, healthcare and education are the dominant employers with Tufts University, Cambridge Health Alliance, and Partners Healthcare among the city's largest employers. The residual impact of commercial growth in the region’s primary sectors has been the increased opportunities in the services sectors. In particular, the hospitality and accommodation of the city have seen robust growth. Somerville has become known as a dining destination because of its many small locally owned restaurants and eateries. Increased opportunities are occurring in the retail and services industries as more commercial development comes online and their accompanying demands for hotel and retail workers. A few of Somerville’s largest employers are also in the management services sector providing support to these industries such as janitorial, laundry, or hospitality equipment services.

Describe the workforce and infrastructure needs of the business community:

In 2022, the city commissioned Karl F. Seidman Consulting Services to complete the Somerville Linkage Nexus Study, which among other findings analyzed Somerville’s recent and projected commercial development pipeline and the resulting job creation. Between 2010 and 2021, new commercial development, particularly in the Assembly Square SomerVision 2040 “transform” areas, contributed to

the addition of over 9,000 jobs. Ongoing development in the transform and enhance areas including Assembly Square, Union Square, Boynton Yards, and Brickbottom are predicted to add over 6,000 additional jobs by 2031. Three industries (life sciences, information technology, and hospitality) will account for 82% of the projected job growth. Almost three quarters of these jobs will be in higher skill occupational groups that largely require at least a 4-year college degree.

Somerville, like the rest of Massachusetts is experiencing an extremely tight labor market; job vacancies far exceed the number of people available for work. Many local employers report that they are struggling to find qualified applicants with the desired technical and interpersonal skills, degrees, certifications, and experience. However, The overwhelming majority of Somerville residents in the labor force commute to Boston, Cambridge, and other surrounding cities for work.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Recent completion of the Greenline Extension into Union Square and Ball Square contributes to escalating real estate prices, which especially impacts small businesses increasingly hit with high rent increases. The city formed an Anti-Displacement Taskforce in 2023 to identify strategies to prevent business displacement. In December 2017, the city adopted a zoning ordinance establishing a jobs linkage fee on commercial development to go toward job creation and retention for residents in and around Somerville. While this fund has generated over \$5 million to date to support workforce development, the generation of jobs linkage fees is directly dependent on the frequency of large-scale commercial development. Thus, this funding is not a steady funding source. The American Rescue Plan Act has also provided Somerville with several million dollars in funding to support workforce development initiatives that will take place from 2022 to 2024.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

There is a need for more quality jobs, as well as training to enable Somerville residents to move into higher paying jobs. There remains a mismatch between the skills and education of the current workforce (or individuals seeking work) and the employment opportunities available in Somerville. A 5-year average of U.S. Census Data (2018-2022) showed that 8% of residents aged 25+ do not have a high school graduate level of education. A high school diploma or GED is largely a baseline requirement to qualify for quality job opportunities. The same data set showed that 10% of residents aged 5+ reported speaking English “less than very well”. Like a high school diploma, English fluency or strong English proficiency are requirements for most quality jobs. While 67% of residents aged 25+ do have a bachelor's degree or higher, according to a 2022 report released by the Massachusetts Biotechnology Education Council, only 11% of life sciences industry jobs in Massachusetts do not require a bachelor's degree. Positions across all industries that do not require a bachelor's degree may still be inaccessible to high school graduates without post-secondary skills training or industry-specific work experience. A disproportionate share of Somerville's economically vulnerable workers have low educational attainment and/or are linguistic minorities. Among city residents who are not in the workforce, 42%

have no more than a high school education. While there is a high concentration of highly educated foreign born residents, there is an equally high concentration of foreign born residents in the labor force without a high school degree (23-25%).

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

FabVille - (FY24 \$80,000): City-funded digital fabrication lab/makerspace at Somerville High offering free classes in digital fabrication, tools including 3D printers and laser cutters, and software to the community. Teaches residents marketable skills for the workforce. Serves a broad range of residents, including low- and moderate-income individuals and families.

Somerville Job Creation and Retention Trust – (FY24 \$600,000+): Funded by large commercial development impact fees (job linkage fees) to address City workforce development priorities, the Trust funds coordination and implementation of suite of learning opportunities including contextualized English as a Second or Other Language (ESOL) classes, Adult Basic Education/High School Equivalency, job trainings in clean energy, information technology, job training scholarship program, and professional development for workforce development professionals. Many participants are low- and moderate-income individuals from diverse racial and linguistic backgrounds, many of which have limited levels of education.

Enroot - (FY24 \$40,000): Provides mentoring, tutoring, internship, and other individualized supports to bridge the achievement gap of low-income English language learner students at Somerville High School.

Post-Secondary Success Program: – The pilot ARPA-funded Post-Secondary Success Program supports low-income first-generation Somerville Public School graduates so that they may overcome systemic obstacles to employment and higher-education. The program achieves this through one-on-one coaching and case management, resource referrals, workshops, and partnerships with school staff, higher education institutions, and community partners.

Small business assistance through Somerville’s Main Streets organizations and City Economic Development staff continue to provide important support to Somerville’s business community.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Discussion

The City of Somerville is fortunate to have a vibrant and stable economic base. The world class educational and medical institutions within proximity to the city have enabled Somerville to remain on the cutting edge of today's most dynamic industries. While this has served as the building block of the City's growth in recent decades it has also place tremendous pressures on the more economically vulnerable members of the population who are facing challenges either finding employment or finding employment that provides a suitable living wage. This is an issue not only in Somerville, but across the Boston Metro area. The city, with assistance from a number of state led efforts, has taken innovative steps to provide the type of workforce training that is currently in high demand. These programs have had a large focus on high school students and young adults to prepare the next generation workforce with the necessary skills needed for success. Many programs funded by ARPA grants are happening in the city through 2024, and depending on funding, feasibility, and success rate may continue with city funding rather than ARPA funding in the future.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Data indicates that cost burden is the most prevalent housing problem, impacting all income brackets up to 100% AMI. According to the Housing Needs Assessment, both owner and renter households in the lower income brackets of 50% AMI or below are particularly cost burdened. A disproportionate number of these households face cost burdens greater than 50% of their income. In terms of the other three primary housing problems, larger households (especially those consisting of 5 or more people) are also more affected due to the lack of larger rental units. Non elderly disabled households are also more affected by the lack of small accessible units that are not restricted or dedicated to elderly housing.

Within Somerville, the East Somerville and Assembly Row neighborhoods experience the greatest housing cost burdens. East Somerville in particular is more socially integrated than other parts of the city, mostly due to its higher levels of racial minorities and individuals who were born in countries other than the United States.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

According to the Housing Needs Assessment, Somerville is relatively racially integrated, with some minority population clusters. The areas that have comparatively more racial diversity include East Somerville, the northern part of Winter Hill close to the Mystic River public housing development, the neighborhood including Clarendon Hill Towers and several senior housing developments along the western boundary of the city.

The Assessment of Fair Housing prepared in 2017 also suggests some patterns when looking at data which documents the location of people of varying national origins. A population of individuals born in China is clustered in the Spring Hill neighborhood. Brazilian residents tend to live in Winter Hill, Prospect Hill, and East Somerville. The Portuguese community is represented in those same neighborhoods as well as the area surrounding Lincoln Park south of Union Square. These same areas are populated by many residents originally from El Salvador. Residents originating from India tend to be scattered throughout the city. The data also indicates that many of Somerville's Spanish and Portuguese speakers live in Winter Hill, Prospect Hill, and East Somerville. Chinese speakers are somewhat clustered in Spring Hill and East Somerville, and Haitian Creole speakers tend to live in Mystic and Clarendon Hill.

The same areas tend to have a higher concentration of residents with low incomes, especially East Somerville, the north side of Winter Hill, Clarendon Hill, and some areas around Union Square and Boynton Yards.

What are the characteristics of the market in these areas/neighborhoods?

The characteristics in these neighborhoods have many similarities to other sections of the city. The age, conditions, and types of housing stock tend to be relatively similar and housing costs, while slightly lower in East Somerville, are still extremely high relative to fair market rent and other subsidy limits.

These neighborhoods also tend to be among the more densely populated neighborhoods in the city, particularly in East Somerville.

The Clarendon Hill area has historically had a high concentration of subsidized housing, but the Clarendon public housing redevelopment project and other new housing developments along the western boundary of the city are creating new multifamily housing opportunities for a range of incomes.

Are there any community assets in these areas/neighborhoods?

The City of Somerville is fortunate to have numerous community assets in its various neighborhoods including:

Academic Institutions Several neighborhoods are located within a mile of academic institutions including East Somerville (Bunker Hill Community College), Union Square (Harvard University), and Clarendon Hill (Tufts University).

Health Care Industry The city has also been growing its health care industry with the addition and expansion of Partner's Health Care (East Somerville, Assembly Square) and Cambridge Health Alliance (Assembly Square, Winter Hill, Union Square).

Public Transit The city has continued to make progress in expanding its public transit system. The much awaited Green Line extension opened in 2022, serving Union Square, East Somerville, and Gilman Square. These stops, along with the relatively recent addition of an Orange Line stop in Assembly Square, have connected the city to Metro Boston.

These fundamental assets provide strong building blocks that can support the revitalization of Somerville's underserved neighborhoods.

Are there other strategic opportunities in any of these areas?

As mentioned in previous sections, the robust job growth that has taken place in Somerville and the greater metro Boston area has resulted in a skills shortage across the region. Somerville has an opportunity to both invest in workforce development that will support vital wage growth within its low-to moderate-income community and continue to grow and expand service industry sectors that match the skills of available workers. Industries such as the restaurant, hospitality, and health care industries that have historically thrived in Somerville continue to have plenty of room for growth.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The city is currently working on a Digital Bridge Initiative that is looking at digital access and literacy in the city. While the need for broadband wiring and connections is present, it is not the most pressing digital access need facing Somerville. The population being served by the DBI is much more transient, so a year commitment to a network provider for broadband is less relevant than access to hardware such as a laptop or tablet, and connectivity such as a hotspot. Digital equity is the larger goal of digital inclusion, with part of that goal being broadband if that best suits the resident.

Regarding low- and moderate-income households, the disparate impact on digital equity is in the lower-income communities. They are priorities for the receipt of resources, yet those needs are not primarily broadband access. The city had a broadband plan in the early stages before the DBI started in Somerville, and the two are not connected. However, the DBI is working towards seeing the on-the-ground digital needs of the city, and it is seeming that city-wide broadband is likely not feasible at that level.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

There are currently two internet providers that have a duopoly in Somerville: Comcast and RCN. This duopoly will likely eventually disadvantage the customers but is not the most pressing issue facing digital access at this time, or likely across the next five years.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Climate change will affect every person, but infrastructure in Somerville makes some risks that will come from climate change more dire in the city than others. According to the Climate Change Vulnerability Assessment (CCVA) created by the city in 2017, the main risks to the city are flooding and extreme heat. While bordering a river, Somerville is more likely to be affected by flooding from precipitation rather than from rising sea levels. In particular, the Davis Square, Union Square, and Winter Hill neighborhoods will likely be adversely affected. Precipitation-based flooding could also affect key transportation corridors such as the MBTA commuter rail and parts of I-93. While effects from precipitation-based flooding are predicted to be riskier, there is also a risk that there will be flooding from sea level rise and/or storm surge flooding at the Amelia Earhart dam.

Aside from flooding, the city is predicted to see extreme temperature increases in the coming years, and predictions to the year 2070 are more dramatic. Climate change in the region overall will cause temperatures to rise, but Somerville's lack of tree canopy, lack of open space, high percentage of impervious surfaces, and high levels of vehicle emissions will all contribute to greater temperatures.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Two of the three neighborhoods indicated above that are at risk of precipitation-based flooding, Winter Hill and Union Square, are areas that are a majority of low- and moderate-income persons. The potential for flooding in key transportation corridors also affects low- and moderate-income persons, as they are key users of public transit. The unhoused are also at risk from the predicted increased temperatures, as they are more likely to be outside during these weather conditions. Additionally, due to the age of the city's housing stock, very few buildings have central air, and some are without any air conditioning at all. This could affect those who cannot afford to run their electricity high enough in the summers or afford proper equipment to cool their homes.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The strategic vision outlined in this Consolidated Plan is intended to address those needs identified as having the greatest impact or posing the most significant barriers to the low- and moderate-income residents of the city. The needs identified here resulted from a comprehensive process and drew upon data and analyses that were conducted not only as part of this plan but through several studies and focus groups that involved the public and key stakeholders. The overwhelming priority need that was identified in almost every survey and study conducted was the need for accessible, affordable housing. The affordable housing crunch that is plaguing the greater Boston region has taken a severe toll on the residents of Somerville with just under 34,000 households of low to moderate income experiencing some type of housing cost burden.

The market analysis section of the Consolidated Plan also highlights additional areas of need that may alleviate certain conditions that are compounding the effects of deficient environments being experienced in low to moderate income neighborhoods. Along with affordable housing additional investments in areas such as:

- **Economic Development and Workforce Development Strategies:** The affordability issues gripping Somerville have been greatly compounded by the growing income gap and stagnant wage growth experienced by members of the low-to-moderate income community. To address this need, the city will invest in programs and strategies that will expand the job base and economic opportunities available to members of the low- to moderate-income community. This will include promoting activities that will create or retain quality jobs and simultaneously integrating workforce development strategies that will provide residents with the skills and opportunities they need to grow.
- **Public Facilities, Parks, and Open Space:** In a densely populated city of 4.1 square miles, quality recreational and open space is difficult to come by. The city will continue to invest in opportunities to create suitable, quality open space amenities to meet the health and wellbeing needs of low to moderate income households, particularly those areas that are most densely populated with higher concentrations of families and children.
- **Public Infrastructure:** The city has set ambitious goals in its comprehensive plan of reducing the amount of vehicular traffic and increasing the number of trips via transit, bicycle or walking by 50%, including the goal to increase biking as the main mode of transportation for daily trips by 15% by 2050. The city also saw the completion of the green line extension and community path extension which created easy connections through the city to downtown Boston. This greatly increases the transit options available to the low- and moderate-income community. To maximize the benefit of these new assets, the city invested in additional streetscape improvements focused on pedestrian and bicycle safety and accessibility on adjacent and connecting streets to accommodate the increase in multi-modal, non-vehicular traffic.

- **Workforce Readiness and Public Services:** The city will continue to support its most economically vulnerable residents by providing a wide range of social services and safety net programs. Additionally, the city will place a renewed emphasis on workforce readiness programs to make low- and moderate-income residents more qualified for local area employers in up-and-coming industries. Many programs like this were created from funding received from ARPA, which will expire in 2024. The city is currently looking to see if and how to continue the most successful of these programs.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 46 - Geographic Priority Areas

1	Area Name:	City wide
	Area Type:	Strategy area
	Other Target Area Description:	
	HUD Approval Date:	7/15/2009
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	This target area encompasses the entire city.
	Include specific housing and commercial characteristics of this target area.	The vast majority of housing in the city was built prior to 1949 and consists of 1-3 family properties. The majority of the commercial districts are included in the other target areas described in this plan.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The input of City staff, partner organizations, and public participants during the consultation process aligned with prior public planning efforts, including Somervision and neighborhood action plans.
	Identify the needs in this target area.	Low and moderate income residents throughout the city are in need of affordable housing and support for vulnerable populations.
	What are the opportunities for improvement in this target area?	Stakeholder and partner organizations coordinate with the City to identify and implement strategies to meet community needs.
Are there barriers to improvement in this target area?	Housing costs and real estate pressures are the greatest barrier to meeting citywide needs.	
2	Area Name:	LMI Areas
	Area Type:	Local Target Area
	Other Target Area Description:	
	HUD Approval Date:	7/15/2009
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	This target area encompasses all of the low to moderate income census tracts within the city.
	Include specific housing and commercial characteristics of this target area.	The vast majority of housing in the city was built prior to 1949 and consists of 1-3 family properties. The majority of the commercial districts are included in the other target areas described in this plan.

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The input of City staff, partner organizations, and public participants during the consultation process aligned with prior public planning efforts, including Somervision and neighborhood action plans.
	Identify the needs in this target area.	This area needs parks and infrastructure improvements, street trees, and to address slum & blight conditions.
	What are the opportunities for improvement in this target area?	Opportunities for improvement are identified in Somervision and neighborhood action plans.
	Are there barriers to improvement in this target area?	Availability of funding is the greatest constraint to meeting the needs in this target area.
3	Area Name:	Alewife Brook/Clarendon
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	This area is comprised of 2020 block groups 350702-2 and 350702-3. This area is the farthest west area of Somerville, abutted by Arlington to the West and North Cambridge to the South. North St. in Somerville is the eastern most border for this target area, with the northern most area of Somerville not included in this target area.
	Include specific housing and commercial characteristics of this target area.	The Alewife Brook/Clarendon neighborhood is primarily a residential neighborhood that contains one major retail district (Teele Square) and abuts another major small business hub in Davis Square. The neighborhood also contains the City's second largest concentration of public housing developments and is bordered by a major university campus in Tufts University.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The input of City staff, partner organizations, and public participants during the consultation process aligned with prior public planning efforts, including Somervision and neighborhood action plans.
	Identify the needs in this target area.	The greatest need in Alewife Brook/Clarendon is affordable housing. In addition to the affordability issues prevalent throughout the rest of the city this area also sees increased pressure on general housing supply due to the increased demand for student housing as well as traditional housing.
	What are the opportunities for improvement in this target area?	The recent addition of the College Ave Greenline will help low to moderate income residents with east/west travel across the city connecting residents to needed services across all of the city.

	Are there barriers to improvement in this target area?	The continued growth and expansion of Tufts University and its impacts on the neighborhoods supply of housing remain one of the major issues.
4	Area Name:	East Somerville
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	This area includes 2020 census block groups 350107-1, 351403-1, 351403-3, 351403-5, 351404-1, 351404-3. These block groups capture the East Somerville Neighborhood and are bound by Interstate 93 to the North, Washington Street to the South, Caldwell and Parker Streets to the East, and McGrath Highway to the West. A predominantly residential neighborhood, East Somerville is a destination for a wide variety of uses.
	Include specific housing and commercial characteristics of this target area.	East Somerville (Excluding Assembly Square) is primarily a residential neighborhood with a prominent stretch of retail, restaurants and small independent businesses along the Broadway corridor from McGrath Highway/Rt. 28 to Sullivan Station. There is an additional concentration of commercial/industrial properties along the Washington Street corridor between McGrath Highway/ Rt. 28 to Sullivan Station including a hotel, industrial businesses and the new East Somerville Transit station.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The input of City staff, partner organizations, and public participants during the consultation process aligned with prior public planning efforts, including Somervision and neighborhood action plans. A neighborhood meeting was publicized to and held in this neighborhood, leading to the receipt of more direct input about this target area.
Identify the needs in this target area.	While the East Somerville neighborhood faces many of the same challenges as the needs faced by the overall city and regional; it also has some additional challenges of its own. Recently, the neighborhood has seen a disproportionate increase in the number of unhoused residents moving to the neighborhood.	
What are the opportunities for improvement in this target area?	The areas of opportunity also echo many of the same themes as other target areas across the city. The city will continue to work collaboratively with development partners to create opportunities for affordable housing, transition small business owners through periods of change and development and continue to support efforts to encourage workforce development and improve the standard of living for local residents.	

	<p>Are there barriers to improvement in this target area?</p>	<p>The lack of a central destination within East Somerville poses a challenge to drawing residents within Somerville and beyond. Being directly adjacent to interstate 93 also poses significant noise, safety, and health concerns that have had a negative impact in this neighborhood.</p>
<p>5</p>	<p>Area Name:</p>	<p>Union Square</p>
<p>Area Type:</p>	<p>Local Target area</p>	
<p>Other Target Area Description:</p>		
<p>HUD Approval Date:</p>		
<p>% of Low/ Mod:</p>		
<p>Revital Type:</p>	<p>Comprehensive</p>	
<p>Other Revital Description:</p>		
<p>Identify the neighborhood boundaries for this target area.</p>	<p>This area includes 2020 census block groups 351300-2, 351500-3, 351500-2, 351203-2, and 351203-4. These block groups capture the neighborhood of Union Square and is bound by, the Somerville border to the South, Medford St. to the East, and largely by Washington St. to the north. The area is bordered by Cambridge and is also in very close proximity to the west end neighborhood of Boston.</p>	
<p>Include specific housing and commercial characteristics of this target area.</p>	<p>30% of the neighborhood is zoned for residential, 13% for commercial, and 2% for industrial uses. Many historic and 3 family homes that are characteristic of Somerville are located within the bounds of this target area. Union Square has historically been and continues to be one of the more diverse sections of the city in terms of composition. Union Square has the most varied mix of residential, commercial and industrial uses across the city and the addition of the new Greenline anchor station in Union Square has spurred a renewed wave of commercial mixed use development with large scale bio-tech, office, and residential development occurring immediately adjacent to the new station.</p>	
<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>The city has engaged extensively with the community over the past several years as it has prepared for the coming of the green line station in Union Square and a large scale redevelopment effort. A local civic advisory committee was formed and comprehensive public process was conducted to discuss areas such as affordable housing, commercial growth opportunities, open space needs, and other community concerns.</p>	

	<p>Identify the needs in this target area.</p>	<p>Affordable Housing: the launch of the new Green Line Station, which will continue to place pricing pressures on the housing supply in this immediate neighborhood. In addition to the planned affordable housing which is coming online as a result of redevelopment efforts, additional measures will need to be taken. Somerville, as well as the greater Boston area, is facing incredible housing demand, so this additional housing is sorely needed.</p> <p>Community Resiliency: As the Green Line arrives and new development begins, existing businesses and residents may need additional supports to ensure that they are able to remain and thrive in the neighborhood.</p>
	<p>What are the opportunities for improvement in this target area?</p>	<p>The city has invested heavily in the future of the Union Square neighborhood. The anticipation of the green line, the commencement of much needed infrastructure improvements, and planned redevelopment will all provide a host of opportunities to engage with the neighborhoods low to moderate income residents to ensure that they are able to access and partake in the benefits of these planned new activities.</p>
	<p>Are there barriers to improvement in this target area?</p>	<p>Rising Housing Costs: While the forthcoming green line and development will provide opportunities it is also anticipated that housing costs will continue to see upward pressure as a result.</p> <p>Infrastructure Improvements: The city is working on a large scale effort to make intensive improvements to the public infrastructure serving the Union Square district. These improvements include significant improvements to upgrade outdated water, sewer, and storm water management systems. These investments are vital to future development as Union Square is situated on the only flood zone in the city. Additional investments are also needed for other streetscape and open space improvements in the district.</p>
<p>6</p>	<p>Area Name:</p>	<p>Inner Belt/Brick Bottom</p>
	<p>Area Type:</p>	<p>Local Target area</p>
	<p>Other Target Area Description:</p>	
	<p>HUD Approval Date:</p>	
	<p>% of Low/ Mod:</p>	
	<p>Revital Type:</p>	<p>Comprehensive</p>
	<p>Other Revital Description:</p>	
	<p>Identify the neighborhood boundaries for this target area.</p>	<p>This area includes 2020 census block groups 351500-1 and 351500-4. These block groups are located in the Southeastern most part of Somerville and are bordered by the Charlestown/Somerville city limits to the east, the city of Cambridge to the south, Medford St. to the west, and Washington street to the North. Bordered by Union Square, this is the city's most industrial area.</p>

<p>Include specific housing and commercial characteristics of this target area.</p>	<p>Inner Belt is the only target area that is not currently a predominantly residential area. Only 5% of the area is currently zoned for residential, with 44% reserved for industrial and 13% for commercial. However, 14% is currently zoned for mixed use, and proposed zoning will encourage higher density buildings that make space for additional residential uses. The Inner Belt/BrickBottom district is the next major urban renewal growth engine for the city over the next 10-20 years. Completion of the Green line extension project along with planned water/sewer utility and other infrastructure improvements is poised to position this neighborhood as the prime re-development district of the foreseeable future.</p>
<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>The input of City staff, partner organizations, and public participants during the consultation process aligned with prior public planning efforts, including Somervision and neighborhood action plans.</p>
<p>Identify the needs in this target area.</p>	<p>The needs of this district are slightly more unique in nature than those of other targeted areas. The Inner belt/Brick Bottom district is primarily industrial/commercial and has the highest percentage of underutilized and/or dilapidated properties in the city. The area also has expansive infrastructure needs. While this district is not primarily residential there is significant opportunity to increase the residential uses in the neighborhood through mixed use developments. The relatively small base of residential constituents that do exist in this area are also unique in their needs as the BrickBottom district is home to the largest concentration of artists, makers, and creatives in the city.</p>
<p>What are the opportunities for improvement in this target area?</p>	<p>The Inner belt and BrickBottom neighborhoods have the greatest potential for growth of all the target districts. The district has ample opportunity to expand both commercial and residential use opportunities as well as other opportunity areas. this district will be a focus of planning efforts over the coming five years. The city is also poised to benefit from the eventual planned grounding of the McGrath O'Brien Highway, a project similar to the grounding of portions of the I-93 highway to create the Big Dig. This will not only bring significant environmental benefits to nearby residents but also provide economic development opportunities similar to those seen by the nearby Rose Kennedy Greenway.</p>
<p>Are there barriers to improvement in this target area?</p>	<p>Currently both Brick bottom/Inner belt and Boynton Yards are predominantly industrial zones of the city that do not lend themselves to a pedestrian friendly experience. placemaking initiatives in coordination with transportation and infrastructure improvements can help transform these target areas into a more attractive neighborhood.</p>
<p>7 Area Name:</p>	<p>Winter Hill/Mystic</p>
<p>Area Type:</p>	<p>Local Target area</p>
<p>Other Target Area Description:</p>	<p></p>
<p>HUD Approval Date:</p>	<p></p>

	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	This area includes 200 census block groups 350105-1, 350108-1, 350108-2, and 350109-1. These block groups capture the neighborhood of Winter Hill north of Broadway and east of MA-28. The boundary of Broadway, as well as Mystic Ave. are commercial corridors in the area, but the target area is primarily residential.
	Include specific housing and commercial characteristics of this target area.	The Winter Hill/Mystic corridor is a primarily residential neighborhood comprised of mostly 2-3 family multi-unit housing structures. The corridor also contains the city's largest concentration of public and subsidized housing along with a significant stretch of street level commercial properties consisting of a mix of retail, banking, restaurants, and services. The vacant parcel located at 299 Broadway was designated as an Urban Renewal area with the aim to create new market rate and affordable housing, retail space, new open space, and plaza features.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The input of City staff, partner organizations, and public participants during the consultation process aligned with prior public planning efforts, including Somervision and neighborhood action plans.
	Identify the needs in this target area.	With both the city's largest concentration of public and subsidized housing and a sprawling small business district the Mystic/Winter Hill neighborhood is struggling from common factors impacting both residents and merchants alike including inflation and rising cost pressures and post pandemic recovery. Rising cost pressures impact several aspects of daily life for low income residents including housing cost burden, food insecurity, digital access, and other basic services.
	What are the opportunities for improvement in this target area?	The most promising area of improvement would result from the completion of the urban renewal projects at 299 Broadway. The City is working in partnership with a development team toward fulfilling the plan's goals to convert a set of dilapidated vacant lots into a vibrant mixed use district that will provide additional affordable housing, economic development opportunities, and open space and recreational infrastructure improvements.
	Are there barriers to improvement in this target area?	Currently, the most significant barrier to completing most development projects is the current environment of escalating construction costs along with the most restrictive financing environment in over 15 years. Additionally, the area, and specifically the public and subsidized housing corridor, has long suffered from the negative impacts of being immediately adjacent to the I-93 Interstate Highway.
8	Area Name:	Gilman Square
	Area Type:	Local Target area
	Other Target Area Description:	

HUD Approval Date:	
% of Low/ Mod:	
Revital Type:	Comprehensive
Other Revital Description:	
Identify the neighborhood boundaries for this target area.	This area includes 2020 block groups 350201-2, 350201-1, and 351404-2. Medford Street runs south of this area. The neighborhood is fairly central to Somerville as a whole, and is centered between many other target areas: south of Winter Hill/Mystic, west of East Somerville, and north of Union.
Include specific housing and commercial characteristics of this target area.	The Gilman Square neighborhood is a primarily residential neighborhood comprised of traditional 2-3 family multi-unit housing structures. In addition, the neighborhood contains a mid-size elderly affordable housing complex and some scattered subsidized housing properties. Recently, with the completion of the green line extension the neighborhood is now within walking distance of a new transit station on the green line. Commercial activity is currently limited to some limited storefront retail, food service shops, gas station and auto body shops. The neighborhood is also located immediately behind the local high school, City Hall, and central public library.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The input of City staff, partner organizations, and public participants during the consultation process aligned with prior public planning efforts, including Somervision and neighborhood action plans.
Identify the needs in this target area.	The recent completion of the green line extension has exacerbated the need to expedite and implement the Gilman Square neighborhood plan and associated zoning changes. Housing cost and supply pressures continue to persist which result in not only housing cost burden issues for lower income residents but result in a cascading effect on other cost related issues such as food insecurity, digital access, and other cost related pressures.
What are the opportunities for improvement in this target area?	With the completion of the green line extension and new transit station the city can now focus on implementing the neighborhood plan and zoning changes envisioned prior to completion of the green line. If implemented the neighborhood plan would enable the development of additional building types that would meet the neighborhoods evolving needs to include things such as more affordable housing, community spaces and facilities and also improve access to the newly constructed Greenline extension. The largest opportunities for improvement focus on the disposition and redevelopment of the former Homans building and the future redevelopment of the Mobil gas station adjacent to the transit station.

<p>Are there barriers to improvement in this target area?</p>	<p>The city is still evaluating the need to potentially upgrade subsurface water and sewer infrastructure in the area which may or may not slow progress on the implementation of the Gilman square plan. Also, the city will need to undergo a public and possibly lengthy disposition and community process to decide a final direction on the future of the Homan’s building site which is the development parcel for the Gilman Square neighborhood. The neighborhood will also continue to face rising cost pressures as the recently opened transit station continues to attract further utilization by residents and patrons to the area.</p>
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General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The city will focus on several key districts across the city in order to leverage and maximize the impact of the funds and activities undertaken in those underserved neighborhoods.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 47 – Priority Needs Summary

1	Priority Need Name	Bridging the Equity Gap
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	City wide, East Somerville, Union Square, Alewife Brook/Clarendon
	Associated Goals	Create and Preserve Affordable Housing Neighborhood Stabilization and Revitalization
	Description	This priority need category will focus on the housing affordability and economic advancement opportunities made available to the low and moderate income population in Somerville. This need will encompass affordable housing and economic development.
	Basis for Relative Priority	The basis for priority was determined through consideration of the materials and data presented in the preceding housing needs assessment and market analysis sections. Those findings and the more detailed findings of the data sets used to prepare those sections have clearly demonstrated the need to designate this category as one of the highest priority needs of the upcoming five year planning cycle.

2	Priority Need Name	Modernizing and Creating Sustainability
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Elderly Non-housing Community Development
	Geographic Areas Affected	City wide LMI Areas
	Associated Goals	Infrastructure and Urban Environment Improvements Improve Facilities that Serve Community Needs
	Description	This priority will primarily focus on infrastructure and environmental deficiencies that create barriers or impediments for the low to moderate income community. This need will address areas such as equitable access to public transportation, multi-modal and pedestrian safety improvements, and open space and recreational facility improvements.
	Basis for Relative Priority	As the city's population continues to grow, the city needs to address aging and inadequate infrastructure conditions to appropriately serve these increased capacity needs. This is particularly the case in underserved neighborhoods which may have disproportionate amounts of infrastructure deficiencies. These neighborhoods also tend to be closer to unhealthy urban conditions such as major highways and roadways. The focus on open space will address and alleviate some of these conditions.
3	Priority Need Name	Serving the Needs of At-Risk Populations
	Priority Level	High

<p>Population</p>	<p>Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth</p>
<p>Geographic Areas Affected</p>	<p>City wide</p>
<p>Associated Goals</p>	<p>Supporting Vulnerable Populations Mitigating and Ending Homelessness</p>
<p>Description</p>	<p>This priority need has been identified to specifically target activities geared to those individuals and populations that are at greatest risk of experiencing homelessness. The majority of funds to be spent in this category will be from the ESG allocation and the CDBG public services allocation.</p>
<p>Basis for Relative Priority</p>	<p>This priority need is meant to address the immediate and acute need of the most vulnerable populations in the city that are at the highest risk of experiencing homelessness.</p>

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Table 48 – Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	<ul style="list-style-type: none"> - High cost rental market - Low vacancy rates - Highly competitive job market (high local AMI) - Widespread cost burden across all income levels
TBRA for Non-Homeless Special Needs	<ul style="list-style-type: none"> - High cost rental market - Low vacancy rates - Highly competitive job market (high local AMI) - Widespread cost burden across all income levels - Shortage of suitable units
New Unit Production	<ul style="list-style-type: none"> - Continuation of rising construction and development costs - Declining subsidy resources (including federal resource programs) - Competition from demand for market rate housing
Rehabilitation	<ul style="list-style-type: none"> - Age of Somerville housing stock - Continuation of rising construction costs - Fully built area - Cost burdened population
Acquisition, including preservation	<ul style="list-style-type: none"> - Extremely high acquisition costs - Competition from demand for market rate housing - Supply constraints on both existing housing and developable land

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The 2024-2028 Consolidated Plan aims to develop programs, leveraging CPD entitlement funds and other resources, that will carry out the objectives of Somerville's larger community development and homelessness strategies. The CDBG funding will be utilized to address a wide range of unique community development needs. The flexible nature of the CDBG program enables the city to implement a multi-faceted strategy aimed at providing both short-term and long-term benefits to its most economically vulnerable residents. The City's goal is to maximize the efficacy of the program by administering activities that address the housing, economic development, and urban environment challenges faced by low- and moderate-income residents. The HOME program will be utilized to provide a range of direct housing assistance programs. These programs include rental assistance, homeownership assistance, and the creation of new units in conjunction with a local CHDO and financing partners. The ESG program will provide funds for emergency shelters and transitional housing to help people reach independent living. The ESG program strives to help homeless individuals and families, and subpopulations within this group, such as victims of domestic violence, youth people with mental illness, families with children and veterans. ESG funds can also be used to aid people who are at imminent risk of becoming homeless due to eviction, foreclosure, or utility shutoff. Social service agencies receiving ESG funds will demonstrate a match. Somerville has also received an allocation of HOME-ARP funds, with \$392,220 anticipated this year and \$1,167,957 remaining.

In addition to these federal funding resources, the City of Somerville contributes local funding to support these goals.

- The Community Preservation Act (CPA) program generates approximately \$3,000,000 annually which is used for affordable housing, open space, outdoor recreation, and affordable housing. The source of funding is a surcharge on local property taxes with a proportional annual distribution from the state. Somerville commits approximately half of its CPA funds to affordable housing each year, with the balance going to public improvements, where CPA has been an important source of funding for accessibility improvements, capital improvements to buildings that serve vulnerable populations, and park upgrades. CPA often serves as a match for projects which receive CDBG and other state grants.
- The Somerville Affordable Housing Trust Fund (SAHTF) aggregates funding from numerous sources, primarily CPA, linkage fees, inclusionary zoning payments, and one-time appropriations to support a range of affordable housing projects including acquisition, construction, rehabilitation, and renter or homeowner assistance. The SAHTF revenue varies annually, but can be expected to generate approximately \$3,000,000 annually from sources other than CPA.
- The Somerville Jobs and Retention Trust (SJRT) funds job training and workforce readiness programs geared especially towards the low to moderate income population in Somerville. The Trust focuses on preparing individuals for entering or improving their standing in the up and coming job industries emerging in the local economy. The SJRT anticipates approximately \$70,000 annual allocation.

Anticipated Resources

Table 49 - Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,489,737	75,000	2,538,680	5,152,360	9,958,948	Funding will be spent on a range of activities covering affordable housing, economic development, public infrastructure, and social service activities.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	516,887	50,000	1,167,117.35	1,734,004.35	2,067,548	Funding will be spent on a range of activities targeting various affordable housing needs including rental assistance, home ownership assistance, and new housing development.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	223,123	0	219,619	442,742	892,492	Funding will be spent on various activities targeted towards homelessness prevention.

Table 49 - Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME-ARP	Public-federal	Admin and Planning Financial Assistance Public Services Rapid re-housing (rental assistance) Rental Assistance Services Transitional Housing	1,626,742				1,626,742	These are one-time funds awarded to the City through the American Rescue Plan Act. Based on the City's approved HOME-ARP Allocation Plan, these funds must be used for supportive services for the programs qualifying populations. Funds may also be used for non-profit operating and non-profit capacity building support for non-profits administering these supportive services as well as administration activities.

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

The City of Somerville seeks to leverage or supplement many of the activities it undertakes with some type of match or leveraging component. The following is a brief description of the matching or leveraging strategy for different program areas.

Housing: The city has had a successful track record of using HOME funds as matching funds in larger scale development projects. These projects typically included multiple funding sources including low-income tax credit financing and other subsidy sources. The city's HOME-ARP allocation will be used to help fund supportive service activities operated by nonprofit agencies that serve qualifying populations. The city is in the process of obtaining a Section 108 loan as a key source of potential funding for large scale affordable housing projects, which will move key affordable housing project forward through the utilization of CDBG funds. In its rehab program, the city has gained momentum in partnering with the local CHDO in an acquisition rehab program to preserve existing housing units as permanently affordable units. The rehab subsidy of this program is critical to ensure that suitable units that are up to code are delivered through this program. Additional funding sources that are used for affordable housing projects are the Affordable Housing Trust, Community Preservation Act, fee/permit waiving, and using the difference in

affordable housing used as a match, and bonds. An example of a housing project like this is Water Works Phase II using state funding to complete the multi-scale project.

Economic Development: The city encourages any participant of any of the city's economic development programs to demonstrate leverage or provide matching funds during the application process. The business retention and expansion programs require that any business seeking CDBG financing demonstrate the ability to obtain a portion of the financing needed from private banks or other lending sources. The city, in turn, will provide gap financing in exchange for compliance with job creation requirements. The city also requires matching funds from any business participating in the Small Business technical assistance program. The city's Jobs Trust Fund does ask nonprofits that apply for funding about matching funds, and many accepted proposals do include matching funds, but for Jobs Trust funding is not a requirement. An example of using CDBG as support funding for economic development is in the acquisition of the property at 508-512 Columbia St. The city has been wanting to make this acquisition for a long time but did not have adequate funding. In this case, CDBG funds will be a support to city money to make the acquisition possible.

Streetscape and Infrastructure: The city has previously demonstrated the ability to leverage CDBG funding to complete larger scale infrastructure projects. In the cases of both the East Broadway and Beacon Streetscape projects, the city utilized CDBG as matching funds to leverage federal and state funding for these projects. In both projects, CDBG funds were able to leverage almost \$10M for each project. The city will continue to use this model as suitable projects and opportunities present themselves.

Parks and Open Space: During the last consolidated plan period, the city was able to successfully leverage CDBG funding with State PARC grant funds and Community Preservation Act funds to deliver quality recreational and open space projects in low-income neighborhoods. The city will continue to seek opportunities using these funding models and any others that the Parks team deems relevant.

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

While developing this plan, a list was created listing all current city-owned properties and their status (vacant, occupied, etc.). The purpose of this document as it relates to the Consolidated Plan is to see if the properties are in eligible areas or statuses to be included in future projects with CDBG or HOME funds. As of yet, no decisions have been made regarding any of these sites. However, the city reserves the right to, during the duration of the 2024-2028 period, utilize entitlement funding for certain facilities should the need become relevant. Possible uses include public safety and recreational facilities. The City has actively engaged in a disposition study which may result in properties being repurposed for new public facilities.

Discussion

The City of Somerville has been highly successful in maximizing the full programmatic and financial efficacy of its entitlement funds. The city has developed innovative programs to leverage both financial and non-financial resources to improve the living standards of the low to moderate income community in terms of affordable housing, economic opportunities, and improved living environments.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Table 50 - Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Office of Strategic Planning and Community Development	Government	Economic Development Homelessness Non-homeless Special Needs Ownership Planning Rental Neighborhood Improvements Public Facilities Public Services	Jurisdiction
Balance of State Continuum of Care	Government	Homelessness Non-homeless Special Needs Public Services	Region
The Somerville Community Corporation	CHDO	Homelessness Non-homeless Special Needs Public Housing Rental Public Services	Jurisdiction

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Somerville has a strong and capable housing and community development delivery system. OSPCD is the central body responsible for administering federal programs and the housing and community development activities that are supported by the city. OSPCD anchors several departments including Housing, Office of Housing Stability, Economic Development, Planning and Zoning, Mobility, Parks and Open Spaces, and Finance/Administration which oversee the day-to-day operations of individual projects. The city also works closely with other city departments and a local consortium of several capable nonprofit organizations in the community to deliver a full range of services to residents.

Through OSPCD, 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 and digitize filing systems, and to improve staff training will all strengthen the City's institutional delivery structure in support of these federal programs.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Table 51 - Homeless Prevention Services Summary

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X	X	
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Between 2016 and 2023, the number of literally homeless persons has increased, with a notable increase in the number of non-English speaking persons who are unhoused. A PIT count conducted in January 2023 saw 106 persons who were homeless, but sheltered, and 82 who were unsheltered. At that same time, there were two emergency shelters in Somerville with a capacity of 39 beds. In 2023/24 the City operated a seasonal warming center through Housing Families Inc, but as this was funded with ARPA money, its long-term future is unknown. There is one 8-unit facility in the city that is a family shelter, which is also open to individuals. A second family shelter closed in 2021.

Other resources available to the city’s homeless population include the Community Behavioral Health Crisis Services Center, which provides mental health and substance abuse services. State-wide, there is a network of family shelters called Emergency Assistance (EA) that in 2022 had 22 families that were living in Somerville before entering the shelter system. As of March 2024, the Somerville School District identified 55 students who were homeless (39 families), and 46 at-risk students (40 families). The district identified housing costs as the main reason for these families’ homelessness. Some of the resources

available to homeless families that are supported by the schools are: grocery and laundry cards, public transit cards, support for housing opportunity applications, and a clothing pantry.

There are three transitional shelters currently in Somerville. Wayside Youth and Family Network provides transitional housing and supportive services to homeless young adults, aged 18-24, the Massachusetts Bay Veterans Center provides similar services to homeless veterans, and Catholic Charities operates a transitional program as well as an emergency shelter and beds for homeless women out of St. Patrick's Church. In addition to emergency and transitional shelters, there are Permanent Supportive and Rapid Re-Housing resources in Somerville. These services are run by the Somerville Homeless Coalition and filled by the Balance of State Coordinated Entry System. RESPOND also operates rapid re-housing for victims of domestic violence, also through the Balance of State CoC.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Some city organizations, such as the school district, are well equipped to identify the neediest individuals and families and connect them with city departments and services that provide supportive services. However, in the public outreach conducted to create this plan, many individuals reported being unaware of some of the services available to them. One example of this is a lack of awareness of the city's 311 hotline, which is well equipped to point community members in the right direction of supportive services.

As noted above, there is an increasing number of non-English speakers in Somerville. This positively correlates with a rise in immigrant households, many of whom may meet the housing elements of HUD homeless guidelines but not the EA eligibility criteria. The migrant community in Massachusetts is on the rise, and this is likely to create an increase in those requiring supportive services.

Even with the many supports already discussed in this plan for the homeless and special needs populations, the overwhelming input from the survey and community feedback is that homelessness and access to affordable housing is a critical issue in Somerville. One aspect of this that the homeless population noted was the lack of access to food. In some instances, food banks provide food to the unhoused individuals, but they have no way in which to prepare it. Overall, there is a need for wraparound services for the homeless and those at risk of homelessness.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

There are some new facilities opening intended to help unhoused populations, including Somerville Homeless Coalition's engagement center in Davis Square and a community and behavioral health center operated by the Cambridge Health Alliance. Helping providers to link clients with resources such as these is one way the plan hopes to address gaps in service delivery that can move people toward housing solutions. Another high priority, as identified in the 2023 HOME ARP plan is how providers can work together to identify and reach out to qualifying population households receiving time-limited assistance, including increasing funding supportive services to identify those individuals or households facing a cliff effect and working with them on next steps to stabilize their housing.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Table 52 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Estimated Funding	Goal Outcome Indicator
1	Create and Preserve Affordable Housing	2024	2028	Affordable Housing Public Housing	City wide Alewife Brook/ Clarendon East Somerville Union Square Inner Belt/Brick Bottom Winter Hill/Mystic Gilman Square	Bridging the Equity Gap	HOME: \$2,584,435 CDBG: \$3,966,645.25	Rental units constructed: 42 Household Housing Unit Rental units rehabilitated: 20 Household Housing Unit Homeowner Housing Rehabilitated: 20 Household Housing Unit Direct Financial Assistance to Homebuyers: 25 Households Assisted TBRA: 20 Households Assisted
2	Neighborhood Stabilization and Revitalization	2024	2028	Non-Homeless Special Needs Non-Housing Community Development	City wide East Somerville Union Square	Bridging the Equity Gap	CDBG: \$750,000	Businesses assisted: 50 Businesses Assisted

Table 52 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Estimated Funding	Goal Outcome Indicator
3	Infrastructure and Urban Environment Improvements	2024	2028	Non-Housing Community Development	City wide LMI Areas Alewife Brook/Clarendon East Somerville Union Square Inner Belt/Brick Bottom Winter Hill/Mystic Gilman Square	Modernizing and Creating Sustainability	CDBG: \$2,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 40,000 Persons Assisted
4	Improve Facilities that Serve Community Needs	2024	2028	Non-Homeless Special Needs Non-Housing Community Development	City wide LMI Areas	Modernizing and Creating Sustainability	CDBG: \$1,375,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 40,000 Persons Assisted Buildings Demolished: 3 Buildings
5	Supporting Vulnerable Populations	2024	2028	Non-Homeless Special Needs Non-Housing Community Development	City wide	Serving the Needs of At-Risk Populations	CDBG: \$1,875,000 Other – HOME-ARP \$1,626,742	Public service activities other than Low/Moderate Income Housing Benefit: 40,280 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 4 Beds Homelessness Prevention: 225 Persons Assisted
6	Mitigating and Ending Homelessness	2024	2028	Homeless	City wide	Serving the Needs of At-Risk Populations	ESG: \$1,115,615	Homeless Person Overnight Shelter: 1,000 Persons Assisted Homelessness Prevention: 500 Persons Assisted

Goal Descriptions

1	Goal Name	Create and Preserve Affordable Housing
	Goal Description	Throughout the Consolidated Plan the lack of suitable and decent affordable housing has been a pervasive theme. The activities undertaken in this goal will directly address this need through a combination of programs and focused priorities.
2	Goal Name	Neighborhood Stabilization and Revitalization
	Goal Description	This goal is aimed at addressing the economic opportunity gaps faced by the low- to moderate-income community. The activities and programs undertaken in this area will aim to raise the standard of living for the most economically vulnerable members of the community by creating quality, attainable job opportunities. The city will also focus on aiding vulnerable small business owners that may be disproportionately at risk of impacts caused by the city's rapid expansion cycle.
3	Goal Name	Infrastructure and Urban Environment Improvements
	Goal Description	This goal is aimed at making physical and programmatic improvements to ensure a suitable and healthy environment for low- to moderate-income residents.
4	Goal Name	Improve Facilities that Serve Community Needs
	Goal Description	This goal aims at addressing the city's broad need for new and updated public facilities by undertaking or supporting these activities.
5	Goal Name	Supporting Vulnerable Populations
	Goal Description	The needs of the low to moderate income community vary across a wide range of social service categories. This goal will focus on expanding the network of supportive services that will meet the needs of the city's economically vulnerable population as identified in this plan.
6	Goal Name	Mitigating and Ending Homelessness
	Goal Description	This goal is aimed at addressing the immediate needs of the city's population of the unhoused and those at risk of becoming homeless. The city will work closely with the Balance of State Continuum of Care, homelessness providers, and housing authority to identify those individuals and families that are in urgent need of these services, and to fill in service gaps wherever possible.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Two significant HOME projects are expected to be completed in the next five years: Waterworks II and 24 Webster Ave. These projects will result in a total of 21 HOME units, 16 high (60%AMI) and 5 low (50% AMI) units in each site, however all 60+ units created across the two sites will be affordable to households at or below 60% AMI, including 21 units which will be supported by the project-based vouchers for extremely low-income seniors. As of the creation of this plan, 860 Affordable Dwelling Units are expected to be completed in the next five years in all of the housing projects currently in the pipeline, but not all using HOME funds.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

According to consultation with the Somerville Housing Authority and others, there continues to be a need to increase the number of accessible units in the public housing stock. This need is particularly relevant to those households that are already living in SHA units but are aging in place or experiencing a change in their need for accessibility. New units built by the SHA include accessibility adaptations, and old units are modified as funds allow.

Activities to Increase Resident Involvements

With respect to resident engagement in management, each SHA building has a tenant association that assists in planning for the development's unique needs. SHA's resident services team has hosted many events to establish and maintain strong functioning associations.

The city's inclusionary housing program creates affordable rental and homeownership units, but is not directly funded with CPD dollars. Projects of 6 or 7 units require a minimum of one unit or a fractional unit payment to the Affordable Housing Trust Fund. There is a minimum requirement of 17.5% for properties building between 8-17 units of new housing, and projects with 18 or more units require 20% affordable housing. The Housing Division of OSPCD will continue to actively market these units via the SHA to encourage eligible residents to apply via digital, print, and in-person advertising.

The city is actively encouraging increased homeownership among public housing residents as well. Given the high cost of ownership in Somerville, most public housing residents can only afford ownership units through the city's Inclusionary Housing Program. The SHA also offers a Homeownership Program that allows families with section 8 vouchers to use their vouchers to help pay the mortgage on a home they buy and the SHA subsidizes the mortgage for 15 years after the purchase. For state public housing, SHA received a grant called MASS LEAP where an account is created for tenants and their funds are deposited when there are increases in rent based on increased earned income.

Is the public housing agency designated as troubled under 24 CFR part 902?

No.

Plan to remove the 'troubled' designation

Not relevant.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The City of Somerville has undertaken a number of studies and initiatives to better understand and respond to the housing affordability crisis that is plaguing the city and its low to moderate income residents. The Consolidated Plan process, SomerVision, and Housing Needs Assessment all highlighted a number of common trends and concerns among the city's population. These concerns include:

- Housing insecurity resulting from strong market forces
- Imbalance of new housing construction targeted to higher income levels relative to demand for more affordably-priced housing
- Condo conversions contributing to the rise in home values and decreasing the supply of adequate rental units
- Section 8 and other program's do not provide sufficient subsidies to cover the cost of housing in Somerville
- Wage growth and economic opportunities for low to moderate income residents not keeping pace with the cost of housing
- Discriminatory lending criteria and tenant screening practices
- Program guidelines and procedural requirements that make housing resources less accessible.

In response to these longstanding concerns Somerville has been a leader in adopting and updating ordinances aimed at increasing the supply of affordable housing and preventing displacement of low- and moderate-income households, such as Inclusionary Zoning, a Condominium Conversion Ordinance, Affordable Housing Overlay District, and Housing Stability Notification Act. In response to the Massachusetts MBTA Communities Law, the City Council in 2023 enacted regulatory changes to facilitate multifamily housing development near public transit. Yet, while Somerville has implemented zoning changes to facilitate more diverse housing development, some regulatory requirements continue to conflict with the feasibility of building affordable housing.

The City has also built and expanded its capacity to financially support affordable housing through its Affordable Housing Trust, and to address the housing needs of residents through the establishment of an Office of Housing Stability in 2018. In 2023 the city convened an Anti-Displacement Taskforce to examine and advocate for further solutions. Some initiatives have included.

- Dedication of revenue from linkage payments, Inclusionary Zoning, and the Community Preservation Act fund to the Affordable Housing Trust averaging \$3,5M between FY21-FY23.
- Establishment of a municipal housing voucher program with initial funds from ARPA, the Affordable Housing Trust Fund and the City Commitment of \$8.3M to the Affordable Housing Trust in 2022 to create an early acquisition fund advocating for legislative action at the state level to enable a locally based transfer fee on real estate transactions, a right of first refusal ordinance, and a local rent stabilization ordinance further strengthening of the zoning code to promote additional affordable housing creation expanding and sustaining the 100 Homes program establishment of a Community Land Trust

This list, while not exhaustive, provides the city with a comprehensive and innovative set of options to explore in tackling the housing issues facing its residents. Many of the options listed go beyond the resources and jurisdiction of the city and may require additional funding or legislative action that is outside of the city's abilities.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

In response to these concerns, the city is examining a robust solution set of proposals that address most or all of these issues. In some instances, changes have already been implemented such as in the Inclusionary Zoning ordinance. The City has increased the percentage of required inclusionary units on multiple occasions since 2010. Some other recent changes have been:

- Further strengthening of the zoning code to promote additional affordable housing creation
- Expansion of the 100 Homes program
- Creation of the Office of Housing Stability
- Continuation of the Community Preservation Act as a leveraging funding source

This list, while not exhaustive, provides the city with a comprehensive and innovative set of options to explore in tackling the housing issues facing its residents. Many of the options listed go beyond the resources and jurisdiction of the city and may require additional funding or legislative action that is outside of the city's abilities.

SP-60 Homelessness Strategy – 91.215(d)

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

The city uses a combination of strategies to outreach to and assess the needs of the homeless population including unsheltered persons. The Somerville Homeless Coalition outreach team with the Police and other partners help unsheltered homeless men and women by providing referrals and transportation to needed resources. The goal is to help homeless individuals stay safe, especially during the harshest weather conditions. The outreach team works to build trusting relationships with homeless persons living on the streets and in encampments, performs assessments for homeless persons in the field, and links them to shelters and supportive services that try to meet their needs. The team will transport homeless persons to other shelters, detoxification centers, hospitals, or other facilities as directed by the clients. Emergency shelters provide overnight shelter, meals, and bathroom/shower facilities and attempts to engage homeless persons in case management to assess their homeless history and current needs and work to place them in appropriate longer term shelter programs so they can work toward regaining permanent housing.

Addressing the emergency and transitional housing needs of homeless persons

The city's funding, coupled with other public and private funding sources secured by sub recipients, provides for the operation of emergency shelters, transitional housing, and support services programs in the area. These shelters and transitional programs address the needs of specific populations such as chronically homeless persons, families, persons with severe substance abuse histories, or those suffering from dual or multiple co-occurring disorders.

In conjunction with the CoC, the city has a new assessment tool – the Coordinate Entry assessment tool – to be used by all social service providers working with homeless persons. The Somerville Homeless Coalition is the local organization which handles CE in Somerville. This tool will provide coordinated entry, assessment and housing and supportive service interventions to assist homeless families and families at risk of homelessness across the city. The tool aims to prevent families from becoming homeless and to end families' homelessness as rapidly as possible. The goal is to ensure that, as often as possible, those with ties to a specific city or town can first search for housing within their preferred municipality.

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

Rapid Re-Housing funds through Emergency Solutions Grant funding will provide housing relocation, stabilization services, and rental assistance to move homeless households experiencing homelessness into stable, permanent housing as quickly as possible. Rapid Re-Housing subrecipients will provide services to homeless individuals and families living in the community to maintain or identify alternative

permanent rental housing and achieve housing stability whenever possible. Housing relocation and stabilization can include, but is not limited to, financial assistance including moving cost and utility assistance, housing search and placement and housing stability case management. Eligible households may also receive up to 24 months of rental assistance for fair market rental housing.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Homeless prevention funds through ESG funding will provide housing relocation and stabilization services and rental assistance to at risk individuals and households from experiencing homelessness. Homeless prevention funding subrecipients will provide services to extremely low-income individuals and families living in the community to maintain or identify alternative permanent rental housing and achieve housing stability. Housing relocation and stabilization can include, but is not limited to, financial assistance including moving, cost and utility assistance, housing search and placement, and housing stability case management.

Through a comprehensive, uniform intake, subrecipient case managers will determine if there are other housing options available to the individual/household other than accessing shelter through the homeless system. For example, family and friends that the client may be able to stay with while stabilizing their housing situation may be more beneficial for the individual or household and simultaneously reserves homeless shelter resources for those with no other options. Additionally, subrecipient case managers will provide follow up to families and individuals placed in housing to ensure they remain stably housed. This follow up may take the form of monthly check in either in person, by phone or home visits.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City of Somerville administered a grant from the office of Lead Hazard Control for over two decades, ending in February 2022. The new program (Home Improvement Program) will prioritize units whose households contain children under 6 years old. Each household that participates will do so on the basis that they request the lead paint hazards in their homes. Households will receive up to \$7,500 in the form of a 5-year forgivable loan, which is forgivable at the rate of 20% per year. The participating units must be occupied as a primary residence for ownership units or have an affordable rental rate during the period of forgiveness for rental units.

How are the actions listed above related to the extent of lead poisoning and hazards?

The actions taken through the above grant have greatly reduced the number of lead poisoning cases in Somerville and reduced the existence of lead hazards in the participating units. For as many housing units that Somerville has that were constructed before 1980, there are fewer cases of lead poisoning than would be expected for that number of units.

How are the actions listed above integrated into housing policies and procedures?

The new Home Improvement Program that the city's housing division will administer uses CDBG funds. Its mission is to ensure safe, affordable, healthy, and efficient housing for those households who may suffer the adverse effects of LBP.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

OSPCD remains committed to carrying out a comprehensive anti-poverty strategy in collaboration with many community and nonprofit organizations that serve Somerville’s low-income population. The city’s CPD and other federal grants will continue to support programs and organizations that provide assistance and economic opportunities for low- and moderate-income persons and for populations with special needs. Funds will continue to be used to support subsidized housing, food and healthcare programs, emergency services, and literacy and job training programs. The city and other agencies will continue to collaborate in pooling necessary resources to assist individuals and families in obtaining the tools to overcome poverty. These goals will include:

- Increasing effective income (investing in workforce and economic development opportunities that will create quality equitable paying jobs)
- Supporting asset accumulation (down payment assistance to homebuyers and creating affordable home ownership opportunities through inclusionary zoning and other policy tools)
- Promoting small business and economic development (providing technical assistance and support to microenterprises to encourage their success, expansion of small businesses and job creation)
- Providing case management, emergency assistance and information/referral services to low-income and poverty-level families to include financial assistance for education or job training to help clients get better jobs with higher income potential
- Supporting employment, transportation, and training programs to improve academic, basic, and technical skills of low-income persons so they can find jobs or improve their earning capacity
- Providing HUD grant funding to childcare service providers, allowing parents to attend school or a job
- Providing emergency utility assistance to income eligible families in financial stress (providing weatherization and urgently needed home repairs)
- Providing public services that assist very low-income families and at-risk youth (supporting education, training, and employment programs to prepare disadvantaged youth for career success and mentoring program to improve their outcomes)
- Creating mixed-income communities (encouraging the de-concentrating of poverty and the creation of stable mixed-income neighborhoods through the development of affordable housing outside of low-income areas)

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The city will continue to operate and develop programs in conjunction with a wide range of community stakeholders and partners. These include: other government agencies, nonprofit organizations, academic institutions, private businesses, and community groups. This enables the city to both leverage the maximum amount of funding opportunities and human capital resources available. Through the goals and activities identified in this plan, the city will take a multi-faceted approach to improving the lives of its low- to moderate-income residents. This is done first, by addressing the most acute need of affordable housing and second, by developing economic and environmental solutions that will provide long-term self-sustainability and standard of living improvements.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

OSPCD, in both the administrative department and others, already has structures in place to monitor activities. The department has two full time compliance officers. One oversees CDBG eligibility requirements, and another oversees all sub-recipient funding as well as ESG eligibility. The first staff person is responsible for monitoring all cross cutting requirements, including environmental reviews and DBRA wage requirements. The department also has employees in the housing division who manage the HOME program requirements.

Some tools used are:

- Review of progress reports and documentation
- Careful review of billing and supportive documentation that accompanies reimbursement requests
- Single review audits and evaluation of any included findings
- Performance of on-site visits
- Any follow-up deemed necessary by the staff

Annual Plan

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

Introduction

The 2024-2028 Consolidated Plan aims to develop programs, leveraging CPD entitlement funds and other resources, that will carry out the objectives of Somerville's larger community development and homelessness strategies. The CDBG funding will be utilized to address a wide range of unique community development needs. The flexible nature of the CDBG program enables the city to implement a multi-faceted strategy aimed at providing both short-term and long-term benefits to its most economically vulnerable residents. The city's goal is to maximize the efficacy of the program by administering activities that address the housing, economic development, and urban environment challenges faced by low- and moderate-income residents. The HOME program will be utilized to provide a range of direct housing assistance programs. These programs include rental assistance, homeownership assistance, and the creation of new units in conjunction with a local CHDO and financing partners. The ESG program will provide funds for emergency shelters and transitional housing to help people reach independent living. The ESG program strives to help homeless individuals and families, and subpopulations within this group, such as victims of domestic violence, youth, people with mental illness, families with children, and veterans. ESG funds can also be used to aid people who are at imminent risk of becoming homeless due to eviction, foreclosure, or utility shutoff. Social service agencies receiving ESG funds will demonstrate a match. Somerville has also received an allocation of HOME-ARP funds, which will be used to fund supportive services for qualifying populations and operating and capacity support for non-profits that will carry out those supportive service activities.

In addition to these federal funding resources, the City of Somerville contributes local funding to support these goals.

- The Community Preservation Act (CPA) program generates approximately \$3,000,000 annually which is used for affordable housing, open space, and outdoor recreation. The source of funding is a surcharge on local property taxes with a proportional annual distribution from the state. Somerville commits approximately half of its CPA funds to affordable housing each year, with the balance going to public improvements, where CPA has been an important source of funding for accessibility improvements, capital improvements to buildings that serve vulnerable populations, and park upgrades. CPA often serves as a match for projects which receive CDBG and other state grants.
- The Somerville Affordable Housing Trust Fund (SAHTF) aggregates funding from numerous sources, primarily CPA, linkage fees, inclusionary zoning payments, and one-time appropriations to support a range of affordable housing projects including acquisition, construction, rehabilitation, and renter or homeowner assistance. The SAHTF revenue varies annually, but can be expected to generate approximately \$3,000,000 annually from sources other than CPA.

- The Somerville Jobs and Retention Trust (SJRT) funds job training and workforce readiness programs geared especially towards the low to moderate income population in Somerville. The Trust focuses on preparing individuals for entering or improving their standing in the up and coming job industries emerging in the local economy. The SJRT anticipates approximately \$70,000 in annual allocation.

Anticipated Resources

Table 53 – Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,489,737	75,000	2,538,680	5,103,417	10,000,000	Funding will be spent on a range of activities covering affordable housing, economic development, public infrastructure, and social service activities.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	516,887	50,000	1,167,117.35	1,734,004,35	1,800,000	Funding will be spent on a range of activities targeting various affordable housing needs including rental assistance, home ownership assistance, and new housing development.

Table 53 – Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	223,123	0	219,619	442,742	800,000	Funding will be spent on various activities targeted towards homelessness prevention.
Other HOME-ARP	public-federal	Admin and Planning Financial Assistance Public Services Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	1,626,742			1,626,742		These are one-time funds awarded to the City through the American Rescue Plan Act. Based on the City's approved HOME-ARP Allocation Plan, these funds must be used for supportive services for the program's qualifying populations. Funds may also be used for non-profit operating and non-profit capacity building support for non-profits administering these supportive services as well as administration activities.

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

The City of Somerville seeks to leverage or supplement many of the activities it undertakes with some type of match or leveraging component. The following is a brief description of the matching or leveraging strategy for different program areas.

Housing: The city has had a successful track record of using HOME funds as matching funds in larger scale development projects. These projects typically included multiple funding sources including low-income tax credit financing and other subsidy sources. The city's HOME-ARP allocation will be used to help fund supportive service activities operated by nonprofit agencies that serve qualifying populations. The city is in the process of obtaining a Section 108 loan as a key source of funding in the Clarendon Hill redevelopment, which will move a key affordable housing project forward through the utilization of CDBG funds. In its rehab program, the city has gained momentum in partnering with the local CHDO in an acquisition rehab program to preserve existing housing units as permanently affordable units. The rehab subsidy of this program is critical to ensure that suitable units that are up to code are delivered through this program. Additional funding sources that are used for affordable housing projects are the Affordable Housing Trust, Community Preservation Act, fee/permit waiving, and using the difference in affordable housing used as a match, and bonds. An example of a housing project like this is Water Works Phase II using state funding to complete the multi-scale project.

Economic Development: The city encourages any participant of any of the city's economic development programs to demonstrate leverage or provide matching funds during the application process. The business retention and expansion programs require that any business seeking CDBG financing demonstrate the ability to obtain a portion of the financing needed from private banks or other lending sources. The city, in turn, will provide gap financing in exchange for compliance with job creation requirements. The city also requires matching funds from any business participating in the Small Business technical assistance program. The city's Jobs Trust Fund does ask nonprofits that apply for funding about matching funds, and many accepted proposals do include matching funds, but for Jobs Trust funding is not a requirement. An example of using CDBG as support funding for economic development is in the acquisition of the property at 508-512 Columbia St. The city has been wanting to make this acquisition for a long time but did not have adequate funding. In this case, CDBG funds will be a support to city money to make the acquisition possible.

Streetscape and Infrastructure: The city has previously demonstrated the ability to leverage CDBG funding to complete larger scale infrastructure projects. In the cases of both the East Broadway and Beacon Streetscape projects, the city utilized CDBG as matching funds to leverage federal and state funding for these projects. In both projects, CDBG funds were able to leverage almost \$10M for each project. The city will continue to use this model as suitable projects and opportunities present themselves.

Parks and Open Space: During the last consolidated plan period, the city was able to successfully leverage CDBG funding with State PARC grant funds and Community Preservation Act funds to deliver quality recreational and open space projects in low-income neighborhoods. The city will continue to seek opportunities using these funding models and any others that the Parks team deems relevant.

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

While developing this plan, a list was created listing all current city-owned properties and their status (vacant, occupied, etc.). The purpose of this document as it relates to the Consolidated Plan is to see if the properties are in eligible areas or statuses to be included in future projects with CDBG or HOME funds. As of yet, no decisions have been made regarding any of these sites. However, the city reserves the right to, during the duration of the 2024-2028 period, utilize entitlement funding for certain facilities should the need become relevant. Possible uses include public safety and recreational facilities.

Discussion

The City of Somerville has been highly successful in maximizing the full programmatic and financial efficacy of its entitlement funds. The city has developed innovative programs to leverage both financial and non-financial resources to improve the living standards of the low to moderate income community in terms of affordable housing, economic opportunities, and improved living environments.

AP-20 Annual Goals and Objectives

Goals Summary Information

Table 54 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create and Preserve Affordable Housing	2024	2028	Affordable Housing Public Housing Homeless	City Wide	Bridging the Equity Gap	CDBG - \$793,329.05 HOME - \$516,887	Rental units constructed: 10 Household Housing Units Rental units rehabilitated: 5 Household Housing Units Homeowner housing rehabilitated: 5 Household Housing Units Direct financial assistance to homebuyers: 10 Households Assisted TBRA/Rapid Re-housing: 5 Households Assisted
2	Neighborhood Stabilization and Revitalization	2024	2028	Non-Homeless Special Needs Non-Housing Community Development	City Wide East Somerville Union Square	Bridging the Equity Gap	CDBG - \$150,000	Businesses assisted: 20 Businesses Assisted
3	Infrastructure and Urban Environment Improvements	2024	2028	Non-Housing Community Development	City Wide	Modernizing and Creating Sustainability	CDBG - \$400,000	Public facility or infrastructure activities other than low/moderate income housing benefit: 10,000 Persons Assisted

Table 54 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Improve Facilities that Serve Community Needs	2024	2028	Non-Homeless Special Needs Non-Housing Community Development	City Wide	Modernizing and Creating Sustainability	CDBG - \$275,000	Public facility or infrastructure activities for low/moderate income housing benefit: 5,000 persons assisted Buildings Demolished: 1 Building
5	Supporting Vulnerable Populations	2024	2028	Non-Homeless Special Needs Non-Housing Community Development	City Wide	Serving the needs of at-risk populations	CDBG - \$373,460.55 HOME-ARP - \$1,626,742	Public services activities other than low/moderate income housing benefit: 10,095 Persons Assisted Tenant-based rental assistance/Rapid Rehousing: 2 Households Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 4 Beds Homelessness Prevention: 75 Persons Assisted
6	Mitigating and Ending Homelessness	2024	2028	Homeless	City Wide	Serving the needs of at-risk populations	ESG - \$223,123	Homeless Person Overnight Shelter: 200 Persons Assisted Homelessness Prevention: 100 Persons Assisted

AP-35 Projects – 91.220(d)

Introduction

The 2024-2028 Consolidated Plan will fund projects and programs that address the needs of the city’s low to moderate income residents. OSPCD will focus its efforts on the target areas identified in this plan to the extent possible. The city has allocated funds in the HOME Investment Partnership grant, Emergency Solutions grant, and Public Services programs in accordance with the federally mandated expenditure caps and guidelines for those programs. The city also reserves the right to pursue section 108 financing; should an eligible and viable project be identified it would be subject to the approval and additional eligibility and underwriting review criteria of the Office of Housing and Urban Development. At this time, the Office of Housing and Urban Development has not released its final FY24 program funding allocations. All allocation amounts noted in the proceeding section are subject to proportional proration based on those final allocation announcements.

Projects

Table 55 – Project Information

#	Project Name
1	Housing Acquisition and Rehab
2	Section 108 Repayment
3	Small Business Resiliency
4	Parks and Recreation Open Space Improvements
5	Tree Planting and Urban Forestry
6	Neighborhood Infrastructure Improvements
7	Slum & Blight/Community Spaces
8	Public Services 2024
9	2024 Admin
10	HOME Housing Development Special Projects
11	Tenant Based Rental Assistance
12	First-Time Homebuyer Assistance
13	CHDO Operating
14	CHDO Set Aside
15	HOME Admin
16	ESG Homelessness Shelter, Outreach, and Prevention
17	HOME-ARP Supportive Services
18	HOME-ARP Non-Profit Operations
19	HOME-ARP Non-Profit Capacity Building
20	HOME-ARP Admin

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

The City of Somerville and Office of Strategic Planning and Community Development have allocated funds in a manner that will effectively maximize the leverage capacity of this program funding. The specific project allocations shown above were based on the analyses informing priority needs, the availability of upcoming projects, and the ability to leverage additional funding sources with these funds. The city also is also obligated to adhere to the various categorical limits and restrictions of the various

programs. Public Service funds will not exceed 15% of the CDBG entitlement and services will be designed to meet the needs of low income residents by improving access to supportive services for adults, children, seniors and disabled residents. HOME Investment Partnership will be allocated according to categorically eligible programs and include the required CHDO Set-Aside allocations. The Emergency Solution Grant funds are allocated to non-profit agencies providing homeless services and homelessness prevention activities. Together with the Continuum of Care, the City has identified homeless needs and formulated priorities and programs to address them.

AP-38 Project Summary

Project Summary Information

1	Project Name	Housing Acquisition and Rehab Program
	Target Area	City Wide
	Goals Supported	Create and Preserve Affordable Housing
	Needs Addressed	Bridging the Equity Gap
	Funding	CDBG: \$400,000
	Description	This program will continue to support the city's 100 Homes program and other housing development projects. CDBG funds will primarily be used to undertake rehabilitation work but may also fund housing acquisition activities on a limited basis. The city will also continue to operate its existing Home Rehab program to income eligible residents city wide.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that anywhere between 5-8households will be assisted through this program in FY25. The program will benefit a range of individuals and family types based on the number and type of units that are rehabilitated and/or acquired.
	Location Description	The program is based on homeowner and/or tenant eligibility so is therefore eligible citywide. The city will continue to operate its traditional Housing Rehab program and provide support to the 100 Homes program and other housing development projects.
Planned Activities	The city will fund housing rehab projects for units occupied by income eligible owners or tenants. The program is being re-designed to emphasize health and sustainability components such as de-leading and energy efficiency	
2	Project Name	Section 108 Project
	Target Area	Alewife Brook/Clarendon Hill
	Goals Supported	Create and Preserve Affordable Housing
	Needs Addressed	Bridging the Equity Gap
	Estimated Funding	CDBG: \$393,329.05
	Description	Repayment of Section 108 Loan for Affordable Housing Development
	Target Date	6/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	The proposed new development will be a multi-phase redevelopment project with 216 replacement units and 38 new units currently under construction and up to 37 new additional affordable units proposed in future phases of the project.
	Location Description	Tentative affordable housing development projects are targeted for the Clarendon Hill/Alewife neighborhood.
	Planned Activities	The proposed new development will be a multi-phase redevelopment project with 216 replacement units and 38 new units currently under construction and up to 37 new additional affordable units proposed in future phases of the project.
3	Project Name	Small Business Resiliency Program
	Target Area	Citywide East Somerville Union Square
	Goals Supported	Neighborhood Stabilization and Revitalization
	Needs Addressed	Bridging the Equity Gap
	Estimated Funding	CDBG: \$150,000
	Description	This program will combine technical assistance and direct financial assistance to support micro-enterprises and local small businesses in income eligible areas.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	This project is designed to deliver technical assistance to the city's most economically vulnerable small business or micro-enterprise owners. The city will target low to moderate income business owners or small business located in targeted, underserved neighborhoods that provide essential goods and services to the community. Many of the business owners targeted with this effort will be low income immigrant business owners, many of whom are also first time business owners. The city will aim to assist 10-20 eligible businesses.
	Location Description	The city will target its outreach efforts to small businesses located in the previously identified target neighborhoods of Union Square and East Somerville. These neighborhoods have the highest concentration of low income, family operated small businesses in the city, and are also served by local Main Streets organizations that work closely with these businesses on technical assistance issues and coordination with the city. Some assistance will also be offered to small businesses city-wide.
Planned Activities	OSPCD staff will partner with the local Main Street Organizations and other specialized T/A providers to support local small businesses with construction impact mitigation, marketing efforts, OSHA and ServSafe training, financial literacy, and other business management needs.	

4	Project Name	Parks and Recreation Open Space Improvements
	Target Area	LMI Areas
	Goals Supported	Infrastructure and Urban Environment Improvements
	Needs Addressed	Modernizing and Creating Sustainability
	Estimated Funding	CDBG: \$300,000
	Description	This project will create and revitalize quality recreational open spaces in the city's most densely populated and underserved neighborhoods.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	The city will target its Parks and Open Space activities in the previously identified target areas. The activities identified will be aimed at benefitting areas that serve primarily low to moderate income residents. As a result of the densely populated nature of Somerville's neighborhoods, OSPCD is confident that most activities will serve at least 10,000 low to moderate income persons.
	Location Description	The city will focus its parks and open space activities on the low to moderate income neighborhoods that demonstrate the greatest need and lack of suitable green space and recreational amenities.
	Planned Activities	Parks and recreational open space infrastructure projects including new park construction and other recreational space amenities.
5	Project Name	Urban Forestry/Street Tree Program
	Target Area	LMI Areas
	Goals Supported	Infrastructure and Urban Environment Improvements
	Needs Addressed	Modernizing and Creating Sustainability
	Estimated Funding	CDBG: \$50,000
	Description	This program will continue to compliment the City's tree planting program in income eligible areas.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	The City will target its Green Infrastructure and Urban Forestry activities in predominantly low to moderate income eligible census tracts across the city. The activities identified will be aimed at benefitting areas that serve primarily low to moderate income residents. As a result of the densely populated nature of Somerville's neighborhoods, OSPCD is confident that most activities will serve at least 10,000 low to moderate income persons.
	Location Description	The city will target tree planting efforts across low income eligible census tracts across the city.
	Planned Activities	The city will plant trees in eligible low to moderate income census tracts.

6	Project Name	Neighborhood Infrastructure & Improvement Program
	Target Area	LMI Areas
	Goals Supported	Infrastructure and Urban Environment Improvements
	Needs Addressed	Modernizing and Creating Sustainability
	Estimated Funding	CDBG: \$50,000
	Description	This project will focus on making infrastructure, streetscape, and multi-modal safety improvements including traffic calming, ADA improvements, and utility improvements in underserved and income eligible areas.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	The city will target its infrastructure investments in the previously identified target areas. The activities identified will be aimed at benefiting areas that serve primarily low to moderate income residents. As a result of the densely populated nature of Somerville's neighborhoods, OSPCD is confident that most activities will serve at least 10,000 low to moderate income persons.
	Location Description	The city will focus its streetscape and infrastructure activities on the low to moderate income neighborhoods that are most impacted by the recent development of new transit stations. These neighborhoods include Union Square, Central Broadway, East Somerville, and Gilman Square.
Planned Activities	The city will undertake streetscape and infrastructure investments that will improve pedestrian and multi-modal safety and provide equitable access to transit. The city will also seek opportunities to invest in utility improvements, when and if needed.	
7	Project Name	Slums & Blight/Community Spaces
	Target Area	City Wide, LMI Areas
	Goals Supported	Improve Facilities that Serve Community Needs
	Needs Addressed	Modernizing and Creating Sustainability
	Estimated Funding	\$275,000
	Description	Identify and repurpose dilapidated public assets for the purpose of converting to accessible public facilities and community spaces.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	5,000-10,000 low and moderate income residents in will benefit from improvement of facilities that provide community services, as well as the clearance of slums and blight in predominantly low and moderate income neighborhoods.

	Location Description	The city will target the removal of blighted structures citywide that are in need of demolition or clearance for health and public safety purposes in low and moderate income neighborhoods, and invest in the improvement of spaces that provide community services to low and moderate income residents city-wide.
	Planned Activities	The city will monitor and identify any public structures in eligible neighborhoods that are in need of demolition and clearance for health and public safety purposes.
8	Project Name	Public Services 2024
	Target Area	City Wide
	Goals Supported	Supporting Vulnerable Populations
	Needs Addressed	Serving the Needs of At-Risk Populations
	Estimated Funding	CDBG: \$373,460.55
	Description	This program will fund local nonprofit organizations and agencies that provide vital supportive services to the most economically vulnerable members of the community to include low income individuals and families, seniors and persons with disabilities. Enrichment, employment, and affordable childcare services will be designed for youth. 15 percent of the available CDBG funds will be earmarked for various public service activities.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Expect to serve over 10,000 low income residents with Public Service funding. Services will benefit low income individuals, low income families and their children, seniors and disabled adults.
	Location Description	The social services and programs funded under the public services program are available to any eligible low to moderate income individual or household citywide.
Planned Activities	The city of Somerville issued a request for proposals to local social service and non-profit organizations and agencies that can provide a wide range of supportive services to benefit the city's most economically vulnerable populations with an added focus on those programs that serve the youth, elderly, and those with disabilities, as well as nutrition and workforce readiness.	
9	Project Name	2024 Administration
	Target Area	City Wide
	Goals Supported	Create and Preserve Affordable Housing
	Needs Addressed	Building Communities of Opportunity

	Estimated Funding	CDBG: 497,947.40
	Description	Program administration and planning expenses. All priority needs will be covered under this project but to keep the structure of the plan this is sorted under Building Communities of Opportunity and Create and Preserve Affordable Housing for this project as it is the goal with the largest amount of funding in the plan.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	This project will cover the administrative costs of operating and administering the entitlement program
10	Project Name	HOME Housing Development Special Projects
	Target Area	City Wide
	Goals Supported	Create and Preserve Affordable Housing
	Needs Addressed	Bridging the Equity Gap
	Estimated Funding	HOME: \$1,518,938.25
	Description	Housing Special Project funds are available to for-profit and non-profit developers of affordable housing for the acquisition, demolition, pre-development, operating and construction costs of both rental and home-ownership housing projects located within the City of Somerville.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Ten HOME units for seniors supported by project-based vouchers are expected to be completed in within the next year as part of the Waterworks II project being constructed by the Somerville Housing Authority. The property will include a total of 21 new public housing units for seniors all supported by project-based vouchers. The City has also conditionally committed funding to a Just-A-Start project at 24 Webster Avenue. This project will be comprised of approximately 42 units, all affordable to households earning at or below 60% AMI. Eleven of those units are expected to be HOME units, with 8 restricted at 60% AMI and 3 restricted at 50% AMI. Although 24 Webster Avenue is not expected to be completed within Program Year 2024, we expect these units to be completed during the 2024-2028 ConPlan period. The City will continue to look for additional development projects to support city-wide that will benefit a wide array of families

	Location Description	HOME Special projects take place city-wide. The Waterworks II development which is currently under construction is in the Alewife Brook/Clarendon area and the 24 Webster Avenue projects is in the Union Square area. The City will continue to look for other projects to fund throughout the city.
	Planned Activities	The city will seek opportunities to invest HOME funding in projects that create new affordable housing units at various income eligible levels.
11	Project Name	Tenant Based Rental Assistance
	Target Area	City Wide
	Goals Supported	Create and Preserve Affordable Housing
	Needs Addressed	Bridging the Equity Gap
	Estimated Funding	HOME: \$0
	Description	Tenant-Based Rental Assistance funds are available to subsidize and stabilize income-qualified tenants of rental housing units located within the City of Somerville. Funds are targeted to households at risk of homelessness and groups identified as having special needs.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Although no funding is committed to TBRA in the 2024 Program Year, we expect to assist 3-5 households with Tenant based rental assistance through existing TBRA contracts, funded with prior year funds. Additionally, the city has approximately \$300K in HOME-ARP funding for supportive services that has not been committed to any activities yet. If rental assistance is a need in the community, the city may fund a rental assistance program with the uncommitted TBRA funds.
	Location Description	The Tenant Based Rental Assistance program is available to any eligible income qualified household.
	Planned Activities	Rental assistance for qualifying individuals and households.
12	Project Name	First-Time Homebuyer Assistance
	Target Area	City Wide
	Goals Supported	Create and Preserve Affordable Housing
	Needs Addressed	Bridging the Equity Gap
	Estimated Funding	HOME: \$60,000
	Description	The homebuyer assistance program provides closing cost and down payment assistance to eligible low to moderate income persons.
	Target Date	6/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	Provide direct financial assistance to approximately 10-12 income eligible first time homebuyer households.
	Location Description	The program is available city wide to any income eligible applicant.
	Planned Activities	Fund and operate a first time homebuyer closing cost assistance program for income eligible households.
13	Project Name	CHDO Operating
	Target Area	City Wide
	Goals Supported	Create and Preserve Affordable Housing
	Needs Addressed	Bridging the Equity Gap
	Estimated Funding	HOME: \$25,844.35
	Description	As an eligible component of the HOME program, CHDO operating funds of 5% are set aside from the City's annual HOME program entitlement grant to assist the City's current Community Housing Development Organization (CHDO), the Somerville Community Corporation with its costs to operate its non-profit housing development department.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Currently, Somerville Community Corporation is the only CHDO certified in the City of Somerville. Somerville Community Corporation offers first time homebuyer counseling, financial and digital literacy, and career coaching services to hundreds of low and moderate income residents in Somerville in addition to creating affordable housing. Operating support allows them to continue running these various programs by supporting the cost of staff salaries and other general operating expenses.
	Location Description	Somerville Community Corporation serves all Somerville Residents
	Planned Activities	Support operating expense needs of certified community housing development organizations within Somerville.
14	Project Name	CHDO Set Aside
	Target Area	City Wide
	Goals Supported	Create and Preserve Affordable Housing
	Needs Addressed	Bridging the Equity Gap
	Estimated Funding	HOME: \$77,533.05

	Description	As an eligible component of the HOME Program a 15% reserve allocation is set-aside from the City's annual HOME entitlements to be put towards eligible CHDO sponsored affordable housing development projects. Currently, the city's only certified CHDO, Somerville Community Corp, is the annual recipient of the City's CHDO reserve allocation.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Somerville Avenue is currently the only project funded with CHDO Set-Aside funding. This project is the rehabilitation of 9 units that have been offline due to a fire in 2021. All units are affordable to households earning at or below 100% AMI, and two of these units will be HOME units affordable to households earning at or below 50% AMI. This project is expected to be completed just before the beginning of Program Year 2024. The City will continue to search for the next CHDO project, but no CHDO set-aside units are expected to be completed during Program Year 2024 at this time.
	Location Description	This activity is not location specific. It fulfills the required 15% CHDO set-aside requirement set forth in the HOME investment partnership program.
	Planned Activities	Support our community housing development organization with the creation of affordable housing opportunities.
15	Project Name	HOME Admin
	Target Area	City Wide
	Goals Supported	Create and Preserve Affordable Housing
	Needs Addressed	Bridging the Equity Gap
	Estimated Funding	HOME: \$51,688.70
	Description	Program, Planning, and Administrative expenses including staffing costs.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Program administration expenses assist staff with completing all the administration work necessary to fund HOME activities that benefit low and moderate income persons. Please refer to the individual Projects to review the number and types of families we expect to have benefitting from our proposed activities during Program Year 2024.
	Location Description	Most administrative work takes place at Somerville City Hall or City Hall Annex, but staff may perform site visits city-wide.
	Planned Activities	Salaries and administrative costs related to administration of the HOME grant.
16	Project Name	ESG24 Homelessness Shelter, Outreach and Prevention

	Target Area	City Wide
	Goals Supported	Mitigating and Ending Homelessness
	Needs Addressed	Serving the Needs of At-Risk Populations
	Estimated Funding	ESG: \$223,123
	Description	This project will fund the various programs and activities eligible through the Emergency Solutions Grant program. The four eligible areas for ESG funding are the shelter operations and essential services, rapid rehousing, homelessness prevention, and HMIS reporting. Funding will also be used to aid recovery efforts from the impacts of COVID-19 where eligible.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 300 individuals will be assisted through ESG funding.
	Location Description	The ESG program is administered city wide
	Planned Activities	Shelter operations, Street Outreach, Rapid Rerhousing, Homeless Prevention, and HMIS
17	Project Name	HOME-ARP Supportive Services
	Target Area	City Wide
	Goals Supported	Supporting Vulnerable Populations
	Needs Addressed	Serving the Needs of At-Risk Populations
	Estimated Funding	HOME-ARP: \$1,220,057
	Description	This project includes supportive services listed in Section 401(29) of the McKinney-Vento Homeless Assistance Act, homelessness prevention services, and housing counseling services for qualifying populations.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	We expect that 2 households will benefit from transitional housing, 2 households will benefit from rapid rehousing, and 170 persons will be supported with one-on-one housing counseling services and supportive services, including but not limited to education, legal, mental health, and other healthcare services in Program Year 2024. The persons assisted will be from qualifying populations which includes people who are homeless, at-risk of homelessness, fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking, and other populations where supportive services would prevent a family's homelessness or would serve those with the greatest risk of housing instability.

	Location Description	Supportive services activities will take place throughout the City.
	Planned Activities	The City plans to support the creation and operation of transitional housing, rapid re-housing, housing counseling, and other supportive services, including but not limited to education, legal, mental health, and healthcare supports. The City will continue to search for additional supportive service projects to fund throughout the Program Year.
18	Project Name	HOME-ARP Non-Profit Operating
	Target Area	City Wide
	Goals Supported	Supporting Vulnerable Populations
	Needs Addressed	Serving the Needs of At-Risk Populations
	Estimated Funding	HOME-ARP: \$81,337
	Description	Operating support for Community Housing Development Organizations and other non-profit organizations that will carry out supportive service activities with HOME-ARP funds.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	See the supportive services activity for information of the number and types of families that will benefit from proposed activities.
	Location Description	Operating Assistance can be provided to any non-profit organization that is providing supportive services in the City.
	Planned Activities	The City plans to provide operating support to non-profit organizations that will be carrying out HOME-ARP supportive services activities.
19	Project Name	HOME-ARP Non-Profit Capacity Building
	Target Area	City Wide
	Goals Supported	Supporting Vulnerable Populations
	Needs Addressed	Serving the Needs of At-Risk Populations
	Estimated Funding	HOME-ARP: \$81,337

	Description	Capacity building assistance for Community Housing Development Organizations and other non-profit organizations that will be carrying out HOME-ARP supportive service activities. Capacity building assistance is meant to improve an organization’s ability to successfully carry out eligible HOME-ARP activities by hiring additional staff, participating in employee training or other staff development, obtaining equipment necessary for running the supportive services, or other related activities.
	Target Date	6/30/25
	Estimate the number and type of families that will benefit from the proposed activities	See the HOME-ARP supportive services activities for information on the number and types of families that will benefit from an organization’s increased capacity to run supportive services programs.
	Location Description	Capacity building assistance can be provided to any non-profit supportive Somerville residents. This project will benefit the entire city.
	Planned Activities	The City plans to provide capacity building assistance to any non-profits that will carry out HOME-ARP supportive service activities.
20	Project Name	HOME-ARP Administration
	Target Area	City Wide
	Goals Supported	Supporting Vulnerable Populations
	Needs Addressed	Serving the Needs of At-Risk Populations
	Estimated Funding	HOME-ARP: \$244,011
	Description	Administration and planning costs for HOME-ARP program management, coordination, monitoring, and evaluation.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	See the supportive services project for information of the number and type of families that will benefit from the proposed activities.
	Location Description	Most administrative and planning activities take place at City Hall or City Hall Annex, but staff may perform site visits city-wide to monitor and evaluate HOME-ARP activities.
	Planned Activities	The City plans to conduct an RFP to award the remainder of HOME-ARP supportive service dollars, set up contracts for existing awards, and monitor supportive services activities that will be carried out in Program Year 2024.

AP-50 Geographic Distribution – 91.220(f)

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

All the included strategy areas in this plan are areas of the city with a high low- and moderate-income population, as well as notable neighborhood identities. The program funds will be deployed citywide across the various eligible census tracts and on programs where eligibility is determined on an individual applicant basis.

Geographic Distribution

Table 56 - Geographic Distribution

Target Area	Percentage of Funds
City wide	78
Alewife Brook/Clarendon	16
East Somerville	3
Union Square	3
Inner Belt/Brick Bottom	0
Winter Hill/Mystic	0
Gilman Square	0

Rationale for the priorities for allocating investments geographically

The city has determined that all of the target areas demonstrate both the greatest areas of need and have the most attractive opportunities to deploy entitlement funds. All of these target areas contain higher concentrations of low to moderate income residents and are sites of potential redevelopment efforts.

Discussion

The city believes that by concentrating investments in these target locations it will be able to achieve its intended results in the most efficient and timely manner possible. Additionally, the city hopes to employ its entitlement funds to both enhance and mitigate some of the opportunities and risks presented by the planned revitalization efforts in these target areas.

AP-55 Affordable Housing – 91.220(g)

Introduction

The City has recently completed a redesign of its traditional core housing rehab program and has re-launched it to formally fold in activities previously performed under the Lead Hazard Reduction grant and to include additional incentives and focus on energy efficiency improvements and retrofitting. The program will continue to be made available to both income eligible residents and also for units operated under the 100 Home portfolio of affordable housing stock.

The HOME program will continue to offer its set of core programs of Tenant Based Rental Assistance, First Time Homebuyer Closing Cost Assistance, CHDO set aside and Operational funding. Program staff will continue to seek opportunistic projects to utilize HOME entitlement funds on new development projects. Current projects nearing completion include 657 Somerville Avenue and Waterworks Phase II.

Table 57 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households to be Supported	
Homeless	150
Non-Homeless	0
Special-Needs	0
Total	150

Table 58 - One Year Goals for Affordable Housing by Support Type

One Year Goals for the Number of Households Supported	
Rental Assistance	0
The Production of New Units	10
Rehab of Existing Units	16
Acquisition of Existing Units	2
Total	28

Discussion

The City will use a mix of CDBG and HOME funds to continue to deliver on its core goal and need of housing affordability. The key area of focus will be on the preservation of existing units through the Housing Rehab, 100 Homes Acquisition, and Community Land Trust programs. These programs can utilize both CDBG and HOME funding to aid in preserving and maintaining existing units and bringing them into the affordable housing stock pipeline. HOME Funding will be also be deployed on development projects that meet HOME criteria to add additional new units to the city's affordable housing inventory.

Lastly, the City is currently exploring the possibility of entering into a section 108 financing plan to close significant gaps in the future phases of the Clarendon Hills redevelopment project which has face numerous unforeseen financing challenges due to the conditions arisen from the current economic climate of rising construction and financing costs.

AP-60 Public Housing – 91.220(h)

Introduction

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

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

The Somerville Housing Authority's 5 Year Plan, released in 2023, states the strategies they will employ to address Housing Needs. SHA will continue to work with partner agencies to stabilize tenancies, including participation in emergency rental assistance programs, to make capital improvements and renovations, and to advance development projects that will create new affordable rental units in the city.

Two housing development projects are currently under construction. The Clarendon Hill redevelopment project will replace 216 state-aided public housing units and add 80 net new income-restricted rental units in a mixed income development with additional market-rate units. The Mystic Water Works II building will add up to 21 affordable housing units for elderly households earning up to 80% of AMI. Both projects work toward advancing the SHA's mission of creating and expanding decent, safe, and sanitary affordable housing opportunities for low- and moderate-income families, elderly, and people with disabilities. The projects also address the housing needs identified in the City of Somerville's previous FY2018-2022 plan, namely, to help reduce the high percentage of the City's low-moderate income households that are housing cost burdened and the need for the creation of additional affordable housing.

Further, the SHA will address the housing needs of low-income individuals and families through the following activities:

- Promote unit turnover within the SHA LIPH Program by improving the ability of economically stabilized households with the wherewithal to make the transition to become homeowners on a regional basis.
- Continue efforts to stabilize families by working with community partners to assist residents and promote workforce readiness through continued operation of SHA's FSS Program and by funding provider grants for programs directly benefiting SHA residents.

- Continue to invest in capital expenditures at SHA-owned properties to ensure a marketable and healthy environment for eligible residents.
- Continue to make modifications to LIPH units to enhance accessibility and honor reasonable requests for physical accommodation(s) whenever possible.
- Track the impact of SAFMR implementation for SHA's Housing Choice Voucher (HCV) Program. Consider seeking a waiver from the U.S. Department of Housing & Urban Development (HUD) to apply SAFMR HCV payment standards by census tract.
- Maximize the use of Project-based Vouchers under the regulatory requirements of 24 CFR 983 as a tool in the development of long-term affordable housing within the City of Somerville.
- Continue to promote collaboration with local service providers for distribution of information about housing and supportive service options.

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

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

- Active participation in the tenants association of each property
- Actively marketing and supporting residents to participate in the city's inclusionary housing opportunities and the state's Section 8/Housing Choice Voucher Program Family Self Sufficiency Program
- The City and Housing Authority will continue to partner with Somerville Community Corp to offer first time homebuyer and financial literacy classes.
- First Time Home Buyer Assistance will continue to be offered throughout the city.

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

Not applicable.

Discussion

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

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

Introduction

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

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

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

The city uses a combination of teams to outreach and assess the needs of the homeless population (including unsheltered persons) using assessment and engagement activities to determine vulnerability and community resources to respond. The First Step Outreach van working with the Police and other partners help unsheltered homeless men and women by canvassing for clients; engaging clients; accessing or providing emergency and crisis intervention services; assessing clients; providing crisis intervention counseling and case management; providing access to any available entitlement, benefits, housing or other resources; direct provision of and/or referral and linkages to health and/or mental health services and transportation of clients. The goal of this is two fold: to alleviate some of the burden placed on the Police Department and emergency rooms and more importantly to help homeless individuals stay alive during the harshest of months. The outreach team works to build trusting relationships with homeless persons living on the streets and in encampments, performs assessment for homeless persons in the field and links them to shelter and supportive services that meet their needs. They will transport people to CASPAR's Emergency Services Center or other shelters, detoxification centers, hospitals, or other facilities as directed by the clients. The CASPAR program provides overnight shelter, meals and bathroom/shower facilities and attempts to engage homeless persons in case management to assess their homeless history and current needs and work to place them in appropriate longer term emergency shelter or transitional housing programs so they can work toward regaining their permanent housing. Additionally, CASPAR offers drop in safety and programming for individuals who are street homeless. These programs provide a place where clients will be able to go for meals, counseling, medical services, showers, and other social services. CASPAR's low-threshold models specifically reach out to street homeless individuals.

OSPCD collaborates with service agencies and others in the public sector to analyze existing needs, to identify and address funding gaps. The Homeless Point In Time (PIT) Count, organized by the CoC

annually assesses the characteristics of the homeless population in and around Somerville. This important data is used by the CoC and its stakeholders to track the changing needs of the homeless. The major component of the action plan of OSPCD and the CoC is to develop and support the coordinated assessment system to match a homeless person's need for housing with available housing vacancies among providers, to improve access to services and to ensure appropriate interventions. Doing so will promote a system to ensure limited resources are used to create maximum impact and efficiency.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City's ESG funding will be coupled with other public and private funding sources secured by subrecipients, providers and operators of emergency shelters, transitional housing, and support services program in the area. HOME funds are frequently used to support transitional housing needs, while other funds support case management and support services to encourage stabilization. The CoC has a coordinated access system to assess the status of housing and support services. The Veterans Affairs Supportive Housing (VASH) program targets the needs of homeless veterans and their families and provides housing resources and case management with support services provided by Volunteers of America (VOA). Recognizing the limited resources and vulnerability of women, Catholic Charities operates a daily lottery system for emergency shelter beds and transitional work/stabilization beds for working women. These shelter and transitional programs address the needs of specific populations such as chronically homeless persons, families, persons with severe substance abuse histories or those suffering from dual or multiple cooccurring disorders.

The City will continue to coordinate with the Balance of State Continuum of Care and social service providers working with homeless persons to provide coordinated entry and assessment of housing and supportive service interventions to assist homeless families and families at risk of homelessness across the city. The goal of collaboration will be to divert families from becoming homeless and to end families' homelessness as rapidly as possible. Four shelter programs receive ESG funding for operations and services. These shelter programs serve a wide range of discrete subpopulations of the homeless, including: programs providing support for recovering substance abusers, mental health services, services for survivors of domestic violence and their children, transitional housing for youth, interim housing for street homeless who are awaiting permanent supportive housing placement, employment/volunteer services, intensive housing placement services and other programs that would not otherwise exist to provide special assistance.

Lastly, the city recently had its HOME ARP allocation plan approved where it allocated the majority of this supplemental funding round be dedicated solely to supportive services for these vulnerable populations.

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

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

The city will continue to refine strategies to increase placements through efforts to create new rental assistance programs; addressing the various needs of homeless families, adult families and individuals. These programs are helping working families/individuals, vulnerable families, survivors of domestic violence and elderly individuals/families move into permanent housing. The city and the CoC will continue their efforts to increase Permanent Sheltered Housing (PSH) for chronically homeless individuals, and quickly place veterans into permanent housing and connect them to the necessary services and benefits.

In addition to Permanent Supportive Housing through the CoC and Permanent Housing (SRO's), case management and supportive services are a crucial component of the City's strategy to help persons experiencing homelessness find housing and maintain stability in that housing. There are a variety of supportive service programs to assist homeless persons address their income, employment, money management, legal, housing, and other related needs, so they can obtain and retain housing in each case funding is matched.

In addition, there are Permanent Supportive Housing programs such as Stepping Stones operated by Heading Home, Somerville Homeless Coalition, etc. Transitional programs were offered by agencies such as Catholic Charities, Somerville Homeless Coalition, etc. Somerville Community Corporation's single room occupancy (SRO) site is not considered transitional or permanent housing. The majority of CASCAP's permanent supported housing programs for persons with mental illness are occupied by formerly homeless persons.

One of the client conditions tied to acceptance into the transition to permanent housing program is clients' agreement to work on housing goals such as financial management, case management coordination to access maximum benefits, life skills development, and recovery and relapse prevention, etc. In addition to housing resources, case management and supportive services are crucial components to the City's strategy to help persons experiencing homelessness find housing and maintain stability in that housing. Service programs assist homeless persons address their income, employment, money management, legal, housing and other related needs, so they can obtain and retain housing.

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

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

ESG funds for prevention program services include, but are not limited to, family or tenant/landlord mediation, household budgeting, emergency rental assistance, job training/placement and benefits advocacy. To be eligible for ESG funded prevention assistance, programs must assess and document that the household would become homeless but for the ESG assistance. In other words, a household would require emergency shelter or would otherwise become literally homeless in the absence of ESG assistance. A household that is at-risk of losing their present housing may be eligible if it can be documented that their loss of housing is imminent, they have no appropriate subsequent housing options, and they have no other financial resources and support networks to assist with maintaining current housing or obtaining other housing.

Through a comprehensive uniform intake, subrecipient case managers will determine if there are other housing options available to the household rather than accessing shelter through the homeless system. For example, family and friends that the client may be able to stay with while stabilizing their housing situation, may be beneficial for the household and simultaneously reserves homeless shelter resources for those with no other options. Additionally, subrecipient case managers will provide follow-up to families and individuals in housing to ensure they remain stably housed. This follow-up may take the form of monthly check-in either in person, by phone or home visits.

Discussion

In addition to services for homeless persons and persons at risk of homelessness, support services are needed to assist the working poor who are one crisis away from becoming homeless. The SomerVision Comprehensive Plan reinforces Somerville's commitment to serving at-risk populations via

homelessness prevention and rapid re-housing. The SomerVision 2040 update continues to prioritize a goal to end chronic homelessness through a “housing first” approach, allocating resources and securing new funding for additional supportive housing units.

Through an RFP process, local social service providers will be awarded contracts to address the needs of low-income residents with special needs. The City will award Public Service Grant funds to nonprofit agencies to provide supportive services that may include but are not limited to the following: individual needs assessment, crisis counseling, food and nutrition counseling, individual and group counseling, substance abuse counseling and treatment, benefits counseling and advocacy, individual case management, budget counseling, medication management, money management, mental health treatment, transportation, recreation and social activities. Emergency Solution Grant funds will be provided to nonprofit agencies to address prevention of homelessness for at-risk populations and rapid rehousing for those experiencing homelessness.

The CoC and OSPCD continue to be committed to the Homeless Management Information System (HMIS). All ESG and CoC recipients participate in HMIS and continued analysis is expected to provide real time data to evaluate the impact of the programs. The CoC and OSPCD continue to work with local social service agencies to establish performance standards. Program and agency refunding is dependent, in part, on successfully meeting the standards.

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

Introduction:

A variety of barriers, previously discussed, exist which make increasing the affordable housing stock in Somerville a pressing challenge:

- Income and wages are not keeping pace with rising housing costs and overall inflation
- Federal resources for programs, such as the federal Section 8 Program, are not sufficient to meet the experienced need.
- Homeownership is out of reach for the majority of residents due to an expensive and competitive first time home buyer market.
- Low housing vacancy rates are contributing to higher rents
- The cost of land is high and there is a lack of vacant land for future growth
- Backlog of infrastructure and public facilities investment needs.
- On going recovery from economic conditions created by the Covid-19 Pandemic

Continued displacement pressures from the recently completed Green Line Extension and commercial development boom.

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

In response to the factors noted above, the City has commissioned an Anti-Displacement Task force (Formerly called the Sustainable Neighborhoods Working Group) and has made significant progress on proposals made by this team. In some instances, changes have already been implemented such as in the inclusionary zoning ordinance, which also necessitates the payment of Affordable Housing and Job Creation Linkage fees for large projects, which help fund the Affordable Housing Trust Fund and Job Creation and Retention Trust Funds, respectively. Since 2012 the City has increased the percentage of required inclusionary units from 12.5% to 20% on large residential projects. Additional notable updates or milestones achieved include:

- The City has re-filed a Home Rule petition to the Commonwealth of MA to institute a locally based transfer fee on real estate transactions that is being deliberated at the state legislature.
- The City has filed Home Rule Petitions for a local right of first refusal ordinance and to expand the eligible activities available for funding under the Affordable Housing Trust fund.
- The City has filed a Home Rule Petition for rent stabilization.
- The City adopted and implemented a revised condo conversion ordinance with provisions targeted at minimizing displacement.
- The City adopted a streamlined permitting process to facilitate the development of new units in existing structures by right.
- The City adopted a brand new zoning ordinance that will strengthen and promote additional affordable housing creation.
- The City adopted zoning changes in compliance with the state's MBTA Zoning requirement that facilitates the construction of new multifamily housing.

- The City has continued to expand the pipeline of 100 Homes Initiative and other housing development projects.
- The City has successfully launched the Office of Housing Stability.
- The City helped launch the Somerville Community Land Trust and provided funding for their first two transactions.
- The City is currently piloting a set of new direct assistance programs through ARPA such as the Flex Rental Assistance, Municipal Voucher, and Universal Basic Income programs.
- The City approved an Urban Center Housing Tax Increment Financing (UCH-TIF) agreement for redevelopment of a blighted site at 299 Broadway which will help finance the full mixed income/mixed use project (which is mixed-income).
- The City provided the Somerville Community Corporation with tax abatements for their affordable units which will help maintain long-term affordability.

Discussion:

In addition to the solution set offered above that directly focuses on housing policy, the city is simultaneously addressing other areas of need including workforce development and infrastructure needs that will alleviate some of the conditions that disproportionately impact low to moderate income residents living in high cost of living regions such as Somerville and the greater Boston area.

AP-85 Other Actions – 91.220(k)

Introduction:

This section will address the actions and strategies to be undertaken to address underserved needs, foster and maintain affordable housing, evaluate and reduce lead based paint hazards, reduce the number of poverty level families and enhance coordination efforts between public and private housing and social service agencies and identify additional sources of funding to better serve those in need of affordable housing and related services. The City of Somerville along with other partnership agencies will continue to develop programs and initiatives, designed to improve existing programs and identify additional sources of funding, to better serve those in need of affordable housing and related services.

Actions planned to address obstacles to meeting underserved needs

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

- Leveraging its resources and partnering with housing and service organizations to create supportive housing units for the chronically homeless in order to help federal dollars touch more projects;
- Seeking partnerships with developers in order to apply for more tax credit applications and other grants;
- Assisting households increase their income and assets including public service funding for job readiness and other assistance programs to help individuals secure a job to increase their family income, helping families build assets by providing financial assistance to income eligible households who otherwise could not afford to purchase a home due to lack of funds for down payment and other fees associate with the purchase;
- Making housing and services available to the underserved including populations with special needs. Rapid Re-Housing activities using ESG funds will target those who are in need of benefits to pay for long-term housing and those who are victims of domestic violence;
- Advertising available services to the underserved through translated materials to reach non-English speaking residents in regards to available programming and general entitlement information, explore different methods of outreach to communicate with residents who have a disability and strive to have publicly held hearings in low-income neighborhoods and conduct meetings that serve special needs populations;
- Maximize the efficacy of all of these planned activities by leveraging as diverse a set of funding streams as possible to sustain and augment these initiatives as needed. Since the 2018-2022 Con Plan the city has been able to provide increased funding and services by growing its Affordable Housing and Jobs Creation Trust funding bases. Utilizing one-time federal funding sources such as CARES and ARPA Act Funding the city has increased city services and capacity from the growing tax base enabled by the commercial development boom.

Actions planned to foster and maintain affordable housing

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

- Monitoring its existing stock of affordable housing units through property inspections and continued relationships with property managers;
- Reinvestment in aging housing stock to ensure units remain safe, healthy, and energy-efficient.
- Exploring other funding sources for affordable housing such as private and regional/state funding opportunities;
- Encouraging higher density mixed use developments;
- Collaborating with regional public and private agencies working to promote affordable housing.
- Continue to foster the Community Land Trust and other developers seeking to acquire and create new affordable housing units.
- Require long-term affordability restrictions, including in-perpetuity restrictions
- Preservation of affordability for units with expiring restrictions

Actions planned to reduce lead-based paint hazards

Childhood lead poisoning is the number one environmental health problem facing children today. Unlike many diseases, lead poisoning is entirely preventable. The City recently closed out its most current Healthy Homes Lead Hazard Abatement grant. While the city did not seek an additional award for future funding; the City will continue to address lead paint hazards through its re-designed Clean Green Rehab program. The city will continue to require projects above a certain threshold or currently occupied by children to be inspected for lead hazards and remediate them, if necessary. Compliance with the lead requirement requires:

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

Actions planned to reduce the number of poverty-level families

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

- Increasing effective income (funding job training and educational programs to increase a person's potential income, promoting awareness of tax filing credits);
- Supporting asset accumulation (work with organization to increase financial education, homebuyer counseling and general financial literacy concerns);
- Promoting small business and economic development (providing technical assistance and support to microenterprises to encourage their success, expansion of small businesses and job creation);

- Providing case management, emergency assistance and information/referral services to low income and poverty level families to include financial assistance for education or job training to help clients get better jobs with higher income potential;
- Supporting employment, transportation and training programs to improve academic, basic and technical skills of low-income persons so they can find jobs or improve their earning capacity;
- Providing HUD grant funding to childcare service providers, allowing parents to attend school or a job;
- Providing emergency utility assistance to income eligible families in financial stress (providing weatherization and urgently needed home repairs;
- Providing public services that provide assistance by very low-income families and services to at-risk youth (supporting education, training and employment programs to prepare disadvantaged youth for career success and mentoring program to improve their outcomes); and
- Creating mixed income communities (encouraging the de-concentration of poverty and the creation of stable mixed income neighborhoods through the development of affordable housing outside of low-income areas).

Actions planned to develop institutional structure

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

The city has also established an Anti-Displacement Task Force, which has the goal to approach displacement holistically by convening subject matter experts, city council, residents, small business owners, non-profits, and creative enterprises to develop recommendations to reduce the rate of displacement. Additionally, the pursuit of a Home Rule Petition for the city is underway to facilitate the establishment of a rent stabilization policy aimed to stabilize rents.

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

Housing and social service providers collaborate regularly through participation in the Balance of State CoC's monthly meetings and its various subcommittee meetings. A city Housing Division staff member serves as a representative for City of Somerville and is able to serve as a liaison between the City and housing and social service agencies. These meetings also include representatives from agencies serving a broader group of residents at the poverty level, such a Community Action Agency of Somerville, RESPOND, Cambridge and Somerville Legal Services, and others who provide non-housing services. The CoC also maintains an inventory of housing as well as social service providers and includes details such as the subpopulations served as well as the services provided. Several social service agencies have

offices located in public housing and attend general meetings of the housing authority to identify problems in advance and have the opportunity to help resolve a crisis immediately.

The city is entering into a multi-jurisdictional compact aimed at collecting data regarding equitable practices in the development review process in order to identify areas where partnerships could be created to develop pathways for residents of socially disadvantaged communities to enter the industry. The city is also launching a Disparity Study project that will aim to review its contract and procurement processes to identify what extent there is a contract awarding disparity between vendors from socially disadvantaged communities against the local vendor community as a whole and propose solutions to remedy the disparity, including equitably removing barriers of entry to doing business with the city.

Discussion:

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

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

**Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(I)(1)**

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	30,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	30,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

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

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
Not Applicable

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

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

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

See Appendix

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).
6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).
7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

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

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

The Continuum of Care has a centralized assessment form and has received funding for its implementation. An evaluation criteria and performance outcomes related to monitoring protocols was developed. The goal of the coordinated assessment system is to enable agency to make rapid, effective and consistent client to housing and serve matches regardless of the client's location within the CoC's geographic area by standardizing the access and assessment process and by coordinating referrals. The Coordinated Entry System included an assessment of the intake process for the current homeless service providers to identify system strengths and weaknesses. The form collected all the data elements necessary for implementation in the HMIS system. The coordinated entry tool included a development of matrix of inventory, assessment tools, populations to be prioritized, developed by name list strategies, procedures to access inventory, access approach, centralized access, coordinated assessment/no wrong door, etc. Due to the diverse range of emergency shelter programs within the region shelter standards governing length of stay, safety and shelter needs of special population were developed. Each ESG funded program within the Continuum for Somerville, was mandated to be working on their own written shelter policies and procedures concerning matters that meet, or exceed, the City and federal regulations.

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

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

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

OSPCD coordinates with the Balance of State CoC and Somerville-Arlington committee to prioritize ESG objectives. Currently this includes Rapid Re-Housing, Homeless Prevention, Essential Services/ Operations, HMIS and Administration. These priorities are evaluated annually and taken into account to standardize performance standards and outcomes. OSPCD issued a Request for Proposals (RFP) for the ESG program in 2024-2025 with the intent of providing funding to sub-grantees. The RFP was posted on the city's website where it could be accessed and downloaded by interested agencies. The RFP was also emailed to interested agencies.

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

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

meetings and at exit interviews, when they leave the shelter. Before departure, residents have an opportunity to complete written evaluations and comment on and provide suggestions for changes or improvements in service.

5. Describe performance standards for evaluating ESG.

ESG proposals are evaluated based on their previous experience providing services to the homeless community and addressing one or more of the needs highlighted in the Consolidated Plan. Proposals are also evaluated based on the response to the criteria in the Request for Proposals, their capacity and timeliness, quality of work and previous outcomes, etc. ESG proposals providing Homelessness Prevention and Rapid Re-Housing programs are viewed favorably, as they adhere to HUD's Housing First Model. All ESG recipients participate in HMIS and continued analysis is expected to provide real time data to evaluate the impact of programs.

Proposals submitted under the Emergency Solutions Grants program are evaluated based on several key factors. Organizations are assessed on their relevant experience delivering services that meet the needs of the homeless community as outlined in the local Consolidated Plan. Proposals are also considered on their response to the criteria defined in the Request for Proposals, including the applicant's capacity, ability to meet required timelines, track record of high-quality work, and success in achieving past outcomes. Proposals that establish Homelessness Prevention and Rapid Re-Housing programs are viewed particularly favorably, as these initiatives align well with the Housing First model advocated by HUD. All ESG funding recipients are further expected to actively participate in the Homeless Management Information System to provide real-time data that allows for ongoing evaluation and assessment of program impact.

Appendix - Alternate/Local Data Sources

1	Data Source Name City of Somerville Assessor's Database
	List the name of the organization or individual who originated the data set. City of Somerville Assessing Department
	Provide a brief summary of the data set. Assessors annually classify all real property into one of four real property classes either residential, commercial, industrial, or open space.
	What was the purpose for developing this data set? The City uses the database to allocate the tax levy among the classes of real property within prescribed statutory limits.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The database covers all property within the City of Somerville.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? Updated annually.
	What is the status of the data set (complete, in progress, or planned)? Complete and updated annually.
	2
Data Source Name Somerville Housing Authority Data	
List the name of the organization or individual who originated the data set. Somerville Housing Authority	
Provide a brief summary of the data set. Up to date data on the number of units and characteristics of residents in units managed by the Somerville Housing Authority	
What was the purpose for developing this data set? General record-keeping	
How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? All SHA properties	
What time period (provide the year, and optionally month, or month and day) is covered by this data set? Current	
What is the status of the data set (complete, in progress, or planned)? Complete	

3	<p>Data Source Name</p> <p>Assessment of Fair Housing</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>The Housing Division within the Office of Strategic Planning and Community Development worked closely with the Housing Authority, City departments, local agencies and advocacy groups, residents, and other stakeholders to complete the analysis which was a requirement of HUD's Affirmatively Furthering Fair Housing Rule.</p>
	<p>Provide a brief summary of the data set.</p> <p>The data set was comprised primarily of HUD provided Census data as well as anecdotal local data compiled through outreach and a resident survey.</p>
	<p>What was the purpose for developing this data set?</p> <p>The purpose of the data set was to complete a comprehensive fair housing analysis for the City of Somerville in response to the requirements set forth in the Department of Housing and Urban Development's Affirmatively Furthering Fair Housing Rule. This included an examination of topics including segregation and integration, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>The Data set combined both HUD provided census data and was supplemented with locally gathered data and feedback. The data mainly focused on the jurisdiction of Somerville, Massachusetts but also considered larger regional housing factors and analysis.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>The City of Somerville began developing planning the AFFH analysis in the late fall of 2016 and began the public process in the spring of 2017. The report was completed and submitted in October 2017.</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>The City of Somerville Assessment of Fair Housing has been completed and accepted by the Department of Housing and Urban Development.</p>
4	<p>Data Source Name</p> <p>CHAS 2016-2020 Dataset Somerville City</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>U.S. Census Bureau</p>
	<p>Provide a brief summary of the data set.</p> <p>The U.S. Department of Housing and Urban Development (HUD) periodically receives "custom tabulations" of Census data from the U.S. Census Bureau that are largely not available through standard Census products. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low-income households. The CHAS data are used by local governments to plan how to spend HUD funds and may also be used by HUD to distribute grant funds.</p>
	<p>What was the purpose for developing this data set?</p> <p>Census information.</p>

	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>2016-2020</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>Surveying voters.</p>
	<p>Describe the total population from which the sample was taken.</p> <p>Residents living in Somerville.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>All residents of Somerville.</p>
5	<p>Data Source Name</p> <p>ACS 2018-2022</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>U.S. Census Bureau.</p>
	<p>Provide a brief summary of the data set.</p> <p>The American Community Survey (ACS) provides annual estimates of income, education, employment, health insurance coverage, and housing costs and conditions for residents of the United States. Estimates from the ACS complement population data collected by the U.S. Census Bureau during the decennial census.</p>
	<p>What was the purpose for developing this data set?</p> <p>Census information.</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>2018-2022.</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>Surveying voters.</p>
	<p>Describe the total population from which the sample was taken.</p> <p>Residents living in Somerville.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>All residents of Somerville.</p>