



Consolidated Plan FY2018-FY2022

**Action Plan
2018-2019**

City of Somerville
Joseph A. Curtatone, Mayor

**Office of Strategic Planning and Community
Development**
Michael F. Glavin, Executive Director



Consolidated Plan 2018-2022

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Executive Summary

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

1. Introduction

The 2018-2022 HUD 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, especially for low and moderate income households. This process serves as the framework for a community-wide dialogue to better focus funding from the U.S. Department of Housing and Urban Development (HUD) formula block grant programs to meet local needs.

The City of Somerville is an entitlement jurisdiction that receives federal funds from 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.

In turn, the Consolidated Plan serves as the document that guides the priorities and expenditure of CDBG, HOME and ESG funds received by the city.

The Consolidated Plan is organized into four primary sections:

The **Process section (PR)** describes the development of the Consolidated Plan and discusses how citizens were involved in the process, how the city consulted with public and private 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 (NA)** provides data, analysis and other relevant information on the city's needs as they relate to affordable housing, special needs housing, community development and homelessness. Throughout the Needs Assessment section, special attention is paid to the needs of Low and Moderate Income (LMI) households, racial and ethnic minorities, homeless persons and non-homeless special needs populations.

The **Housing Market Analysis section (MA)** provides information and detailed data about the local housing market conditions in the City of Somerville. The Housing Market Analysis is meant to supplement the information gleaned from the Needs Assessment to facilitate the creation of goals that are better tailored to the local context.

The **Strategic Plan section (SP)** is based on the findings from the Needs Assessment, Housing Market Analysis, stakeholder and resident input and review of existing local/regional planning documents. The primary purpose of the Strategic Plan is to prioritize the needs identified through the Consolidated Planning process in order to develop associated goals that direct the allocation of federal funds in a manner that maximizes community impact.

The findings from the Consolidated Plan were used to determine the types of programs the city would fund in the annual Action Plans. 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 (2018) of the 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 person and other non-homeless 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 2013-2017 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 have remained extremely challenging, the city has taken numerous steps to address these problems. Through expanding affordable housing policy the city has continued to promote the supply of affordable housing by increasing the inclusionary housing requirements for new developments from 12.5% to 17.5% and 20% for certain projects. In addition, the city has also increased its housing linkage fee requirements on commercial developers. By utilizing CDBG funds the city was able to successfully launch and support the 100 Homes Program. The 100 Homes utilizes the city's housing assistance programs to acquire existing market rate housing and convert it to permanently affordable units.

Revitalizing Target Neighborhoods- the City made numerous investments to revitalize key struggling business districts and make physical improvements to enhance the environment of target neighborhoods. The city was able to assist local small businesses through the storefront improvement program and 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 mod neighborhoods that were previously in dilapidated condition.

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 1000 homeless individuals and families last year alone at CASPAR Emergency Service Center, Catholic Charities Shelter for women, Respond, Inc. for victims of domestic violence and Somerville Homeless Coalition (Family and Individual Shelters).

The City of Somerville participated in the Somerville-Arlington Continuum of Care (CoC). Through the CoC, the Coordinated Entry and standardized assessment tools have been developed and training and implementation have helped match clients with appropriate housing and service related interventions. Twenty percent of homeless individuals were rapidly rehoused by Somerville Homeless Coalition or Respond. Nearly eighty-two percent of the sixty at-risk individuals assisted through Homeless Prevention were able to remain stably housed while twelve percent moved to a new housing unit with a subsidy.

4. Summary of citizen participation process and consultation process

Two public hearings were held in the City of Somerville in the cafeterias at the Albert F. Argenziano School and East Somerville Community School at 6:30 PM on March 1, 2018 and March 8, 2018 respectively. An overview of the Consolidated Plan and the Action Plan were available for review and comment on the City's webpage following the meeting. Notice of this Public Hearing was widely distributed. An advertisement was published in the Somerville Times on February 21, 2018. The flyer in various languages was posted on the City's webpage and was emailed to a wide array of community and nonprofit organizations.

5. Summary of public comments

Two public hearings were held in the City of Somerville in the cafeterias at the Albert F. Argenziano School and East Somerville Community School at 6:30 PM on March 1, 2018 and March 8, 2018 respectively. An overview of the Consolidated Plan and the Action Plan were available for review and comment on the City's webpage following the meeting. Notice of this Public Hearing was widely distributed. Paid advertisement was published in the Somerville Times on February 21, 2018. The flyer in various languages was posted on the City's webpage and was emailed to a wide array of community and nonprofit organizations.

Opening comments and introductions were made by Alan Inacio, SPCD Director of Administration and Finance. Attendees were provided information regarding the categories and levels of HUD funding expected to be available; in addition to the types of projects expected to be undertaken. All of the individuals in attendance spoke formally, many with personal comments about the efficacy of and need for CDBG programming for low income residents. Citizens were able to provide their input at the public meeting and during the public comment period. A detailed description of all comments received is provided in the Citizen Participation section of the Action Plan.

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

The public comments will be accepted through the comment period for the draft presentation scheduled for Mid-May.

7. Summary

The proceeding analyses will provide detailed insight into the specific areas of need and challenges facing the cities underserved neighborhoods and low to moderate income residents. The Office of Strategic Planning and Community Development is confident that the multi-faceted approach prescribed in this consolidated plan is the most effective and prudent means of administering the funds provided through the Community Development Block Grant (CDBG), HOME Investment Partnership, Emergency Solutions Grant entitlement programs. The strategies and programs that will be discussed are aimed at both providing short term relief to the acute problem of affordability gripping the city and building out long term solutions and resources for the community.

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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.

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

Table 1 – Responsible Agencies

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 five functional divisions which include: Finance and Administration, Planning and Zoning, Housing, Economic Development, and Transportation & Infrastructure. Each division carries out grant activities and programs related to their specific functional area. The finance and admin division is responsible general financial management, reporting and general oversight and compliance.

The City of Somerville is also the lead organization for the Somerville-Arlington Continuum of Care (CoC) and aids in the coordination of CoC meetings, agenda setting and priority planning, and subcommittee activities.

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. These sub recipients serve as a critical resource in effectively and efficiently achieving the goals and priorities set forth in the plan.

Consolidated Plan Public Contact Information

Questions concerning the Consolidated Plan may be directed to:

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

The consultation process for the 2018-2022 Consolidated plan ("Con Plan") was one of the most comprehensive to date. In addition to the traditional means of consultation with the public housing authority, local agencies, city departments, and the public; the City was also able to leverage the data and analysis from the Assessment of Fair Housing and the Sustainable Neighborhoods Working Group. The Assessment of Fair Housing and Sustainable Neighborhoods Working Group were independent studies and commissions that were simultaneously ongoing during the consolidated planning process. The recommendations and analysis that resulted from these bodies of work provided a robust set of information that was incorporated into the development of the consolidated plan.

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

The City of Somerville and OSPCD coordinate activities between public housing and assisted housing agencies through funding and reporting outcomes to state and federal agencies. Non-profit and for profit housing developers and housing providers are in regular contact with OSPCD staff regarding permits, project ideas and potential state and federal grants that could be combined with CDBG and HOME funds for a successful housing project proposal. The HOME program provides vital funding to affordable housing providers that also apply for tax credit funding to develop affordable housing units. During the 2013-2017 con plan period the City of Somerville was able to successfully leverage HOME funds to deliver several high impact developments including those at St. Polycarp's village, 181 Washington St., and the Mystic Waterworks 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 2018-2022 Con 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 is involved in many community collaborations with an aim to enhance coordination between housing and service providers to better serve the community. In support of the Consolidated Plan and the Continuum of Care (CoC) Strategic Plan to End Homelessness, SPCD is in partnership with housing providers, 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 15 non-profit 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

Staff of OSPCD's Housing Division serve as the lead chair and co-chair in the CoC, attending all monthly meetings and participating in several subcommittees; coordinates the submission of project applications each year and prepares the extensive CoC narrative for submission into HUD's reporting systems. OSPCD in conjunction with the CoC provides technical assistance to applicant agencies and coordinates monthly meetings of the CoC which comprise providers including homeless shelters, immigration and eviction prevention services, veterans services, educational institutions, health and human services, homeless youth services and housing assistance providers. The CoC is updating a Directory of Community Resources which is used as a guide and reference for homeless services. Continuum of Care agendas are focused on enhanced coordination among all entities and gauging housing and income stability measures of CoC-funded programs. To coordinate services for homeless individuals and families with children, the CoC relies on several local shelter agencies for coordinated entry into and out of the homeless service system. Through the Coordinate Entry assessment tool the most vulnerable will receive housing services. The continuum of housing and supports for homeless veterans and their families have been bolstered substantially with VASH rent subsidies and case management and enhanced re-housing assistance at a local veteran's shelter. Following the Point in Time Count, the CoC reviews the needs within the community and makes recommendations. Additional beds for the chronically homeless have been requested and mobile vouchers have been prioritized through Somerville's Prevention and Stabilization (PASS) program funds. Similarly, Passages, the McKinney funded case management program, has been able to work with the local housing authority in securing Section 8 vouchers and public housing units for the chronically homeless. For those at risk of homelessness, we utilize a Tenancy Stabilization Program to help with some funding for rent or utility arrearages, along with case management to identify any other issues as well. CoC members participate on the State's unaccompanied youth task force which discusses current issues and long term plans. A peer survey of unaccompanied youth was implemented and steps are in place to identify services for this difficult population.

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

Several members of OSPCD's Housing Division staff serve as the lead and co- chair in 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 2018-2022 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.

The CoC (made up of ESG recipients) was the recipient of a planning grant which was used to formalize local CoC processes and enhance planning efforts and local homeless funding streams and set performance measures for the community rather than solely for individual projects. A matrix was developed to identify quality standards for recipients to gauge the quality of data for reported performance outcomes. These matrixes were used to best align these two programs.

The CoC has voted on a lead HMIS agency who will work with participants to develop a policy and procedure manual that guides local HMIS implementation. This staff person also convenes the HMIS Steering Committee that meets to tackle an array of issues related to effective HMIS administration, quality of data and recommendations to the CoC on how to increase accuracy, completeness and timeliness of reporting to achieve improvements. Input and data from the CoC has been integrated throughout the written standards and was used as a main point of reference in the prioritization of 2018-2019 ESG funding. Direct interactions with the CoC service providers has allowed OSPCD staff to prioritize funding in support of the needs that are not currently being addressed by other federal, state and local funding sources.

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

1	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?	The Somerville Homeless Coalition serves as the HMIS lead in the Somerville-Arlington CoC. Agency operates a 24 hour information hotline and provides data on low income residents to support coordination of services to improve the lives of residents by integrating social service programs and housing development opportunities to target low income individuals and families. Addressing housing will enable households to focus on health and safety issues and other basic needs and health problems will decline and housing recidivism will be reduced. Public benefit programs will be accessed and income will be maximized for long term stability. Households will begin the path to increased self-sufficiency. The Consolidate Plan and Annual Action Plan utilized the collective knowledge of this agency to develop strategies and goals to address the City's priority needs.
2	Agency/Group/Organization	THE SOMERVILLE COMMUNITY CORPORATION
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Education Service-Fair Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency provides and develops affordable units in the City. The agency consulted on housing and support needs for homeless youth and families; helped stabilize, preserve and increase affordable rental housing stock and protect tenants from instability; provided financial budgeting training to at-risk individuals and families. The School Mediation Program helped resolve issues in a peaceful way and taught conflict resolution skills, exposed youth to employment options/careers and decreased crime in the community. During the planning for the Consolidated Plan and Annual Plan, agencies were invited to attend general meetings and were subsequently met with one-on-one. The agency was a good consultant on housing needs.
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

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

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	In conjunction with the HUD regulation, the CoC sets guidelines for strategies, standard client intake information, Coordinated Entry Policy and Procedures and referral services to address homelessness for families and individuals at-risk of homelessness. Agency provided input into the Consolidated Plan and Annual Action Plan.
5	Agency/Group/Organization	Somerville School Dept.
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Education Health Agency Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The School Department provided the annual income and ethnicity data information on the student population in the Somerville Schools which is used to document low income areas. Consolidated and Annual plan services and programs were designed in income eligible areas to address and improve the outcomes of youth and families. Results of the students' yearly survey on Risk Factors were presented to the community at a Public Forum by the students to raise community awareness. The agency shared the survey and next step notes from the forum to assist with the development of the Consolidated and Annual plan.
6	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

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Trust was formed to deal with the shortage of affordable housing in the City of Somerville. They attend and present research projects at Public Hearings and determine appropriated use of Trust Funds for development such as site acquisition, site clearance, site improvements, etc. The Trust has presented and created new affordable rental and homeownership units in the City of Somerville and created programs that directly assist renters and homeowners. Best practices were incorporated in the Consolidated and Annual Plan.
7	Agency/Group/Organization	The Center for Teen Empowerment, Inc.
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 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?	Agency is the lead agency working with teens on identifying and organizing youth initiatives to bring about social change. The youth issues were incorporated in the Consolidated and Annual Plan. There was a decrease in violence and negative youth behaviors, an increase in youth civic engagement, and increase in leadership ability and employment skills of youth organizers. Through involvement several hundred youth participated in positive out of school time activities. During the planning process, agencies were invited to general meetings and were subsequently met with one-on-one. Teen Empowerment provided feedback to the City on initiatives and needs of youth for inclusion in the Consolidated and Annual Plan.
8	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?	Staff meets monthly with residents in Senior Public Housing and provides documentation on the unmet needs of this growing population. Programming at 3 Senior Centers is designed to engage and meet the needs of the elder community. Quality and supported affordable housing has promoted better mental and physical health, improved quality of life and independence for low income seniors. The Council on Aging shared information about the senior community that was incorporated in the Consolidated and Annual Plan.
9	Agency/Group/Organization	CASPAR
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided data on Street Outreach and engagement with hard to reach persons living in areas not meant for habitation. CASPAR provided data and information on housing and support services being offered to chronically homeless individuals who are active substance abusers. The agency provided a safe setting for homeless, addicted individuals to receive basic needs, stabilization and once stabilized to receive services linked to recovery and self-sufficiency, including housing. The Consolidated Plan and Annual Plan reflected the expertise of CASPAR in its strategies to work with this vulnerable population.
10	Agency/Group/Organization	MAPS
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Health Service-Fair Housing

	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?	MAPS identifies the unmet needs of the non-English speaking Portuguese community in Somerville, enables this community access to services and provides support and a path to citizenship and participation in the community. The unmet needs of non-English speakers were met by providing services that broke down linguistic, cultural and other barriers. Services promoted self-sufficiency, health lifestyles and participation in the local society. The City reviewed relevant updates from MAPS when working on the Consolidated and Annual Plan.
11	Agency/Group/Organization	WAYSIDE YOUTH AND FAMILY CENTER
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Education Services-Employment Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency works with youth struggling with obstacles like lack of family connections, homelessness, mental health problems, addiction and more. Wayside has developed innovative programs designed to help youth adult's transition to independent adulthood. Wayside shares their best practices with the City for incorporation into the Consolidate and Annual Plan.
12	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 is a lead agency on the Somerville High Risk Assessment Team, collaborating with Somerville Law enforcement and service providers, working to identify and build a safety net around domestic violence survivors. The agency operates a 24 hour crisis hotline with support and safety net planning for victims of domestic violence. Survivors with access to support services are more likely to leave an abusive situation. The rates of domestic violence homicides and injuries are reduced. The rate of homelessness for victims with children is reduced. Survivors and their children receive the help they need to cope with post-traumatic stress. Families thrive and break the cycle of violence. Best practices were incorporated in the Consolidated and Annual Plan.
13	Agency/Group/Organization	CASLS/GBLS
	Agency/Group/Organization Type	Services - Housing Services-homeless Service-Fair Housing Eviction Prevention
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency works with income eligible clients on eviction prevention. Agency attends Homeless Providers monthly meetings, consults on strategies to improve services, provides training on housing and benefits issues, works closely with the community organizations on policy changes and raises funds for homeless prevention. CASLS participated by providing input into problems affecting their clients.
14	Agency/Group/Organization	SCM Community Transportation Corporation
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Health Transportation

	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?	SCM provides transportation services to seniors and disabled residents to remain independent. Transportation is the primary need for seniors and disabled people to enable them to remain living on their own. During the planning process, agencies were invited to attend general meetings and were subsequently met with one-on-one. Coordination with SCM included communication on how to design transportation services to meet the needs of this low income community.
15	Agency/Group/Organization	Volunteers of America
	Agency/Group/Organization Type	Housing Services - Housing Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City consulted and received input on the needs of the homeless veterans. VOA attended homeless providers meetings, shared information on client needs and best practices for incorporation in the Consolidated and Annual Plan.
16	Agency/Group/Organization	Just-A-Start Corporation
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy 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?	Identified and brainstormed about the needs of homeless mothers and their children. Attended homeless providers meetings and shared best practices. Information was incorporated in the Consolidated and Annual Plan.
17	Agency/Group/Organization	Community Action Agency of Somerville
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Education Service-Fair Housing Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Com. Action Agency of Somerville (CAAS) is an anti-poverty agency working to counteract the conditions that cause and perpetuate poverty in the City of Somerville. CAAS consulted on the Assessment of Fair Housing.
18	Agency/Group/Organization	The Welcome Project
	Agency/Group/Organization Type	Services-Children Services-Education Services-Employment Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs 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 Welcome Project focuses on meeting the needs of the immigrant community - they provide ESOL classes, Job training workshops, translations, etc. The Welcome Project consulted with the city on the Assessment for Fair Housing.
19	Agency/Group/Organization	Somerville Fair Housing Commission
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Service-Fair Housing

	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?	The Somerville Fair Housing Commission receives complaints about possible fair housing violations and works to prevent them. The Fair Housing Commission consulted on the Assessment of Fair Housing in Somerville.
20	Agency/Group/Organization	METROPOLITAN BOSTON HOUSING PARTNERSHIP
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless 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?	The Metropolitan Boston Housing Partnership (MBHP) mobilizes a wide range of resources to provide services that lead families and individuals to housing stability, economic security and improve their quality of life. The MBHP works to prevent homelessness in Greater Boston and consulted with the City of Somerville on the Assessment of Fair Housing.
21	Agency/Group/Organization	Somerville Sustainable Neighborhoods Working Group
	Agency/Group/Organization Type	Housing City Commissioned Working Group
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The city commissioned a working group of stakeholders that consisted of industry professionals, advocates, city planning and housing staff and residents that were tasked with developing a bold and innovative set of recommendations to address the local housing issues facing Somerville residents.
22	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?	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 works closely with City staff to communicate local business and community needs of the East Somerville neighborhood. The organization primarily serves local independent small business owners.
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?	Economic Development Market Analysis
	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 works closely with City staff to communicate local business and community needs of the Union Square neighborhood. The organization primarily serves local independent small business owners.
24	Agency/Group/Organization	Somerville Internet Task Force
	Agency/Group/Organization Type	City Appointed Task Force
	What section of the Plan was addressed by Consultation?	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?	The primary objective of the Somerville Internet Task Force is to preserve and expand affordable and neutral internet service across the City.
25	Agency/Group/Organization	Office of Sustainability and Environment
	Agency/Group/Organization Type	City Department
	What section of the Plan was addressed by Consultation?	Market Analysis Non-Housing Community Needs/Assets

<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Office of Sustainability and Environment is tasked with implementing strategies to improve the environmental performance of the city including reducing energy costs, minimizing environment impacts and waste and addressing global climate change.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		

Table 3 – Other local / regional / federal planning efforts

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(I))

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 both private, non-profit, and public across all its program areas.

Public outreach and community partnerships play a key role in implementing housing activities. Housing projects coordinate with the Somerville Affordable Housing Trust Fund and coordinates 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 Somerville CoC coordinates with the State on ESG activities to ensure the best use of prevention and rapid re-re-housing resources. The City also consults with MAPC.

In the Somerville Parks and Open Space Department, community partnerships and public outreach have always been a critical part of the planning process. Typically our 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 our projects are targeted to impact. Some of the key governmental agencies we work 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 Commission.

Similarly, many of the Transportation and Infrastructure undertaken by the city also follow the same model of outreach and partnership as Parks and Open Space. 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 efforts included public meetings, neighborhood meetings, published meeting notices, opportunities to submit written input and a needs survey.

Several housing, 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 two Public Hearings held March 1, 2018 and March 8, 2018, there were neighborhood meetings and opportunities for residents and organizations to submit questions and comments regarding community needs that were incorporated into the plan. 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

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

The City of Somerville and its residents are a highly engaged community. As a result of having a highly active community base and the City's desire to make the five year Consolidate Plan process as "needs based" as possible, the Office of Strategic Planning and Community Development undertook a robust community participation process to ensure that stakeholders and the public had opportunity to provide their input on the needs and concerns of the low to moderate income population. Specifically, the city sought input on key areas such as affordable housing, creating suitable living environments, and economic development. In creating the plan, the city reached out to residents, social service providers, housing providers, and other governmental and advocacy groups for their input into the prioritization of these need categories.

As part of the Con Plan process, a series of two community forums and one draft meeting were held to gather feedback directly from residents, providers, and other community members. In addition, an online survey was distributed in conjunction with these meetings to gather feedback from those who were not able to.

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	Internet Outreach	Minorities Non-English Speaking - Specify other language: Portuguese, Spanish, Hattian Creole Non-targeted/broad community	The City posts announcements of all public hearings on the city web page and online calendar. In addition, for the consolidated plan an online survey was made public via google docs at	The city has received 15 responses to its online survey to date. The survey will remain open and responses will be accepted through the draft public comment period.	N/A	https://docs.google.com/forms/d/1vKJntLg-fj1VoA2_DPKXMS86OaTzAFmnqUvRa3YcgXY/viewform?edit_requested=true

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	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Portuguese, Spanish, Haitian Creole</p> <p>Non-targeted/broad community</p>	<p>A series of 2 public hearings/community forums were held on 3/1 and 3/8 in East Somerville and Union Square. The members of several nonprofit organizations, graduate students, and other city departments attended including members from Teen Empowerment, MAPS, and the Health Department.</p>	<p>The city accepted verbal comments and questions immediately following the presentation. Meeting notes are provided in the appendix</p>	N/A	

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)
3	Newspaper Ad	Non-targeted/broad community	The city publishes notifications of all public hearings and requests for proposals in the local newspaper.	N/A	N/A	
4	Cable Wheel	Non-targeted/broad community	The City advertises all public hearings on the local public access television cable wheel.	N/A	N/A	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Housing needs assessment for the 2018-2022 Consolidated plan references a number of different data sources. As in previous years, the bulk of information is based on HUD provided 2009-2013 ACS census data. Additionally, for this consolidated plan period the city has also included statistical and anecdotal data obtained during the Assessment of Fair Housing, the Housing Needs Assessment (conducted as part of the city's larger zoning overhaul process), and analysis provided by the cities Sustainable Neighborhoods Working Group. The aggregation of these sources yielded a robust and comprehensive assessment of the current state of housing 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 2013-2017 consolidated plan continue to persist. The data has also showed 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.

DRAFT

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

Summary of Housing Needs

The needs identified in the proceeding Housing Needs assessment represent not only issues that persist within Somerville but that are impacting the broader metro Boston region. This is reinforced through the various studies and sources of data that were evaluated to identify these areas. The data has also showed that despite proactive efforts to address these issues through policy and programmatic means the overwhelming influence of market forces and demographic trends in the greater Boston region has muted the impact of these efforts. The following have been identified as the most pervasive and overarching housing needs facing Somerville residents.

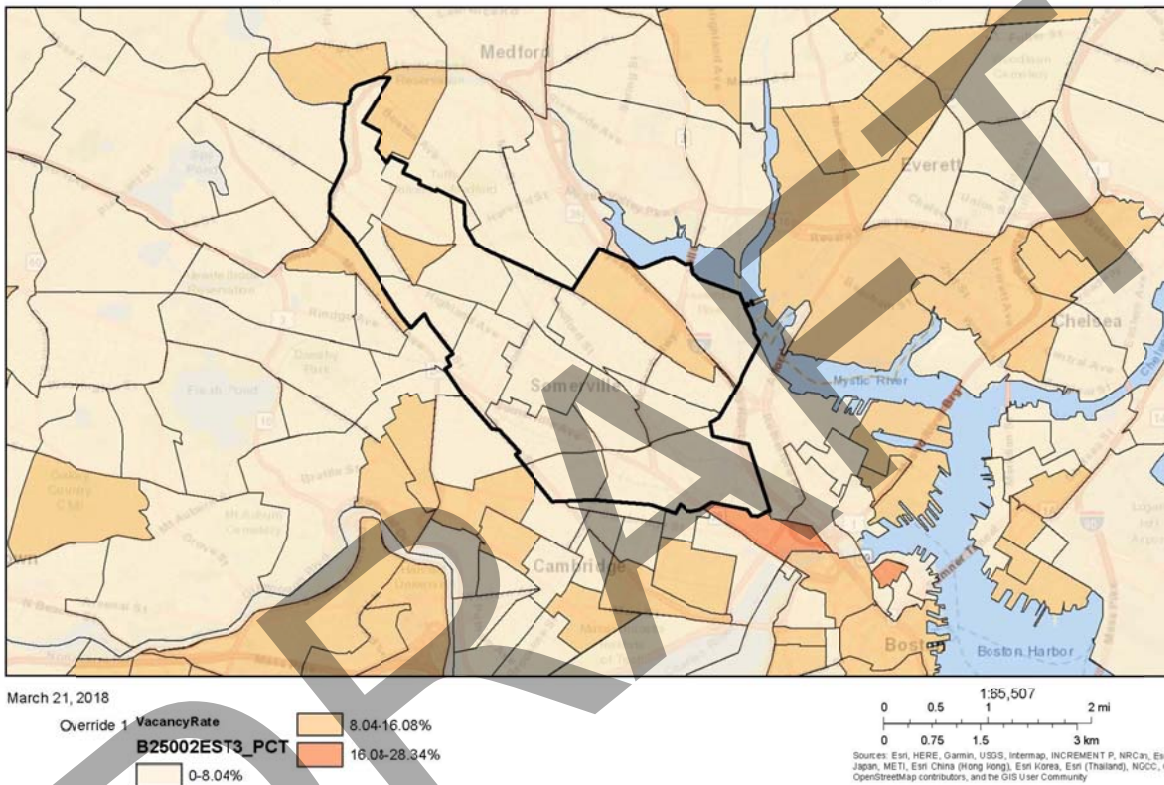
- **Housing Cost burden-** Defined as housing costs that account for more than 30% or 50% (for severely cost burdened) of a household's gross income. This continues to be the most persistent housing problem across all income levels in Somerville.
- **Housing cost burden is disproportionately impacting the low to moderate income residents of Somerville.** According to a study by the MAPC (Metro Area Planning Council) referenced in the Sustainable Neighborhoods Working Group (SNWG) report the number of low to moderate income residents experiencing some sort of housing cost burden has increased from 66% in 2000 to 74% in 2010. The same study reports that only 26.2% of Somerville households would be able to afford the average priced rental property if they moved today.
- **Housing Supply-** Historically low vacancy rates are adding to the pricing pressure and availability of suitable, affordable units. While HUD data showed a slight general population decline of 1% in Somerville; the data did show a more significant 3% decrease in multi-person households. This is consistent with demographic trends taking place in the Metro Boston region of younger single persons migrating to larger cities. The MAPC study predicts this trend to continue and Somerville to experience 25% population growth by 2030, with most of the growth coming from the 25-44 and 45-54 age groups. These demographic trends are placing tremendous pressure on the housing supply and have created historically low vacancy rates and housing supply. These factors, in turn, are placing additional pricing pressure on the housing market.
- **Overcrowding and Suitable units -** As mentioned above the demographic trend of increasing single person 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. This has been caused by a number of factors including conversion of rental units to condos and family sized units occupied by college students. Subsequently, the supply of family sized units available to low and moderate income families in the city have been increasingly scarce and unaffordable. Furthermore, the conversion of non-conforming spaces such as basements and attics to rentable spaces has caused the units that are affordable to be sub-standard. Many of these units lack either the proper kitchen or plumbing facilities that would qualify them as suitable units.

Demographics	Base Year: 2000	Most Recent Year: 2013	% Change
Population	77,478	76,945	-1%
Households	32,477	31,524	-3%
Median Income	\$46,315.00	\$67,118.00	45%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



CPD Map - Somerville Vacancy Rates

Number of Households Table

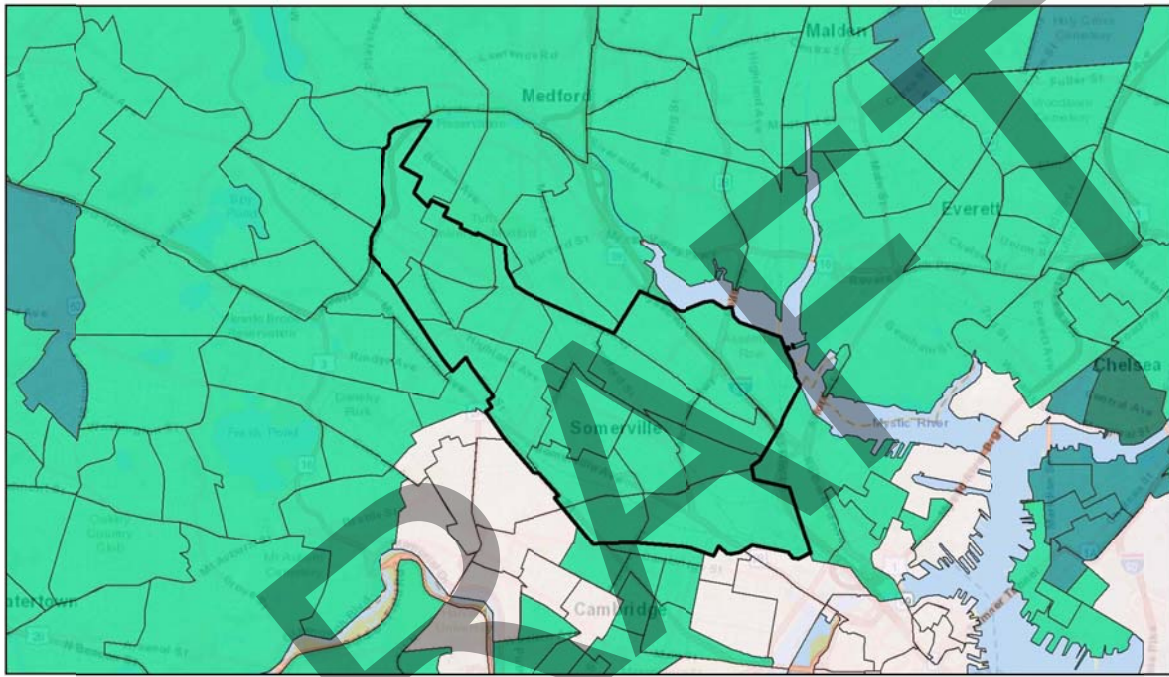
	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	5,175	3,600	4,055	3,090	15,605
Small Family Households	1,265	1,070	1,505	910	6,155
Large Family Households	275	300	135	30	520
Household contains at least one person 62-74 years of age	980	575	540	290	1,350

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person age 75 or older	865	720	430	225	450
Households with one or more children 6 years old or younger	695	520	525	315	1,870

Table 6 - Total Households Table

Data Source: 2009-2013 CHAS

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



March 22, 2018

Override 1 AverageHouseholdSize
B25010EST1
 0-2 People
 2-3 People
 3-4 People
 >4 People

1:85,507
 0 0.5 1 2 mi
 0 0.75 1.5 3 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

CPD Map - Somerville Avg. Household Size

Housing Needs Summary Tables

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

	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	140	25	30	40	235	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	60	35	0	10	105	0	55	0	0	55
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	105	80	20	0	205	0	0	0	10	10
Housing cost burden greater than 50% of income (and none of the above problems)	2,000	830	355	80	3,265	745	330	420	150	1,645
Housing cost burden greater than 30% of income (and none of the above problems)	670	975	1,345	770	3,760	100	510	270	305	1,185

	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
Zero/negative Income (and none of the above problems)	295	0	0	0	295	45	0	0	0	45

Table 7 – Housing Problems Table

Data 2009-2013 CHAS
Source:

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

	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	2,310	970	405	130	3,815	745	385	420	160	1,710
Having none of four housing problems	1,605	1,560	2,270	2,160	7,595	180	685	955	640	2,460
Household has negative income, but none of the other housing problems	295	0	0	0	295	45	0	0	0	45

Table 8 – Housing Problems 2

Data 2009-2013 CHAS
Source:

3. 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	890	625	550	2,065	95	235	210	540
Large Related	145	130	40	315	70	90	10	170
Elderly	695	185	110	990	445	450	230	1,125
Other	1,130	965	1,010	3,105	235	115	245	595

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	2,860	1,905	1,710	6,475	845	890	695	2,430

Table 9 – Cost Burden > 30%

Data 2009-2013 CHAS
Source:

4. 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	640	260	15	915	65	95	135	295
Large Related	115	45	0	160	70	65	0	135
Elderly	395	40	30	465	375	130	75	580
Other	980	535	310	1,825	235	90	210	535
Total need by income	2,130	880	355	3,365	745	380	420	1,545

Table 10 – Cost Burden > 50%

Data 2009-2013 CHAS
Source:

5. Crowding (More than one person per room)

	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	160	110	10	0	280	0	10	0	10	20
Multiple, unrelated family households	10	15	10	10	45	0	45	0	0	45
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	170	125	20	10	325	0	55	0	10	65

Table 11 – Crowding Information – 1/2

Data 2009-2013 CHAS
Source:

	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

Table 12 – Crowding Information – 2/2

Data Source
Comments:

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

Although data is not readily available for individuals, according to the Somerville-Arlington CoC Point in Time count as of May 2016 54 households were staying in emergency shelters. An additional 56 households were staying in transitional housing and The Somerville Arlington Continuum of Care reported a total of 22 unsheltered individuals as of the most recent count in January 2017.

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.

Domestic Violence-According to data referenced from the Assessment of Fair Housing and collected from the January 25, 2017 Point in Time count there were 20 victims of domestic violence in emergency shelters. A shortage of adequate resources for housing support generally makes it especially difficult for domestic violence victims to find safe, affordable housing. Both the state and the federal government funded more housing support and supportive service programs than they do currently. All supportive service programs within the City’s Continuum of Care have lost funding, with the exception of one Coordinated Entry Program. Low to moderate income residents experiencing housing instability or homelessness are drawing upon limited resources such as the U.S. Department of Housing and Urban Development’s Emergency Solutions Grants (ESG), Somerville Community Preservation Act Funds and the Somerville Affordable Housing Trust Fund to assist with rental assistance, case management, and housing search assistance.

Victims of domestic violence in MA recently state that shelter and housing services are their biggest unmet need (NNEDV, 2016), Unfortunately domestic violence agencies in MA collectively turn away 175 survivors each day for shelter and housing services (NNEDV, 2015). Furthermore, Greater Boston is in the midst of an affordable housing crisis (TBF, 2015). Last year, the City's domestic violence shelter received 1,171 requests for shelter but had the capacity to fulfill only 66 requests. Since this shelter opened its doors in 2008, it has operated at 100% capacity. 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.

Disabled Community Members-Somerville Housing Division staff conducted a survey as part of its Welcoming and Inclusive Neighborhoods Somerville (WINS) AFH outreach effort. Respondents noted both the limited affordable housing options for disabled households, and that most multi-family homes are not ADA compliant, further limiting available housing options for people with physical disabilities. Data compiled during the AFH effort showed that more than two-thirds of housing units are at least 75 years old. Older multi-family housing stock presents a challenge for Somerville residents with disabilities.

Additional data on compile on residents with a disability from Somerville's 2015 Housing Needs Assessment report shows that 9.7% of the population or 7,374 people have a disability (ACS 2012). Of those who are disabled adults, 61.4% are not in the workforce, as compared to 19.8% of the non-disabled population that is not in the workforce. The data also shows that 40.6% of seniors age 65 and over have a disability, with 26.5% of them having an Ambulatory Disability. In comparison, 7.4% of the working age population (18-64 years of age) and 5.5% of school age children (5-17 years old) have a disability.

What are the most common housing problems?

As mentioned in the introduction, the overwhelming housing problem facing the residents of Somerville is housing cost burden. The 2009-2013 ACS data provided above shows that amongst both renters and homeowners across each income bracket up to 100% AMI that the vast majority of households in these groups are experiencing a housing cost burden of either 30% or 50%. This data also proved to be true when compared to the data in the Sustainable Neighborhoods Working Group report and in the 2008-2012 ACS referenced in the Assessment of Fair Housing. Housing supply is also placing a great deal of pricing pressure on the Somerville and metro Boston housing markets. The preceding HUD CPD maps showing the extremely low vacancy rates and decreasing avg household size are reflective of the demand for housing units in the region.

A residual impact of the pricing and supply pressures within the local housing market is the lack of available affordable family sized units. This has caused many households to be forced into overcrowded conditions or in many cases be forced into units that are considered substandard with inadequate kitchen or plumbing facilities.

The affordability crisis that is pervasive throughout the city has come as a result of several contributing factors including:

- Income and wage growth have not kept pace with the appreciation in housings costs and the standard cost of living
- Federal resource programs such as Section 8, do not match the need experienced to compete with market rates
- The appreciation in home values has caused home ownership to become out of reach for low to moderate income residents.

- The cost of land and lack of vacant land creates impediments to new affordable developments
- Backlog of infrastructure and public facility improvements (including water, sewer, and utilities such as expanded broadband availability) is also an impediment to future growth and development

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

According to data provided above in the 2009-2013 ACS survey, the Assessment of Fair Housing, and the Sustainable Neighborhoods Working Group those households considered very low income are the most at risk of experiencing housing cost burden. In particular, those households earning less than 30% AMI, both renters and homeowners respectively, are disproportionately cost burdened making up 44% and 35% of the total population experiencing over 50% cost burden. The Assessment of Fair Housing study showed that households comprised of 5 or more people experience the four major housing problems at the highest rate (52.44%) while non-family households were the next most impacted at 40.5%. On a geographical basis, the largest concentration of cost burdened residents live in East Somerville. East Somerville is more integrated than the rest of Somerville, mostly due to its higher levels of racial minorities and individuals born outside the United States.

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

Single individuals, a majority of whom are male, comprise a substantial portion of the extremely low income homeless person in the City of Somerville. The Point in Time count indicates that the majority of the unsheltered homeless self-identify as having a disability. Characteristics of unsheltered homeless individuals in the area include chronic homelessness, challenges with substance abuse or mental health issues and emergent health needs. Other special needs populations include:

- Homeless women, many victims of domestic violence and human trafficking
- Unaccompanied youth
- Pregnant and parenting teens
- Persons with severe mental illness
- Substance abuse
- Senior citizens and
- Household that are isolated or marginalized, for example persons immigrating to the U.S. or reentering the community from institutional care

School liaisons offer compelling descriptions of low and extremely low-income families who are at risk of homeless in Somerville. The School liaison staff describe that these children and their families were

often evicted; doubled-up/cohabiting with another family; or living in their cars, shelters or on the streets and are subject to frequent moves or absenteeism. The children come to school hungry, mentally stressed and/or exhausted and often have lower academic performance.

The City relies on ESG to fund Rapid Rehousing (RRH) projects. For Rapid Rehousing, the individual or family to be served must reside within the geographic limits of the City of Somerville, meet the definition of homeless or at-risk of homelessness as defined by 24 CFR 576.2 and must be extremely low-income (30% AMI for ESG) with a specific risk factor. Next client up in the Coordinated Entry is served. Clients are assessed for their capacity to become self-sufficient and to remain stably housed once the subsidy benefit expires. Participants in the program may require assistance to reduce barriers to securing and maintaining stable housing. Such assistance can include security deposits, moving or relocation services, emergency utility assistance, rental subsidy, education and employment support, domestic violence intervention, legal assistance and transportation and other services. The clients receiving Homelessness Prevention and Rapid Re-Housing may return to the Continuum of Care (CoC) service providers for tangible needs like food and transportation or mainstream services. The ESG and CoC program support RRH clients with education, job programs, child care and regional access centers.

Once a family becomes homeless, this experience in homelessness can shake the very self-reliance and determination families need to get back on their feet. They often require on-going case management or mentorship to help them get housed and remain housed when various life challenges arise that could threaten their tenuous grip on stability. Formerly homeless families and individuals may require referrals to financial resources and community services. The most common services for these families to achieve stability include health care, mental health resources, job search and training and financial education.

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:

The City of Somerville and the Somerville-Arlington Continuum of Care define their methodology for categorizing at-risk groups consistent with the HUD methodology as defined in 24 CFR 576.2 which states:

At risk of homelessness means: (1) an individual or family who:

(i) Has an annual income below 30 percent of median family income for the area, as determined by HUD;

(ii) Does not have sufficient resources or support networks, e.g., family, friends, faith-based or other social networks, immediately available to prevent them from moving to an emergency shelter or another place described in paragraph (1) of the “homeless” definition in this section; and

(iii) Meets one of the following conditions:

(A) Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;

(B) Is living in the home of another because of economic hardship;

(C) Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance;

(D) Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by Federal, State, or local government programs for low-income individuals;

(E) Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than 1.5 persons reside per room, as defined by the U.S. Census Bureau;

(F) Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution); or

(G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved consolidated plan;

(2) A child or youth who does not qualify as “homeless” under this section, but qualifies as “homeless” under section 387(3) of the Runaway and Homeless Youth Act

(3) A child or youth who does not qualify as “homeless” under this section, but qualifies as “homeless” under section 725(2) of the McKinney-Vento Homeless Assistance Act

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

Severe cost burden is the greatest predictor of homelessness risk with populations paying more than 50% of their income towards housing costs or having incomes at or below 50% AMI at greatest risk of becoming homeless.

Discussion

The housing issues faced by the City of Somerville have resulted from the compounded impact of a demographic trend of increased migration to large urban communities, strong regional economic growth, and a subsequent surge in housing costs resulting from these factors. While the city has implemented bold programs and policy measures to minimize the impact on low to moderate income households; it is clear that additional strategies and resources will be needed to prevent low and

moderate income households from facing displacement in the face of this growing regional demand for housing. The city of Somerville is actively engaged in developing strategies and programs that are intended to mitigate the housing pressures faced by low to moderate income individuals and families. The city will continue to seek effective and innovative ways to deploy HUD funding through a variety of programs and activities in a manner that will leverage the maximum benefit of these funds. Some of these strategies include:

-Continue and Expand the 100 Homes Program- This program has leveraged CDBG, HOME, and Healthy Homes Lead funding to take market rate units and convert them to permanently affordable units.

-New Development- The City will continue to invest HOME funds in larger scale development projects that can be leverage with Low Income Housing Tax Credit benefits and other sources of local, state, and private investment

-Individual Subsidy programs - The city will continue to offer rental assistance as well as closing cost and down payment assistance through the HOME program in order to encourage independent living and home ownership amongst low to moderate income residents. The rental assistance programs are also supplemented with additional funding from the City's Community Preservation Act funds.

-Policy Initiatives- The City is actively evaluating a number of policy initiatives including zoning amendments, condo conversion ordinance changes, and other legislative actions to address the escalating cost pressures on the city's residents.

-Workforce and Economic Development Programs- The city will continue to invest in workforce development and economic development programs to create jobs that will raise the standard of living of the low to moderate income community, provide competitive wages, and support local small business to remain competitive in the growing marketplaces of the metro Boston area.

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

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	3,815	1,015	340
White	2,580	735	190
Black / African American	329	165	85
Asian	290	35	45
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	480	80	20

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2009-2013 CHAS

*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

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	2,840	760	0
White	1,945	660	0
Black / African American	225	25	0
Asian	250	4	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	300	70	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2009-2013 CHAS

*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

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	2,440	1,615	0
White	1,860	1,295	0
Black / African American	175	30	0
Asian	205	155	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	165	40	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2009-2013 CHAS

*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

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	1,370	1,725	0
White	1,125	1,385	0
Black / African American	35	79	0
Asian	75	105	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	100	135	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2009-2013 CHAS

*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

As indicated above and in data taken from the Assessment of Fair Housing, HUD Table 9 found in Appendix B, Black, Hispanic, Native American, and other non-Hispanic Somerville residents experience higher rates of the four housing problems--incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%--than White and Asian or Pacific Islander Somerville residents. Just fewer than 40% of Somerville residents in all of the race/ethnicity categories experienced these issues.

In Somerville, households of 5 or more people experience the four housing problems at the highest rate (52.44%), followed by non-family households at 40.05%. Family households of less than 5 people experience these four housing problems the least, at 35.74%.

In the Boston-Cambridge-Newton, MA-NH CBSA region, people experience housing problems at very similar rates to those in Somerville, with no more than a 3% difference except for regional Native American, non-Hispanic households which experience 7.31% more housing problems than in Somerville.

Within the region, households with 5 or more people and non-family households experience the four housing problems at a higher rate than family households of less than 5 people. Family households of any size within Somerville experience the four housing problems more than family households of any size within the region, and most significant, family households with 5 or more people experience problems 11.66% more often in Somerville than in the region. Non-family households in Somerville,

however, experience the four housing problems less than non-family households in the region with Somerville approximately 6% less than the region.

DRAFT

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

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	3,055	1,785	340
White	2,110	1,210	190
Black / African American	214	275	85
Asian	260	65	45
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	355	205	20
0	0	0	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Alternate Data Source Name:

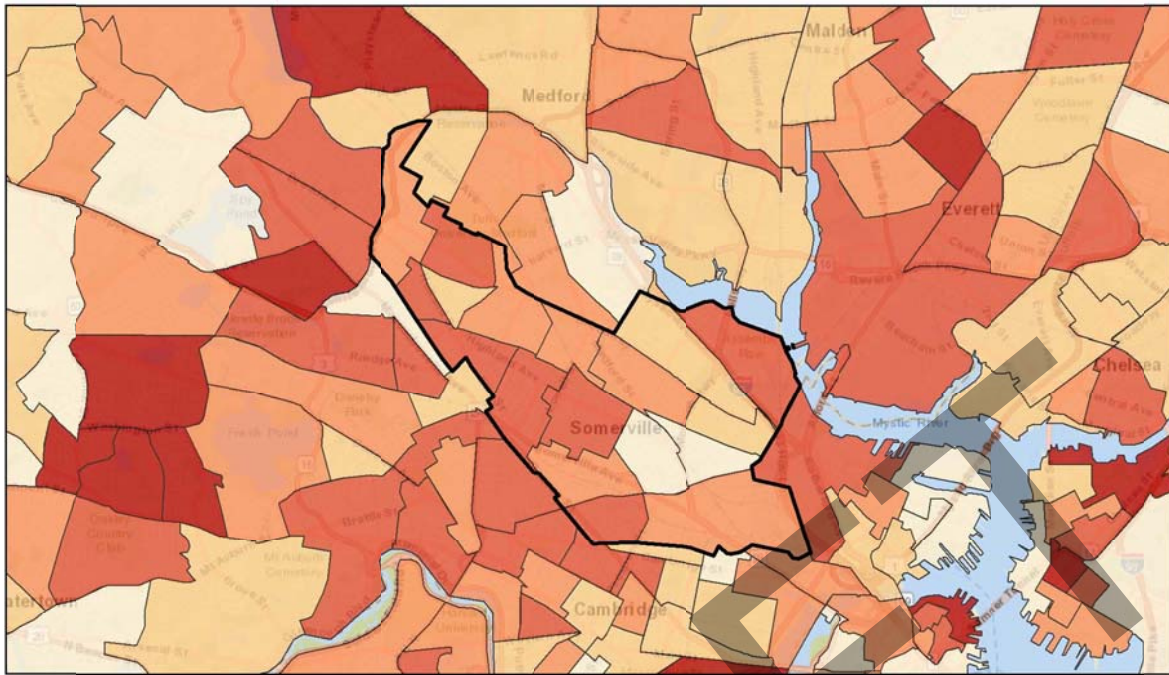
Assessment of Fair Housing

Data Source Comments:

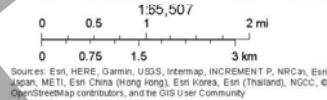
*The four severe housing problems are:

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

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



March 22, 2018



ELI Households with Severe Housing Problem

30%-50% of Area Median Income

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	1,355	2,245	0
White	930	1,675	0
Black / African American	75	180	0
Asian	155	100	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	165	210	0
Other	0	0	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Alternate Data Source Name:

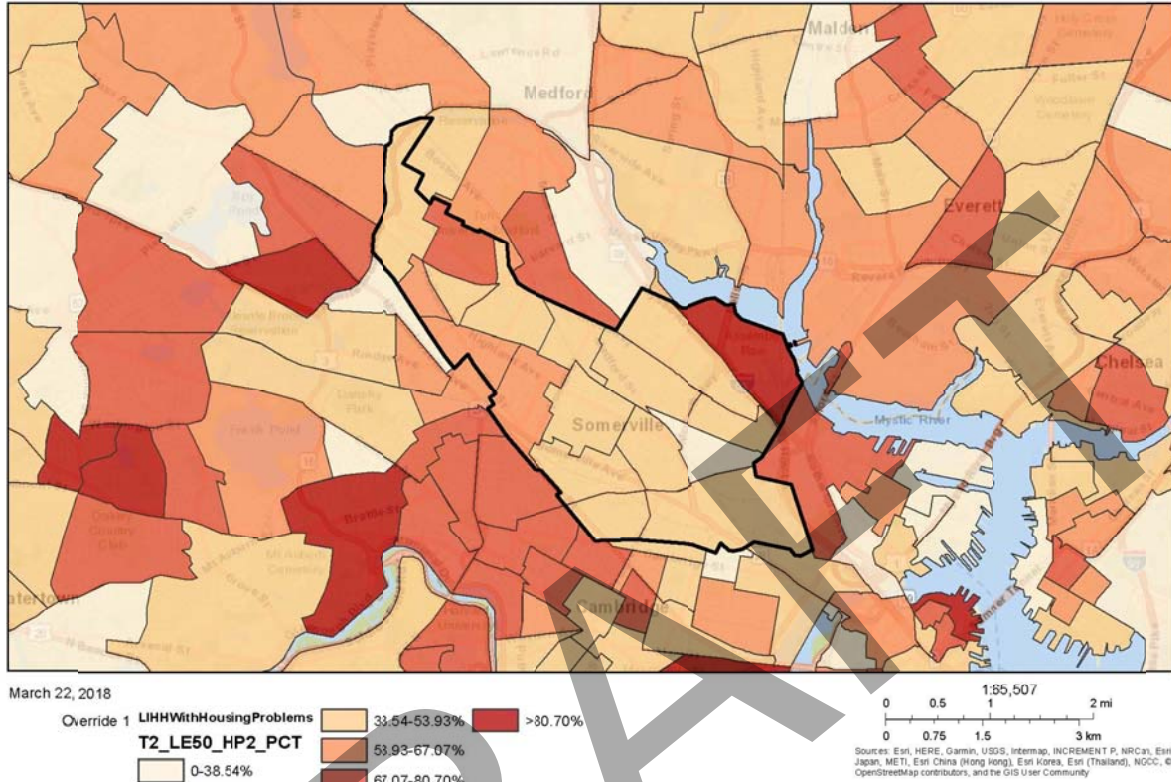
Assessment of Fair Housing

Data Source Comments:

*The four severe 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%

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



LI Household with Severe Housing Problem

50%-80% of Area Median Income

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	825	3,225	0
White	650	2,505	0
Black / African American	70	135	0
Asian	35	325	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	60	145	0

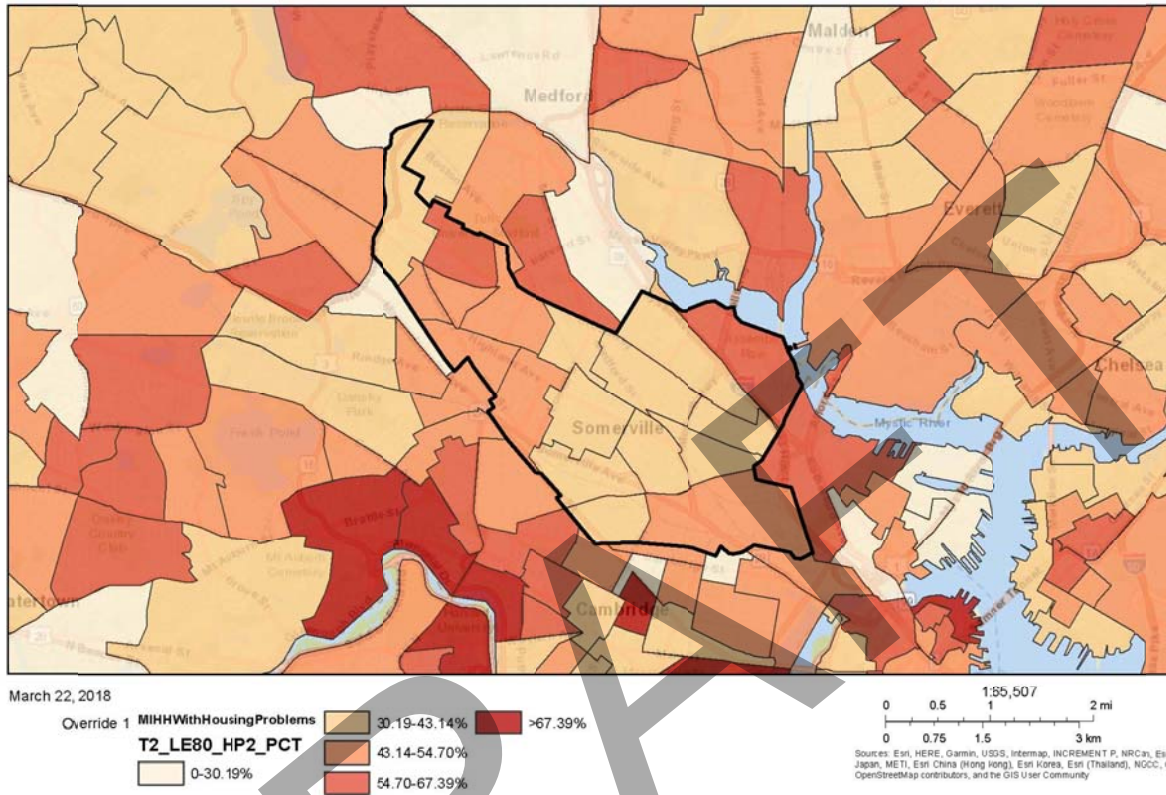
Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2009-2013 CHAS

*The four severe 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%

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



Mod Households with Severe Housing Problem

80%-100% of Area Median Income

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	290	2,800	0
White	215	2,300	0
Black / African American	20	95	0
Asian	45	135	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	10	230	0

Table 20 – Severe Housing Problems 80 - 100% AMI

*The four severe 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%

Discussion

In general, the rates of households of all race/ethnicities experiencing severe housing problems are fairly similar between Somerville and the region; however, there are some areas of note. Within Somerville, 44.19% of Native American, non-Hispanic households experienced the four *severe* housing problems --incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%--with the next highest incidence among Hispanic residents, at 31.75%. Regionally, no race/ethnicity experienced the severe housing problems at a rate as high as 44%; the highest incidence was among Hispanic households at 32.22%. The greatest difference between Somerville and the region was among Native American, non-Hispanic households, who experienced severe housing problems 12.9% more often in Somerville than in the region, although it should be noted that the population of Native American, non-Hispanic residents in Somerville is fairly small.

Within Somerville, East Somerville experiences the greatest housing burdens, according to HUD Map 6. Within the region, the metro Boston area experiences the greatest housing burdens. The areas that are most segregated in Somerville tend to be those that are mostly made up of White residents. East Somerville is more 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. Somerville does not have any R/ECAPs. The predominant national origin groups in Somerville are Brazilian, Portuguese and Indian. The predominant national origin groups regionally are Chinese, Dominican (from the Dominican Republic) and Brazilian.

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

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	19,410	6,400	5,300	420
White	15,785	4,730	3,905	225
Black / African American	730	450	320	90
Asian	1,430	415	480	45
American Indian, Alaska Native	24	0	19	0
Pacific Islander	0	0	0	0
Hispanic	1,085	630	445	60

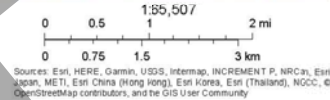
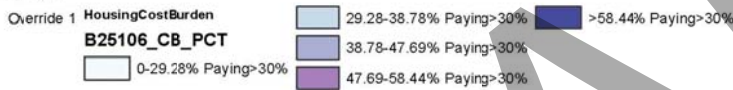
Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2009-2013 CHAS

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



March 21, 2018



Housing Cost Burden - City

Discussion:

The City of Somerville and the Office of Strategically Planning and Community Development has prioritized housing affordability as one of its primary objectives. The various data sources and analyses conducted have clearly shown that in order to achieve meaningful progress in reducing the tremendous cost burden facing residents a comprehensive and multi-faceted approach must be taken. This includes continuing to fund immediate tactical strategies such as rental subsidy programs and other social service programs, expediting the production and creation of new affordable units through zoning changes and development, expanding economic opportunities by investing in workforce training and quality job creation, and removing access and transportation barriers by investing in outdated infrastructure and unsafe living conditions in underserved neighborhoods.

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?

Data obtained from the Assessment of Fair Housing shows that within the total population of the City of Somerville, the Hispanic population has the highest exposure to poverty, followed closely by the Black population. The White population has the least exposure to poverty with a score of 61.79 (the higher the score, the lower the exposure to poverty), followed by Asian or Pacific Islanders and Native Americans.

The racial/ethnic population below the federal poverty with the highest exposure to poverty is Native American with a score of 32.00, followed closely by the Black population at 35.11. As with the total population of Somerville residents, the White population living below the poverty level has the least exposure to poverty follow by Asian or Pacific Islanders and Hispanics.

Residents in Somerville that experience access to low poverty neighborhoods, proficient schools, close proximity to job 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. The Black and Hispanic populations are the most exposed to poverty within the total population and below the federal poverty line, and White residents are the least exposed, followed by Asian or Pacific Islanders and Native Americans.

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

The Assessment of Fair Housing illustrated two primary needs that disproportionately groups in low income categories these two needs are outlined below:

- **Access to Environmentally Healthy Neighborhoods** -In an effort to address this major concern, the City applied for and received a grant for a three phase study which was completed by the Community Assessment of Freeway Exposure and Health (CAFEH) in May of 2016 in conjunction with the Somerville Transit Equity Partnership (STEP) and SHD. The goal of this study was to influence municipal policy in order to implement policies that work to reduce exposure to pollution from the high traffic volume in Somerville. This study concluded that working with the Zoning and Health and Human Services Departments are the best ways the City can work to mitigate these pollutants, due to the lack of federal and state standards. The City is actively working to ensure that steps are being taken to mitigate the negative health impacts of living in close proximity to major roadways. One example of such an effort is the McGrath Boulevard

Project, which is a major flagship project for the City that aims to convert the McGrath Highway into a “Complete Street” which allows for comfortable use for all ages and abilities. The city has also undertaken numerous projects in past years with Block grant funding and state and local funding to expand the street tree planting program and deliver quality renovated park and recreational open spaces to low and moderate income neighborhoods.

- **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?

Within Somerville, East Somerville experiences the greatest housing burdens, according to HUD Map 6. Within the region, the metro Boston area experiences the greatest housing burdens. The areas that are most segregated in Somerville tend to be those that are mostly made up of White residents. East Somerville is more 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. Somerville does not have any R/ECAPs. The predominant national origin groups in Somerville are Brazilian, Portuguese and Indian. The predominant national origin groups regionally are Chinese, Dominican (from the Dominican Republic) and Brazilian.

NA-35 Public Housing – 91.205(b)

Introduction

Somerville’s most recent Housing Needs Assessment conducted in 2015 identified a total of 3,341 affordable units in Somerville. The majority of these units are subsidized rental units, including group homes, Somerville Housing Authority (SHA) public housing, housing for formerly homeless and/or veterans and other privately owned subsidized housing. According to the assessment, the maximum income for residents eligible for subsidized housing can be no more than 80% of the area median income (AMI). However, 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.

SHA also administers project-based and mobile Section 8 vouchers that are used to rent housing that is privately owned. Similarly, waiting lists for these vouchers can be upwards of two years or more and have a relatively low payment standard compared to market rents in Somerville. The Table below outlines the payment standards for Section 8 vouchers in the 2014-2017 calendar years.

With a low voucher-to-market rental cost ratio, residents have great difficulty finding affordable housing with their vouchers and are limited in their choice of neighborhoods. Similar to the HUD data set, the Housing Needs Assessment conducted for the City found a significant amount of public and subsidized rental housing concentrated in Winter Hill, Union Square and Teele Square.

Totals in Use

	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

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	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

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

DRAFT

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

The 2015 Somerville Housing Needs Assessment reported that only 5.8% of housing in Somerville was built after 1990. The Fair Housing Act requires that multifamily housing of more than 4 units built after March 13, 1991 abides by design and construction requirements. Due to the age of Somerville's housing stock, few units meet these criteria. *This puts added pressure on units in Somerville that were specially built to be accessible.*

According to Somerville Housing Authority (SHA) data, there are 30 federally funded units for households with accessibility needs (AN) and all are currently occupied by families with those needs. There are 12 state-assisted units; 10 of which are units occupied by families with AN and two units are occupied by families that have signed an agreement that requires them to move if the unit is needed by a new family chosen off of the wait list (a list of names of people waiting for public housing). There are 38 Section 8 MOD units in Somerville, 32 of which are occupied by families that have AN and six of which are occupied by families that have signed relocation agreements. Capen Court, another publicly subsidized accessible building, has 20 units, all of which are filled by those who have AN.

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 follows up and make home visits to assure the well-being 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

According to data referenced in the Assessment of Fair Housing, Somerville's White population has the highest percentage of residents living in each of the four categories of publicly supported housing. More of Somerville's Black residents live in project-based Section 8 housing than in other types of publicly supported housing, while more Hispanic residents participate in the HCV Program. Regionally, as in Somerville, White residents comprise the majority of residents living in the four categories of publicly-supported housing; regionally however, Hispanics are the next most populous group in both public housing and Section 8 housing. Asian or Pacific Islander residents overall comprise the lowest rate of all residents in all four categories of publicly supported housing, both locally and regionally.

In in the context of publicly supported housing, HUD data shows there is a higher percentage of White households with incomes under 80% of the area median income (AMI) compared to any other racial/ethnic group both in Somerville and regionally. The second largest percentage of households with

incomes under 80% AMI both locally and regionally is Hispanic, followed by Black and Asian or Pacific Islander households. The second largest race/ethnic group in Somerville is Asian or Pacific Islander while regionally, they are the smallest race/ethnic group. In Somerville, Hispanic households are the third largest population and are the second largest regionally. In Somerville, the majority of the Hispanic population earns less than 30% of the AMI, similar to the region.

The AFFH HUD data also revealed that, 21.51% of Somerville households in public housing include children. Most (66.95%) public housing units have one bedroom, (16.01%) have two bedrooms, and 16.70% have three bedrooms. Within project-based Section 8 housing, 12.7% of Somerville households include children. Only 20.82% of Section 8 units have two bedrooms, and only 2.89% have three bedrooms. Based on Table 11 below for other multi-family publicly-supported housing in Somerville, all households live in one-bedroom units. Among households with Housing Choice Vouchers, 24.47% include children, 47.47% of households are in one-bedroom units, 31.60% are in two bedroom units, and 18.40% are in three-bedroom units.

Among all of the publicly supported housing programs, it is clear that the majority of households are in units that are inadequate to their needs, and in many cases families with children are crowded into one-bedroom units. With housing costs in Somerville continuing to rise, this is the only way that many families can afford any housing at all.

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

The AFFH data indicated that Somerville has the smallest number of Black households compared to other racial/ethnic populations listed in the table above. However, they are the third largest population present regionally. Similar to Hispanic residents, the highest percentage of Black households earns less than 30% of the AMI both locally and regionally.

White, Black and Hispanic populations have the highest percentage of households earning less than 30% of the AMI compared to other affordability thresholds within their respective protected class in Somerville and regionally. A higher percentage of Asian or Pacific Islanders in Somerville earn less than 80% of the AMI as compared to other affordability thresholds within their protected class; regionally however, more Asian or Pacific Islanders earn less than 30% of the AMI, compared to other affordability thresholds within their protected class.

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. Through the Welcoming and Inclusive Neighborhoods Somerville (WINS) Survey and data compiled during the 2015 Housing needs assessment the following takeaways were noted:

- 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 close proximity to public transit. **Admissions and occupancy policies and procedures, including preferences in publicly supported housing:** The findings of the 2015 Somerville Housing Needs Assessment suggest that, although publicly supported housing programs exist in the City of Somerville, essentially all units are fully occupied and have long wait lists. Furthermore, 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 **Land use and zoning laws:** Some focus group attendees noted that condominium conversions in Somerville further limit the number of affordable housing units and cause area rents to increase dramatically.
- **Source of income discrimination:** As mentioned above, some focus group participants spoke of being discriminated against due to the source of their income. 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.

DRAFT

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 cost burden that becomes unsustainable. The size of the city's homeless population is often calculated through a point-in-time survey. 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 live elsewhere, sheltered or unsheltered.

The Annual Point-in-Time count consists of data collected on the sheltered and unsheltered homeless population. Sheltered homeless include those occupying shelter beds on the night of the count. Data describing the characteristics of shelter homeless persons obtained from HMIS and collected directly from providers. Unsheltered homeless are counted by direct observation and 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.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	39	265	97	107	371
Persons in Households with Only Children	0	4	111	30	51	466
Persons in Households with Only Adults	0	64	114	43	47	451
Chronically Homeless Individuals	0	29	7	6	4	62
Chronically Homeless Families	0	0	10	6	4	894
Veterans	0	7	14	0	3	654
Unaccompanied Child	0	4	62	23	24	513
Persons with HIV	0	1	1	0	1	54

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

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):

N/A regarding rural homeless

See table above for estimating and exiting homeless clients

DRAFT

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	75	0
Black or African American	40	0
Asian	1	0
American Indian or Alaska Native	1	0
Pacific Islander	3	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	25	0
Not Hispanic	95	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.

Somerville has 57 households in emergency housing (a total of 75 persons, 18 of whom are children). There are 42 households in transitional shelter (a total of 45 persons, 3 of whom are children). There are 22 unsheltered households, none of whom have children.

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

Race

In shelters on the night of the count, 63% of the homeless were white, 33.6% of the homeless were black/African American and 2.5% were multi-racial.

Ethnicity

On the night of the count, 21% of the homeless were Hispanic and approx. 79.8% were non-Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Somerville has 57 households in emergency housing (a total of 75 persons, 18 of whom are children). There are 42 households in transitional shelter (a total of 45 persons, 3 of whom are children). There are 22 unsheltered households, none of whom have children.

Discussion:

Somerville has a very low unsheltered population on the street during the last point in time count. The CoC estimates that more than 500 persons experience homelessness in Somerville every year. 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 in order 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 effects households at risk of homelessness, who are already living beyond their means.

Housing advocates also point out that households at risk of homelessness are often more likely to have an additional barrier to housing that make finding appropriate housing difficult. Households with a history of substance abuse or mental health problems may have difficulty maintaining their housing or making a landlord feel comfortable renting to them. Chronically homeless individual in particular have difficulty locating housing, as they may not have sufficient rental history or have 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 according to advocates.

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.

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 substance abusers. 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 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 development 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, compare 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. People with disabilities have the right to live in the community with community-based services.

The Somerville Council on Aging statistics show approximately 85% of the seniors served has a physical or mental disability. Similarly, approximately 85% of all seniors have a household income that meets the criteria defined by HUD as “very low income”.

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. 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

- people with disabilities experience higher rates of sexual violence than people without disability (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 as a result of sexual violence (National Sexual Violence Resource Center, 2010)
- Domestic abuse programs in Massachusetts reported responding to nearly 13,000 sexual assault hotline calls during the year. Somerville's DV program (Respond, Inc.) responded to 3,380 calls by June 2017.
- Eleven percent (11%) of Massachusetts high school students and six percent (6%) of middle school students reported being physically hurt by a date. (Massachusetts Dept. of Public Health)

Domestic violence is a public health issue because it doesn't only cause individuals, immediate debilitating harm but gives rise to chronic illness, mental health issues, homelessness and diminished capacity to be an active member of a 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 with 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 to benefit clients 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:

In Massachusetts 15% of all recent HIV diagnoses (2012-2014) were among adolescents and young adults (ages 13-24 years). This proportion is below the national average (22%). 79% of adolescent and young men recently diagnosed with HIV infection reported male-to-male sex.

Discussion:

The specific needs of seniors, disabled persons, veterans, youth, victims of domestic violence and 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 in order 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 to 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 women 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 in Somerville. 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. 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 also evaluating its public safety facilities to ensure that the appropriate level of services is being maintained in conjunction with the projected population growth and the underserved neighborhoods continue to have local fire stations and police sub-stations that meet those neighborhood's needs.

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 originally adopted in 2012, and still serves as the City's primary document. This plan not only sets measurable goals for area's such as housing and jobs creation but also sets the framework for other area's including open space requirements, infrastructure needs, and land use guidelines. In addition to this document the city also maintains a rolling 10 year capital plan which identifies all of the 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 on annual basis in line with the City's budget process. As part of all of these processes the city regularly engages with the community during its fall resi-stat community meetings which are conducted annually in each individual ward in the city. The city has also engaged actively with the public during the Somerville by Design neighborhood planning efforts which are planning efforts focused long range planning for specific neighborhoods within the city.

Describe the jurisdiction's need for Public Improvements:

While Somerville is only 4.1 square miles it is a relatively older city with a long history of being 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 and pedestrian safety and traffic calming improvements are desperately needed to provide residents with the quality multi-modal urban environment that is essential in today's environment. These improvements are also desperately needed in lower income neighborhoods to compliment the incoming transit services of the new green line extension in order to create safe, accessible, roadways and path's to the new stations.
- **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 will also assess the need to upgrade communication lines and other utilities in order to meet current and future capacity demands.
- **Recreational and Open Spaces**- In the Summer of 2017 the city recently published an Open Space and Recreation plan covering the years 2016-2023. As a small densely populated urban center, open space and recreational opportunities are an extremely scarce commodity in the city. The largest impediment to the shortage of recreational and open space in the city is its limited geography of 4.1 square miles. 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. The issue of playing fields is of particular concern to children living in low to moderate income neighborhoods as it limits their opportunity for recreational play and athletic competition.

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 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 2016-2023. The plan outlines all of the major areas of need as well as highlights the environmental and quality of life benefits of open space and recreational amenities.
- **Vision Zero Plan** - Vision Zero is a nationwide model that encourages cities to commit to implementing multi-modal strategies aimed at eliminating traffic related fatalities and severe injuries. The city is currently in the process of defining its own Vision Zero strategy. This process will identify much needed solutions that will increase access and safety of multi-modal transit solutions in low to moderate income neighborhoods.

Describe the jurisdiction's need for Public Services:

Public services that increase economic opportunities, reduce poverty and support the needs of special populations will be considered during this consolidated planning cycle. Community input gathered confirms the following public service priorities:

- Housing Counseling – homebuyer counseling, home maintenance and rehabilitation education and financial literacy classes
- Small Business Capacity Building – technical assistance to businesses and to community-based technical assistance providers
- Services for Person Experiencing Homelessness – recognizing that homelessness is not merely caused by a lack of shelter, but involves a variety of underlying unmet needs – physical, economic and social

Over 17 individuals have taken an online survey that asked residents to grade services and programs (1 to 7). The following services were noted as important need by at least half of all the respondents:

- General Youth Services
- Youth Peer Leadership Services
- Senior Services

How were these needs determined?

Citizen input gathered during the needs assessment process informed the range of public services considered during this consolidated planning cycle.

Through a Request for Proposal, the City will fund programs that include and are not limited to ones that address literacy and professional development for low income residents; academic enrichment and community building initiatives for youth; transportation and social activities to engage seniors and disabled residents; safety net and prevention services for homeless persons and those fleeing domestic violence.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

As discussed in the housing needs assessment, 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 close 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.

DRAFT

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

Introduction

The Somerville housing market is primarily comprised of densely populated multi-family structures. The HUD data provided below from the 2009-2013 ACS survey shows that 19,861 properties or 61% of the housing stock are 2-4 unit multi family structures. The majority of these are made up of 2 family and triple decker properties. The second largest category of properties are larger sized properties that either range from 5-19 unit properties or properties of 20 units and above. These properties combined account for 24% or roughly a quarter of the Somerville housing stock. The smallest housing type category is single family (either detached or attached) units. This property type accounts for only 15% of the housing stock in Somerville and is representative of the shortage of larger family sized units available in Somerville.

In addition to the general distribution of property types in Somerville, a number of additional characteristics are important when analyzing the housing supply in the City. As illustrated in the proceeding maps, the vast majority of properties in Somerville were built prior to 1949. This is particularly noteworthy as it provides a basis for evaluating the need for units or properties that may have environmental concerns such as lead paint and also provides a strong indicator for properties or units that may be in need of moderate or significant rehabilitation. Another key trait of the Somerville housing market is the percentage of renter as compared to owner occupied units. Somerville is predominantly a community of renters. This has historically been the case but has increased in prevalence in recent years. Demographic data taken from a recent MAPC study has shown an increase in increase in population migration to urban communities including Somerville. The data also showed an increase in single person households and longer tenured average occupancy rates for these groups. These trends have also had a measurable impact on housing costs and available housing supply in the city.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	3,644	11%
1-unit, attached structure	1,297	4%
2-4 units	19,861	61%
5-19 units	3,901	12%
20 or more units	4,040	12%
Mobile Home, boat, RV, van, etc.	0	0%
Total	32,743	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2009-2013 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	125	1%	692	3%
1 bedroom	1,117	10%	5,942	29%
2 bedrooms	3,645	34%	8,898	43%
3 or more bedrooms	5,980	55%	5,125	25%
Total	10,867	100%	20,657	100%

Table 28 – Unit Size by Tenure

Data Source: 2009-2013 ACS

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

Data on subsidized housing units is maintained through the Commonwealth of Massachusetts Subsidized Housing Inventory database and independently through OSPCD's own Affordable Housing Inventory list. The table above breaks down the inventory of affordable housing in Somerville by category. In total, the city has an inventory of 3,341 subsidized units. The majority of these units are under the management of the Somerville Housing Authority. The SHA operates 674 family units and 782 elderly or disabled units. The Somerville Community Corporation is the other major operator of affordable housing in the city. Of the affordable units in inventory a relatively small percentage 112 or 3% are home ownership. Other notable types of units on the inventory list include 163 units that are part of group homes operated by the departments of mental health and developmental services and smaller categories including units for those that are either formerly homeless or veterans.

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

The city of Somerville tracks units subject to expiring use through a couple of different sources. The city utilizes data maintained by the Massachusetts Department of Housing and Community Development (DHCD) and it also maintains its own Expiring Use Inventory list. Currently, the city is tracking 285 units through these sources that will be subject to expiring affordability restrictions over the next 5 years. The largest property on this list is the B.F. Faulkner Towers which has 130 affordable rental units. This property is currently renegotiating its contract terms and the city anticipates that these affordable units will be renewed as affordable through 2036. The second largest property subject to expiring affordability restrictions is the apartments at Pearl Street Park located at 238 Pearl St. This property consists of 86 affordable units and contract negotiations are currently ongoing to renew these units for an additional 20 year affordability term.

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

As multiple data sets and sources have shown the demand for housing in Somerville and the greater metro Boston region is clearly greater than the available supply. This is the case across all housing types including rental units, home ownership, affordable and market rate units, and purpose built or special needs units. Furthermore, a recent MAPC study referenced in the Sustainable Neighborhoods Working Group report, indicated that the current demographic trends and demand for housing supply in urban communities such as Somerville is projected to continue growing through 2030.

Describe the need for specific types of housing:

The demand for housing is broad based across all housing types; However, there are certain segments of the market that are experiencing severe or disproportionate demand. These property types include:

- Affordable units (including rental and ownership units across all income levels up to 80% AMI)
- Large or family sized units (especially those households made up of 5 or more persons)
- Purpose built or special needs units (includes units for seniors and those with disabilities both physical and/or mental/intellectual)

Discussion

The data presented in the above sections clearly demonstrates that the available supply of affordable housing in Somerville is greatly insufficient to absorb the current demand for affordable units. Compounding this issue is the relative 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 amount of affordable units needed to address the affordable housing need. Furthermore, the market rate forces driving the local real estate market have eroded 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. This includes strategies that are both policy based and will require financial resources such as:

- Continue to utilize the zoning code to preserve and create affordable units
- Expanding the 100 Homes program
- Utilizing HOME funds to invest in new development opportunities.

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

Introduction

The proceeding section displays data and examines some of the factors impacting the Somerville housing market. These factors include the projected housing supply and demand forecasts for Somerville and the greater Boston region, an assessment of current and future housing valuations and the impact on rental prices, and a comparison of subsidized rent levels relative to market rate rents. These analyses, again, clearly show the strong economic and demographic forces driving the regions housing crunch.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	262,000	437,200	67%
Median Contract Rent	797	1,279	60%

Table 29 – Cost of Housing

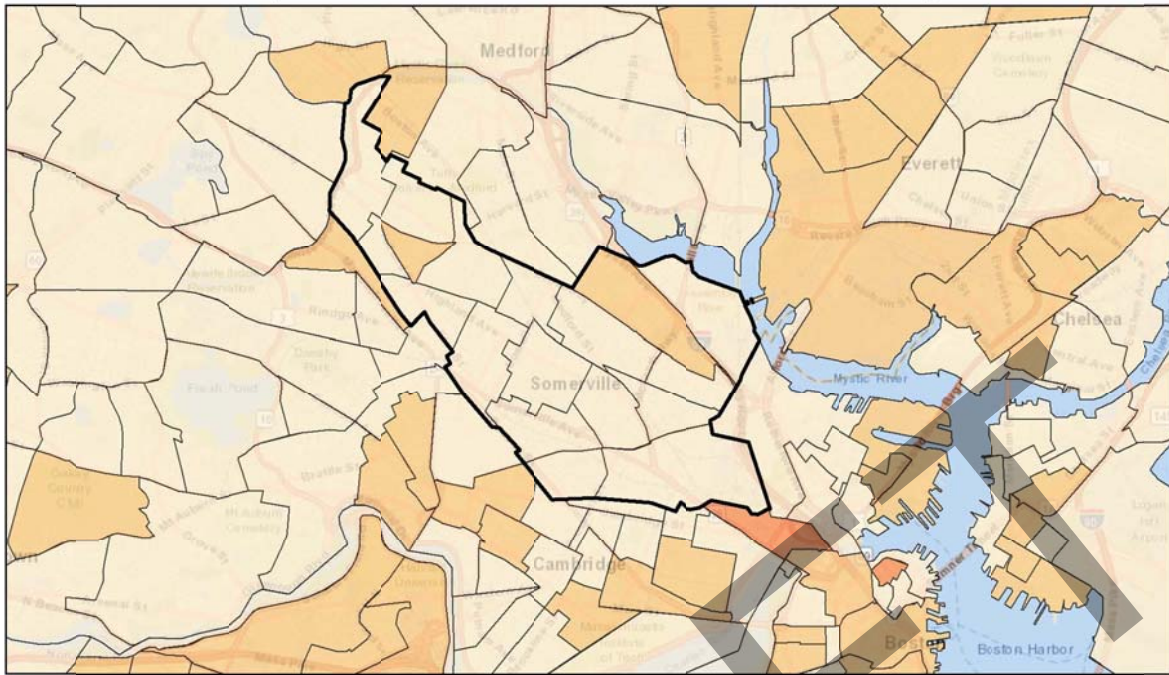
Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	2,409	11.7%
\$500-999	3,607	17.5%
\$1,000-1,499	8,145	39.4%
\$1,500-1,999	4,738	22.9%
\$2,000 or more	1,758	8.5%
Total	20,657	100.0%

Table 30 - Rent Paid

Data Source: 2009-2013 ACS

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



March 21, 2018

Override 1 VacancyRate
B25002EST3_PCT
 0-8.04%
 8.04-16.08%
 16.01-28.34%

0 0.5 1 1.5 2 mi
 0 0.75 1.5 3 km
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCA, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

Vacancy Rates

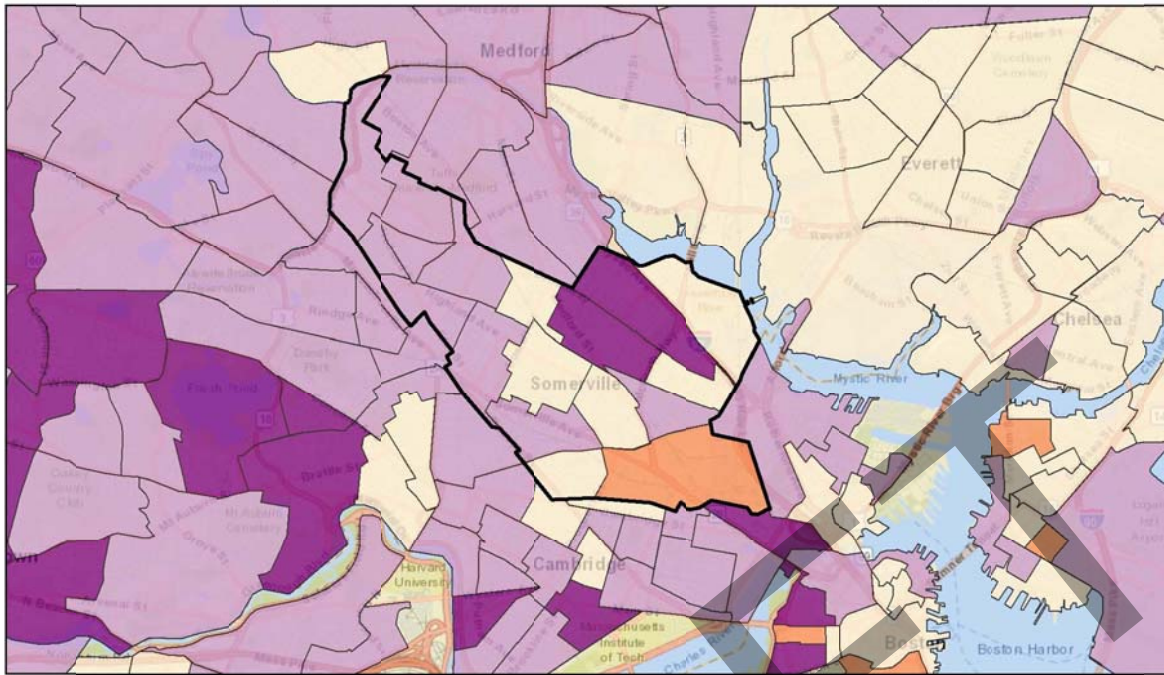
Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,855	No Data
50% HAMFI	3,835	150
80% HAMFI	7,155	409
100% HAMFI	No Data	779
Total	12,845	1,338

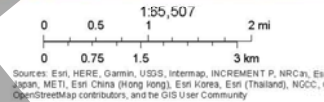
Table 31 – Housing Affordability

Data Source: 2009-2013 CHAS

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



March 21, 2018



Chg. In Home Values

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,194	1,372	1,691	2,116	2,331
High HOME Rent	1,194	1,344	1,614	1,857	2,051
Low HOME Rent	905	970	1,163	1,344	1,500

Table 32 – Monthly Rent

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 multi-family properties converting to condominium ownership structures; thus, adding to the supply and pricing pressures on the rental unit market. Based

on a recent study conducted by the MAPC (Metro Area Planning Council) that projected housing demand in Somerville through 2030; It is predicted that an additional 9,000 units of housing is necessary in order to stabilize housing prices and make housing affordable across all income levels. The data also showed that larger households and households in lower income brackets will continue to comprise the groups most impacted by lack of housing supply. Some of these data points include:

- By 2030, thirty five to forty percent (35-40%) of the new housing demand will come from low-income households (< 80% AMI). A comparatively low portion, 17%, of new demand is expected to be from moderate income households (80-110% AMI), with the remaining 43-48% of demand from households earning more than 110% AMI.
- Among households of all income categories, in 2030 nearly 80% of housing demand will come from households with 2 or more members and about 30% of housing demand will come from households with 4 or more members.
- In 2030, almost 70 percent of low-income housing demand will come from working-age households, ages 25-54. For householders over the age of 65, around 50% of demand will come from those earning less than 50% AMI

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 continue to be challenging. A number of factors and demographic trends continue to indicate that the appreciation that is being experienced in housing costs will continue to persist through at least 2030. These trends were reflected in the MAPC Housing study which included population projections as a contributing factor in their housing analysis. The study's likely scenario predicts that Somerville will experience 25% population growth by 2030. Specifically, the 25 to 44 year old age bracket will continue to make up the largest share of the population (44%), but the 45-54 year old cohort is predicted to grow most sharply, increasing by 59% by 2030. MAPC expects these demographic patterns to spur increased demand for housing in Somerville and surrounding areas

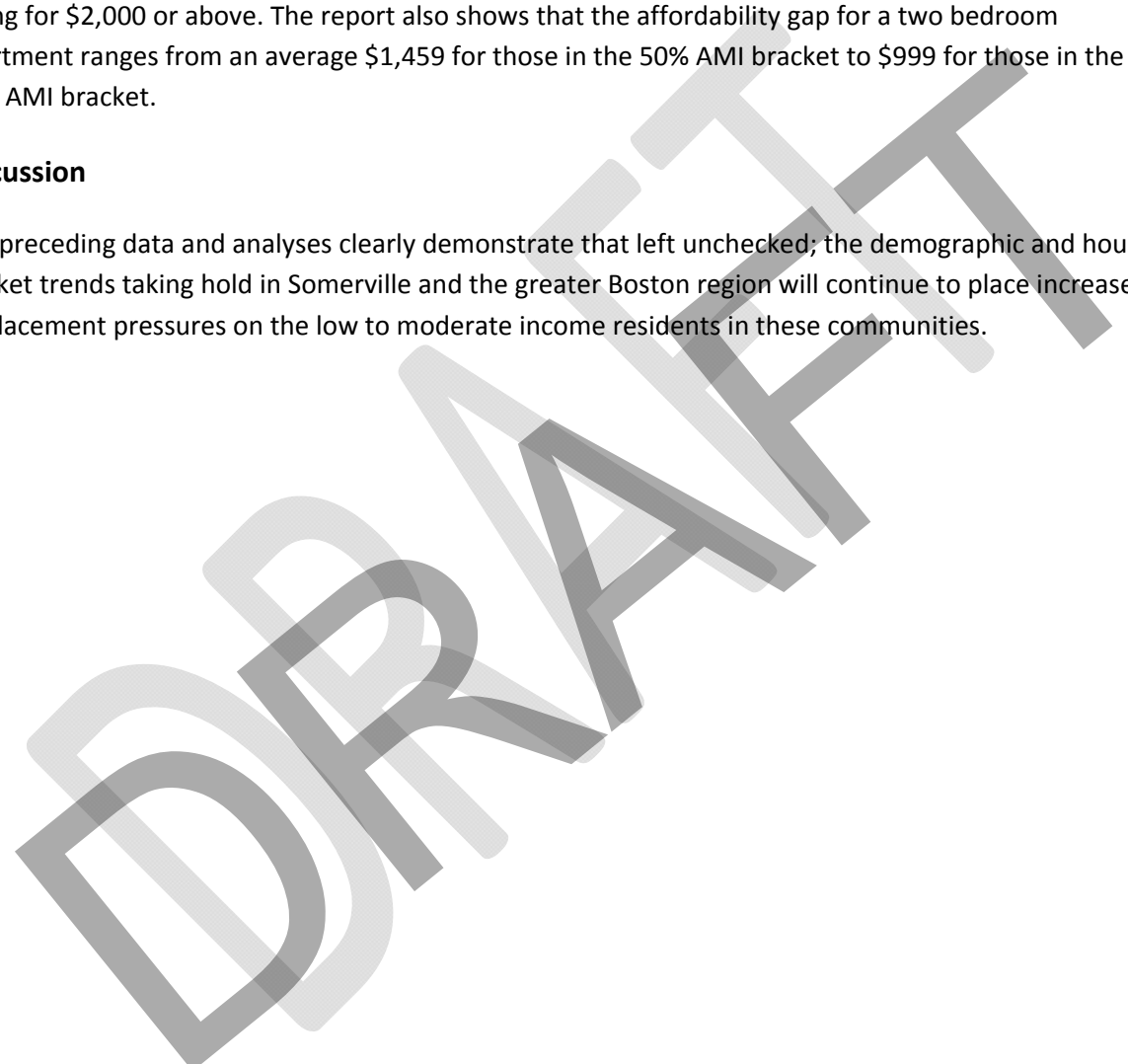
Coupled with a strong economic back drop and a robust regional job market the completion of the Green Line extension, which is anticipated to be completed in approximately 2020/2021, is also seen as a source of concern. While the much needed expansion of public transit will provide tremendous access and environmental benefits to the low and moderate income community; concerns exist that this same increased capacity in public transit will also be seen as an asset to the higher income individuals migrating to the city. This will continue to lend support to appreciating housing costs and supply issues for both rental price appreciation and home ownership values. To illustrate the impact of transit hubs on home values the table above shows home sales prices as of September 2015; the data shows those properties in existing or anticipated transit hub locations such as Davis Square, Teale Square, and Union Square have experienced the most appreciation.

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

A number of reports and analyses have shown that the current HOME and Fair Market Rent levels are far below the market rate trends in Somerville. In the table above listing fair market HOME rents all rents for units with 3 bedrooms or less show a Fair Market Rent well below \$2,000 per month. In the 2015 Housing Needs Assessment conducted by the city (See HNA Table above) a two bedroom apartment in almost all neighborhoods, except for one instance in the Ball Square neighborhood, are listing for \$2,000 or above. The report also shows that the affordability gap for a two bedroom apartment ranges from an average \$1,459 for those in the 50% AMI bracket to \$999 for those in the 80% AMI bracket.

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

According to 2009-2013 CHAS data provided below approximately two thirds (65%) of the Somerville housing stock was built prior to 1950 and approximately 88% of the housing stock was built prior to 1980. This data clearly demonstrates that the vast majority of units in the Somerville housing stock have a high probability of containing one or more substandard condition as defined by the Housing Quality Standards code in 24 CFR 982.401 or other local building or health code. The data also indicates that a significant percentage of housing units are likely to contain lead-based paint hazards.

Definitions

The City of Somerville 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

Additionally, the City's proposed zoning overhaul will also update the current code to decrease the allowable percentage of non-permeable open spaces in order to improve storm water management and mitigate the risks of anticipated increases in flooding events.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,068	37%	7,786	38%
With two selected Conditions	82	1%	318	2%
With three selected Conditions	0	0%	10	0%

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With four selected Conditions	0	0%	0	0%
No selected Conditions	6,717	62%	12,543	61%
Total	10,867	100%	20,657	101%

Table 33 - Condition of Units

Data Source: 2009-2013 ACS

Year Unit Built

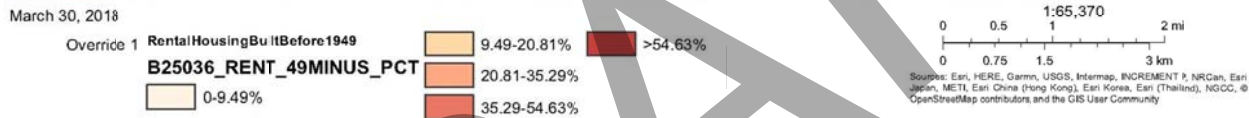
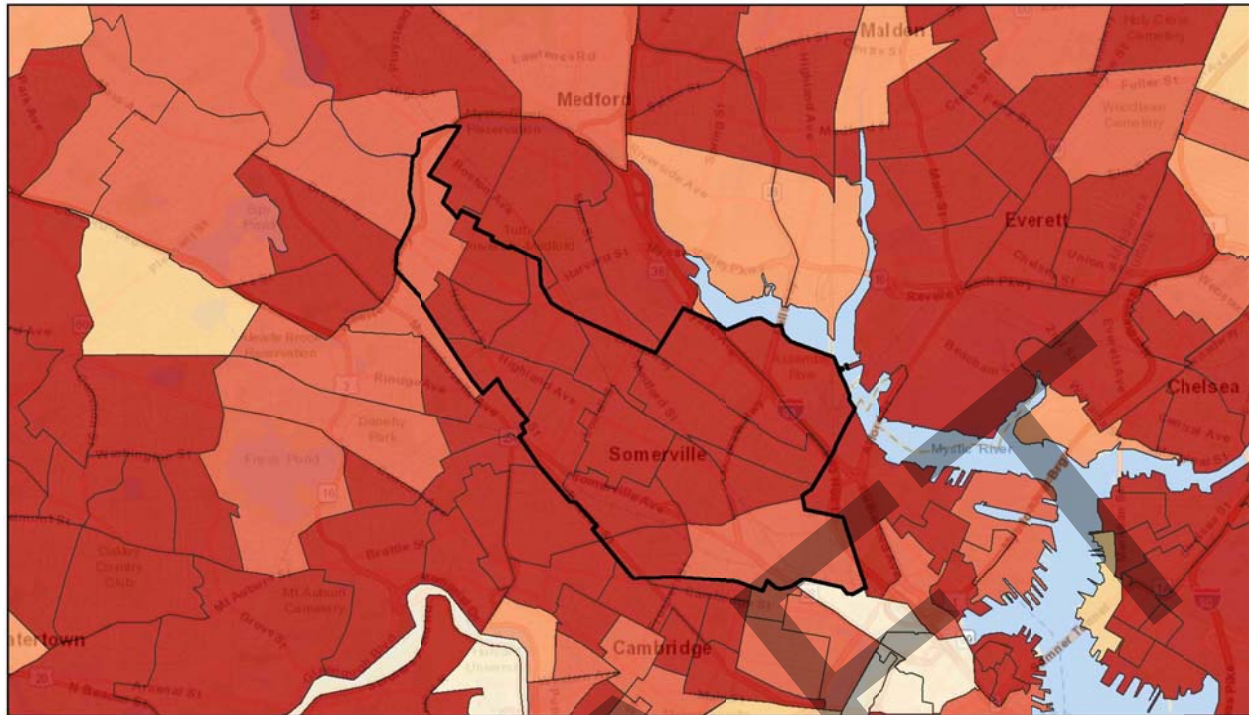
Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	473	4%	726	4%
1980-1999	420	4%	1,733	8%
1950-1979	901	8%	4,681	23%
Before 1950	9,073	83%	13,517	65%
Total	10,867	99%	20,657	100%

Table 34 – Year Unit Built

Data Source: 2009-2013 CHAS

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CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



Pre 1949 Housing Stock

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	9,974	92%	18,198	88%
Housing Units build before 1980 with children present	405	4%	140	1%

Table 35 – Risk of Lead-Based Paint

Data Source: 2009-2013 ACS (Total Units) 2009-2013 CHAS (Units with Children present)

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

Table 36 - Vacant Units

Need for Owner and Rental Rehabilitation

The majority of Somerville's housing stock is very old with 65% percent of units being built prior to 1950 and 88% of the housing stock being built prior to 1980. Based on these statistics alone it is reasonable to assume that the majority of the housing stock in Somerville contains at least one substandard condition. The need for housing rehabilitation becomes even greater when taken into account 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. These units also often contain one or more substandard condition.

The city is attempting to alleviate some of these conditions through its 100 Homes program. 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 88% of the housing stock in Somerville is at risk of containing some type of lead based paint hazard condition. The city has been the recipient of several Healthy Homes Lead Hazard Reduction Grants in the past and was recently awarded a new \$1.7M dollar grant in 2017. The city of Somerville was able to successfully assess over 140 units and clear and abate 76 units during the performance period of its most recently completed grant. Data used in the last grant application shows that 19% of the Somerville population (4,160) are children under the age of six (6). The majority of these children are most likely from low to moderate income families as data referenced in the SNWG report from the Somerville school department shows that 64% of students in Somerville public schools qualify for free or reduced lunch based on income.

Discussion

The city of Somerville has long been a city with an aging housing stock. 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 Somerville Community Corp, has 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. Currently the program has either acquired or has under contract 39 units which will be returned to the market 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 2018-2023 planning cycle.

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

Introduction

The Somerville Housing Authority, located at 30 Memorial Road, owns and manages public housing units and administers Section 8 housing vouchers and other rental subsidies to low and moderate income families, seniors, and disabled individuals. The SHA owns and manages 584 public housing units and 1193 vouchers.

Totals Number of Units

	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									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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 Department of Housing and Urban Development's Real Estate Assessment Center (REAC) conducts a program of annual physical inspections of public and assisted multifamily housing. Scores range from 0 to 100. The physical inspection scoring is deficiency based; all properties start with 100 points. Each deficiency observed reduces the score by an amount dependent on the importance and severity of the deficiency. 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. This report is available on the housing authority website at www.shaweb.org.

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Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

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 and bathrooms. In particular, bathrooms 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, especially the installation of walk-in showers. In recent larger scale projects, the city has partnered with the Somerville Housing authority to rehabilitate a former MWRA pumping station into 25 units of purpose built senior housing. Currently, the city is coordinating with the housing authority on plans to replace the public housing units at Clarendon Hill. Clarendon Hill Tower is one of the oldest and most outdated structures in the SHA inventory. The new proposed development would replace the affordable units currently at clarendon as well as add workforce and market rate housing in a mixed income community. The city will assess the use of HOME Investment Partnership funds as part of its subsidy contribution package to the project.

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 (2016 median sales price for condo units is \$217,500 for studios; \$427,619 for 1 BR; \$539,200 for 2 BR; and \$650,000 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. For state public housing, SHA was recently approved for a grant that is similar to their Family Self Sufficiency Program called MASS LEAP where an account is created for tenants and funds are deposited when there are increases in rent based on increased earned income.

In addition, the Somerville Community Corporation, Somerville's CHDO, offers First-Time Homebuyer Education classes and Financial Literacy classes to help Somerville residents start saving for their goals. In addition, 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 main focus of this plan.

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

Introduction

A variety of housing facilities and services are offered to homeless individuals by organizations within Somerville including the Housing Authority, community-based organizations, faith based 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, family crisis shelters and childcare, domestic violence support and personal care/hygiene services.

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)	62	0	7	24	0
Households with Only Adults	42	0	13	100	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	19	7	0
Unaccompanied Youth	53	0	17	85	0

Table 39 - Facilities and Housing Targeted to Homeless Households

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 to Needy Families, 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 client's access services and resources to increase participation for both cash and non-cash 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 next client 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, They include year-round programs and limited over-flow solutions to temporarily increase bed capacity for high-demand periods.

The following programs received Emergency Solutions Grant funding:

- CASPAR Inc. - Street Outreach and shelter for substance abusers. They are located at 130 Albany St. Cambridge MA
- Respond Inc.- Shelter for victims of Domestic Violence and Rapid Re-Housing. They are located at P.O. Box 555, Somerville MA 02143
- Somerville Homeless Coalition- Family and Individual Shelter, Homelessness prevention, Rapid Re-Housing, HMIS Lead. They are located at P.O. Box 44036, Somerville MA.
- Volunteers of America Massachusetts (VOAMASS) - where veterans and their families can make connections to employment opportunities, long-term independent housing, substance abuse counseling and mental health care. They are located at 1 North St, Somerville, MA 02144.
- Greater Boston Legal Services - Eviction defense prevention cases and services to help low-income people gain access to and remain in affordable housing is crucial.
- Wayside Youth and Family (Shortstop) - provides housing and transitional care to homeless young adults, ages 18-22, 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. They are located at 116-118 North Street, Somerville, MA 02144

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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 impairments. The needs of persons with disabilities are similar to the needs of the elderly or frail elderly depending upon the severity of the disability.

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 additions.

Mentally Ill Persons

Severe mental illness includes the diagnoses of psychoses and major schizoaffective disorders. Chronic mental illness refers to duration of at least one year. According to national estimates, approx. one percent of the adult population meets the definition of severe mental illness based on diagnosis, duration and disability. The major barrier to stable and decent housing for the seriously mentally ill is the availability of affordable housing. A substantial majority of persons 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.

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 shelters 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 co-funding 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 year approximately 20,000 consumers received substance abuse treatment services within these levels of care. At entry 19.2% were homeless while at exit that number decreased by 47.4%.

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 in-patient facility with directions to seek emergency shelter and that every 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 ICHH who work on discharge planning. These CoC members are responsible for working with and monitoring all CoC providers providing mental health services and works 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 Somerville/Arlington CoC has a member from the local mental health office who participates in the CoC planning and coordination.

Statewide statistics have shown that 32% of mental health discharges to the legal system (courts, correctional facilities), 24% to family or to other non-family housing, 13.4% to DMH's state funded residential community systems, 5.5% to state funded group living environments, 4.9% into other category (moved, against medical advice, deceased, declined further treatment, met treatment goals). 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)

The City plans to establish and allocate funds during the next year to address non homeless special needs to include

Youth

- Child Care 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 elderly, person with disabilities and persons with additions to allow them to live as independently as possible in the form of counseling or case management.

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))

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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 analyses to better understand and respond to housing affordability crunch that is plaguing the city and its low to moderate income residents. The Consolidate plan process, Assessment of Fair Housing, and Sustainable Neighborhoods Working Group findings all revealed a number of common trends and concerns among the city's population. These concerns include:

- Fears of displacement and gentrification resulting from revitalization strategies and strong market forces
- Section 8 and other program's do not provide sufficient subsidies to cover the cost of housing in Somerville
- The rate of condo conversion is contributing to the rise in home values and decreasing the supply of adequate rental units
- Wage growth and economic opportunities for low to moderate income residents is not keeping pace with faster growing segments of the population
- The rate of luxury apartment units vs. affordable units being built is out of balance and having a negative impact on affordability
- Home ownership opportunities for low to moderate income residents are limited by restrictive lending criteria.
- Concerns that the current lottery system is not the most equitable process to distribute affordable housing opportunities

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. Since 2012 the City has increased the percentage of required inclusionary units on multiple occasions since 2010. For other items noted above, the city is working on recommendations proposed by the Sustainable Neighborhoods Working Group, the Board of Alderman, community members, and other stakeholders to address specifics aspects of the housing affordability need in the city. These recommendations include:

- A locally based transfer fee on real estate transactions
- A right of first refusal ordinance to encourage housing unit turnover amongst existing and long term residents
- Further strengthening of the zoning code to promote additional affordable housing creation
- Expansion of the 100 Homes program
- Creation of a Housing Assistance Office
- Benevolent Property Owner tax credit
- 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.

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

Introduction

The City of Somerville, by virtue of its location, has benefitted from the robust economic growth that has been experienced in the neighboring towns of Cambridge, Boston, as well as the greater metro Boston area. The greater Boston area has longstanding assets including its universities and world renowned medical facilities that have historically muted the impact of recessions and other negative economic events. Somerville, in particular, is well positioned in the middle of the knowledge triangle which is comprised of Harvard University, the Massachusetts Institute of Technology, and Tufts University.

Economic Development Market Analysis

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	26	0	0	0	0
Arts, Entertainment, Accommodations	5,013	0	13	0	-13
Construction	922	0	2	0	-2
Education and Health Care Services	11,109	0	30	0	-30
Finance, Insurance, and Real Estate	3,291	0	9	0	-9
Information	1,593	0	4	0	-4
Manufacturing	1,823	0	5	0	-5
Other Services	1,704	0	5	0	-5
Professional, Scientific, Management Services	7,048	0	19	0	-19
Public Administration	0	0	0	0	0
Retail Trade	3,330	0	9	0	-9
Transportation and Warehousing	676	0	2	0	-2
Wholesale Trade	1,114	0	3	0	-3
Total	37,649	0	--	--	--

Table 40 - Business Activity

Data Source: 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)

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Labor Force

Total Population in the Civilian Labor Force	50,372
Civilian Employed Population 16 years and over	46,796
Unemployment Rate	7.10
Unemployment Rate for Ages 16-24	27.14
Unemployment Rate for Ages 25-65	5.39

Table 41 - Labor Force

Data Source: 2009-2013 ACS

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



Unemployment Rate - Somerville

Occupations by Sector	Number of People
Management, business and financial	16,222
Farming, fisheries and forestry occupations	2,158
Service	4,299
Sales and office	8,832
Construction, extraction, maintenance and repair	2,039

Occupations by Sector	Number of People
Production, transportation and material moving	1,108

Table 42 – Occupations by Sector

Data Source: 2009-2013 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	21,259	48%
30-59 Minutes	19,495	44%
60 or More Minutes	3,576	8%
Total	44,330	100%

Table 43 - Travel Time

Data Source: 2009-2013 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,631	156	1,310
High school graduate (includes equivalency)	5,976	846	1,753
Some college or Associate's degree	5,433	475	1,354
Bachelor's degree or higher	24,420	1,112	2,524

Table 44 - Educational Attainment by Employment Status

Data Source: 2009-2013 ACS

Educational Attainment by Age

	Age				
	18–24 yrs.	25–34 yrs.	35–44 yrs.	45–65 yrs.	65+ yrs.
Less than 9th grade	50	436	513	1,055	1,161
9th to 12th grade, no diploma	767	664	522	907	1,091
High school graduate, GED, or alternative	2,274	2,420	2,051	4,104	2,852
Some college, no degree	3,624	2,081	974	2,118	615
Associate's degree	209	806	532	778	108
Bachelor's degree	4,218	9,773	2,913	1,945	397
Graduate or professional degree	322	7,568	3,580	2,306	800

Table 45 - Educational Attainment by Age

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,811
High school graduate (includes equivalency)	28,825
Some college or Associate's degree	36,347
Bachelor's degree	48,520
Graduate or professional degree	54,363

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2009-2013 ACS

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

These sector trends are consistent with those of the greater Boston area. 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. Also, during this time the Boston area has continued to expand its reputation as a national leader in the healthcare field. Institutions such as Mass 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 as a result 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. Locally, healthcare and education are also the dominant employers with Tufts University, Cambridge Health Alliance and Partners Healthcare as the city's largest employers. Lastly, the residual impact of this commercial growth has been the increased opportunities in the services sectors. In particular the hospitality and accommodations have seen robust growth. Somerville has become known as a dining destination as a result of its many small locally owned restaurants and eateries. Increased opportunities are also occurring in the retail and services industries as more commercial development comes online and their accompanying demands for hotel and retail workers.

Describe the workforce and infrastructure needs of the business community:

In 2017, through funding provided by a state grant, the City commissioned the Mt. Auburn Associates group to conduct a workforce development analysis. The study, titled the Talent Equity Playbook, revealed that the most pressing issue facing both the Somerville and regional workforce is a skills gap. The study noted that the number one need expressed by companies with regards to employment is finding people with the right "skills". The rapid growth in advances in technology, engineering, and science has greatly disrupted the traditional workforce needs across many industries. The rise of automation, real time data, and increased consumer demands are causing industries and companies to seek out individuals with more abstract skills such as creativity, problem solving, social intelligence, and flexibility.

The changing workforce dynamics has caused uneven opportunity in the workforce. This is particularly true amongst economically vulnerable workers who tend to have lower educational attainment and/or are linguistic minorities. According to statistics from the Talent Equity Playbook report:

- There are still approximately 1,200 Somerville residents who are unemployed and another estimated 250 to 800 residents who are no longer in the labor force but want to work — so called “discouraged” workers.
- There are roughly 1,000 disconnected youth in Somerville. These are young adult residents ages 16 to 24 who neither are in school nor employed. There are also groups of Somerville residents who have jobs but still earn low-incomes. While an annual living wage for one adult living in Somerville is approximately \$30,000, roughly 3,400 residents of Somerville who work full-time, year-round still do not earn that much. Data show that earners who fit this profile live disproportionately in the Winter Hill, Ten Hills, and East Somerville neighborhoods.

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.

The City of Somerville continues to progress on several of its major redevelopment and revitalization efforts. The first phases of the Assembly development have been completed and have been extremely successful in both adding additional affordable units’ online and creating quality job opportunities to the low to moderate income community. The Assembly developer Federal Realty Investment Trust (FRIT) and its tenants were required to conduct extensive outreach to the local community with respect to hiring. The city hopes to learn and expand from the Assembly model as it begins the process of redevelopment in other key areas including Union Square, Winter Hill, and other segments of the city.

In addition to the significant amount of commercial development that is coming online, the city also has an ambitious pipeline of large infrastructure projects slated for the next five years. These projects include the GLX extension, Water and Sewer upgrades, Streetscape re-designs, and other infrastructure projects in core commercial districts that may have disruptive effects on the existing small businesses in these districts. The economic development team within OSPCD is actively working to develop strategies

aimed at mitigating the impacts of these transformative projects on long standing small business owners within the city.

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

The city of Somerville and the greater metro Boston regional are fortunate to have a very diverse and tight labor market. Unfortunately, however, the skills and abilities required of most positions in this new economy are causing an environment of uneven opportunity. A disproportionate share of Somerville's economically vulnerable workers have low educational attainment and/or are linguistic minorities. Among city residents who are unemployed, 43 percent have no more than a high school education. (See chart.) The recent Somerville Nexus Linkage Study shows that 9 percent of the total Somerville labor force needs English for Speakers of Other Languages (ESOL) services and a disproportionate share of the 2,500 residents without a high school degree do not speak English well. And, 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 (between 23 and 25 percent). Among the 300 unemployed job seekers who received services at the local career center, 72 percent have a high school education or less and 45 percent were linguistic minorities.

The Talent Equity Playbook report also notes that in Greater Boston annually there are more than 23,000 open positions that require some type of postsecondary credential, from a one-year industry certificate to a college degree. What is common across these reports and what the interviews and research for this project have surfaced is the intense employer competition and demand for workers of all kinds, in the city and across Greater Boston, from highly educated technical professionals to frontline service workers to construction and maintenance workers. Businesses repeatedly state, and the data support their claims, that they cannot find enough of the right workers, regardless of position. In addition to educational attainment and linguistic barriers, economically vulnerable workers are lacking what are considered to be cross-functional cognitive skills like design mindset, computational thinking, and product development. There are also non-cognitive skills that are just as important, such as social intelligence, global orientation, and cultural competency.

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.

In recent years, the state of Massachusetts has introduced some innovative and bold new programs intended to address some of the talent shortfalls and workforce readiness issues faced by residents and businesses. The City of Somerville has been fortunate to either participate in or receive grants related to a number of these programs. Some of the grants and programs the city has participated in include:

Urban Agenda (\$200,000) Funding for the creation of a public “fab lab” in the Somerville High School. The fab lab teaches digital fabrication tools.

Advanced Manufacturing Training Program (\$169,399) Computer Numerical Controlled (CNC) machining program for under and unemployed adults. Program included 400 hours of technical training and job placement services.

Skills Capital (\$355,500) Funding for eight new CNC machines updating the Somerville High School’s machine shop.

Skills Capital (\$195,111) Funding for robotics equipment at Somerville High School.

Community Compact- (\$15,000) Financial support to assist with the creation of a workforce development strategic plan (Talent Equity Playbook).

Advanced Manufacturing Training Program- (\$86,825) Computer Numerical Controlled machining program for under and unemployed adults. Program included 400 hours of technical training and job placement services.

In addition, There is a relatively strong and sophisticated network of postsecondary degree programs, sector-based occupational training, and soft skill and developmental education supports that serve Somerville workers and businesses. Included in this network are a number of successful and emerging smaller scale sector-based training partnerships in and in close proximity to Somerville. These include programs in culinary arts, advanced manufacturing, biotechnology, and gaming. Partners advancing these sector programs are the City of Somerville, Bunker Hill Community College (BHCC), Somerville Community Corporation, Just-A-Start, Metro North Regional Employment Board, Northeast Advanced Manufacturing Consortium, and others.

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 close proximity have enabled the city 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. 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 in an effort to prepare the next generation workforce with the necessary skills needed for success.

DRAFT

MA-50 Needs and Market Analysis Discussion

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

With respect to the City's most prevalent housing problem, cost burden, the data indicates this issue is prevalent across all income brackets up to 100% AMI. This includes both renter and owner households. Both renter and homeowner households in the lower income brackets of 50% AMI or below are particular cost burden with a disproportionate number of these households facing cost burdens of greater than 50%. 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, East Somerville experiences the greatest housing burdens. East Somerville is more 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 reported in the AFH report, Somerville is relatively integrated racially, 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 west of Teele Square, and Union Square. While higher populations of Black, Hispanic, Native American, and Asian/Pacific Islander populations live in these areas, substantial numbers of White residents live in these neighborhoods as well. There are also Non-White residents who live outside of these "clusters."

The AFH 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.

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.

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 - A number of 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. A new orange line stop has opened in Assembly Square and the MBTA is beginning work on the much awaited Green Line extension which will serve Union Square, East Somerville, and Gilman Square.

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. The city of 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.

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 an exhaustive process and drew upon data and analyses that were conducted not only as part of the Con 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 suitable, affordable housing. The affordable housing crunch that is plaguing the greater Boston region has taken a severe toll on the residents of Somerville with approximately 74% of low to moderate income households 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. In order 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. The city will also invest in supporting local small businesses manage change and disruption created during the construction of the green line expansion.
- **Public Facilities, Parks and Open Space** - In a densely populated city of 4.1 square mile, quality recreational and open space is a rare commodity. The city will continue to invest in opportunities to create suitable, quality open space amenities to meet the health and well-being needs of low to moderate income households, particularly those areas that are most densely populated with higher concentrations of families and children. The city will also seek out opportunities to use program funds for public safety facilities such as local neighborhood police or fire stations if those needs arise.
- **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%. The city is also eagerly anticipating the completion of the green line extension which will

begin construction in the summer of 2017. This will greatly increase the transit opportunities available to the low and moderate income community. In order to maximize the benefit of this new asset the city will need to invest in additional streetscape improvements. These improvements will focus on pedestrian and bicycle safety and accessibility improvements 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 service and safety net programs. Additionally, the city will place a renewed emphasis on workforce readiness programs in order to make low and moderate income residents more competitive to local area employers in up and coming industries.

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

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	City Wide
	Area Type:	Target areas outside of the NRSA's
	Other Target Area Description:	Target areas outside of the NRSA's
	HUD Approval Date:	
	% 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.	As described in previous sections including MA-20 Housing Conditions. The vast majority of housing in the city was built prior to 1949 and consists of 1-3 multi-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?	N/A (City wide follows general plan)
	Identify the needs in this target area.	N/A (City wide follows general plan)
	What are the opportunities for improvement in this target area?	N/A (City wide follows general plan)
Are there barriers to improvement in this target area?	N/A (City wide follows general plan)	
2	Area Name:	Central Broadway
	Area Type:	Strategy area
	Other Target Area Description:	
	HUD Approval Date:	5/15/2013
	% of Low/ Mod:	
	Revital Type:	

<p>Other Revital Description:</p>	
<p>Identify the neighborhood boundaries for this target area.</p>	<p>This area includes census block groups 25017350104, 250173501042, 250173501044, 250173502006, 250173502001, 250173502004, 250173502003, 250173514042. These block groups capture the neighborhood of Winter Hill starting just east of Magoun Square and extending to Gilman Square, which abuts the City Hall, Somerville High School, and future site of the Gilman Square Green Line station. Three commercial corridors--Mystic Ave, Broadway, and Medford Street--are included within this area, but the district is predominantly residential.</p>
<p>Include specific housing and commercial characteristics of this target area.</p>	<p>Sixty-four percent of the area in Winter Hill is zoned exclusively for residential use, and 8% for commercial. Much of the rest of the land area is currently surface parking and transportation. The housing tends to be inhabited by more families and families with children than other areas of Somerville. There are several public housing developments included within proposed area. Commercial spaces along the three commercial corridors--Broadway, Medford Street, and Gilman Square--house historic neighborhood small businesses and a few notable startups. The businesses that exist have enjoyed longevity in the neighborhood, but will likely face higher rents as the Green Line Extension arrives.</p>
<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>The City of Somerville Board of Aldermen has adopted both a Winter Hill Neighborhood Plan in November in 2016 and a Gilman Square Station Area Plan in 2014. These are the tangible results of in-depth neighborhood engagement. Now, the City is turning its focus to implementation of these plans by creating a Winter Hill Action Team and a Gilman Square Action Team. These groups will help advise developers on their plans for the area and advise the City on what goals identified in the plan should be pursued first and how the strategies to achieve these goals can best support the community</p>

<p>Identify the needs in this target area.</p>	<p>Affordable Housing- Winter Hill will be in close proximity to the new Green Line Stations, providing an opportunity for mid-density, transit-oriented multi-family housing that will create affordable housing units through inclusionary zoning. Somerville, as well as the greater Boston area, is facing incredible housing demand, so this additional housing is sorely needed.</p> <p>Renewed Sense of Place- Historically, Winter Hill was a key commercial district for the City. Today, however, it is not seen as a main street destination but more of a place to pass through. Investment in small businesses that currently exist and the attraction of new, local businesses are two needs identified in the neighborhood plan.</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>Redevelopment- There are several key parcels that have been identified as being underutilized and, in many cases, blighted. Examples include the Homans Building, which will be demolished in 2018 and used for staging during Green Line construction; the Star Market site, which has been vacant for several years; and several underutilized surface parking lots.</p>
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<p>What are the opportunities for improvement in this target area?</p>	<p>Small Business Support- The City has already provided storefront improvement support through CDBG funds in this neighborhood in the past, but additional efforts are necessary to support existing and new businesses. Many of the commercial spaces are historic and therefore lack accessible entrances or could stand to benefit enormously from aesthetic updates. Beyond the physical components, technical and financial assistance would help these businesses hire additional employees, provide more services to the community, and thrive as the neighborhood evolves.</p> <p>Attract or Expand Grocery Options- After the closure of a Star Market, which has remained vacant for several years, the community has clearly articulated its desire for a new grocery store. Neighborhood Produce, a small produce market, opened up in 2017 within this area, but further demand exists. By attracting a larger grocery store or supporting Neighborhood Produce, this demand could be met.</p>										
<p>Are there barriers to improvement in this target area?</p>	<p>The Built Environment- Overtime, buildings in this area have removed stories, increased the number of curb cuts, and surrendered street frontage to excessive parking lots. These changes to the built environment have made the area unfriendly to pedestrians and catered shopping options to be convenient to cars making a single stop. Proposed new zoning, planned streetscape improvements, and the Neighborhood Plans will assist in gradually diminishing these barriers over time.</p> <p>Vacancy- Vacancies contribute to a sometimes-unwelcoming feeling in the neighborhood. These include the large Star Market site as well as a new, multifamily development along Broadway which has struggled to attract ground-floor retail tenants.</p>										
<p>3</p>	<table border="1"> <tr> <td data-bbox="732 1583 894 1640">Area Name:</td> <td data-bbox="894 1583 1446 1640">EAST SOMERVILLE NRSA</td> </tr> <tr> <td data-bbox="732 1640 894 1696">Area Type:</td> <td data-bbox="894 1640 1446 1696">Strategy area</td> </tr> <tr> <td data-bbox="732 1696 894 1753">Other Target Area Description:</td> <td data-bbox="894 1696 1446 1753"></td> </tr> <tr> <td data-bbox="732 1753 894 1810">HUD Approval Date:</td> <td data-bbox="894 1753 1446 1810">4/1/2006</td> </tr> <tr> <td data-bbox="732 1810 894 1862">% of Low/ Mod:</td> <td data-bbox="894 1810 1446 1862"></td> </tr> </table>	Area Name:	EAST SOMERVILLE NRSA	Area Type:	Strategy area	Other Target Area Description:		HUD Approval Date:	4/1/2006	% of Low/ Mod:	
Area Name:	EAST SOMERVILLE NRSA										
Area Type:	Strategy area										
Other Target Area Description:											
HUD Approval Date:	4/1/2006										
% of Low/ Mod:											

	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	250173501043 250173514034 250173514032 250173514033 250173514031 250173514035
	Include specific housing and commercial characteristics of this target area.	According to current zoning, 43% of the total area within East Somerville is residential, 10% is commercial, and 2% is mixed-use featuring a combination of the two.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The city of Somerville will be engaging in a comprehensive neighborhood planning process for the East Somerville neighborhood. In addition, the neighborhood and its local small business owners work closely with the East Somerville Main Streets organization and city staff to ensure that the needs and concerns of this district are being heard and addressed. The city will develop goals and strategies and evaluate whether a formal NRSA designation is warranted for this district.
	Identify the needs in this target area.	The needs of East Somerville echo many of those described for other target areas and citywide. Affordable Housing, Community Resiliency in the face of on-coming development and transit amenities, and continued investments to improve infrastructure needs including open space and pedestrian and multi-modal safety improvements.
	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.
	Are there barriers to improvement in this target area?	
4	Area Name:	Union 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.	The Census Tracts included in this target area are: 250173513001 250173512042 250173514032 250173513003 250173513002
Include specific housing and commercial characteristics of this target area.	Thirty percent (30%) of the neighborhood is zoned for residential, 13% for commercial, and 2% for industrial uses.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	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 led by US2 Associates, the chosen master developer. 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.
Identify the needs in this target area.	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>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 key 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>
5	<p>Area Name: Inner Belt/Brick Bottom</p> <p>Area Type: Local Target area</p> <p>Other Target Area Description:</p> <p>HUD Approval Date:</p> <p>% of Low/ Mod:</p> <p>Revital Type: Comprehensive</p> <p>Other Revital Description:</p> <p>Identify the neighborhood boundaries for this target area. The Boundaries for this area include the following census tracts: 250173515001 250173515002</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.</p>
<p>How did your consultation and citizen participation process help you to identify this neighborhood as a 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.</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 opportunity to increase the residential uses in the neighborhood through mixed use developments.</p>
<p>What are the opportunities for improvement in this target area?</p>	<p>The Inner belt and Brick bottom 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 district will also be served by nearby green line stations coming on-line in Washington Street and the reconstructed Lechmere station.</p>

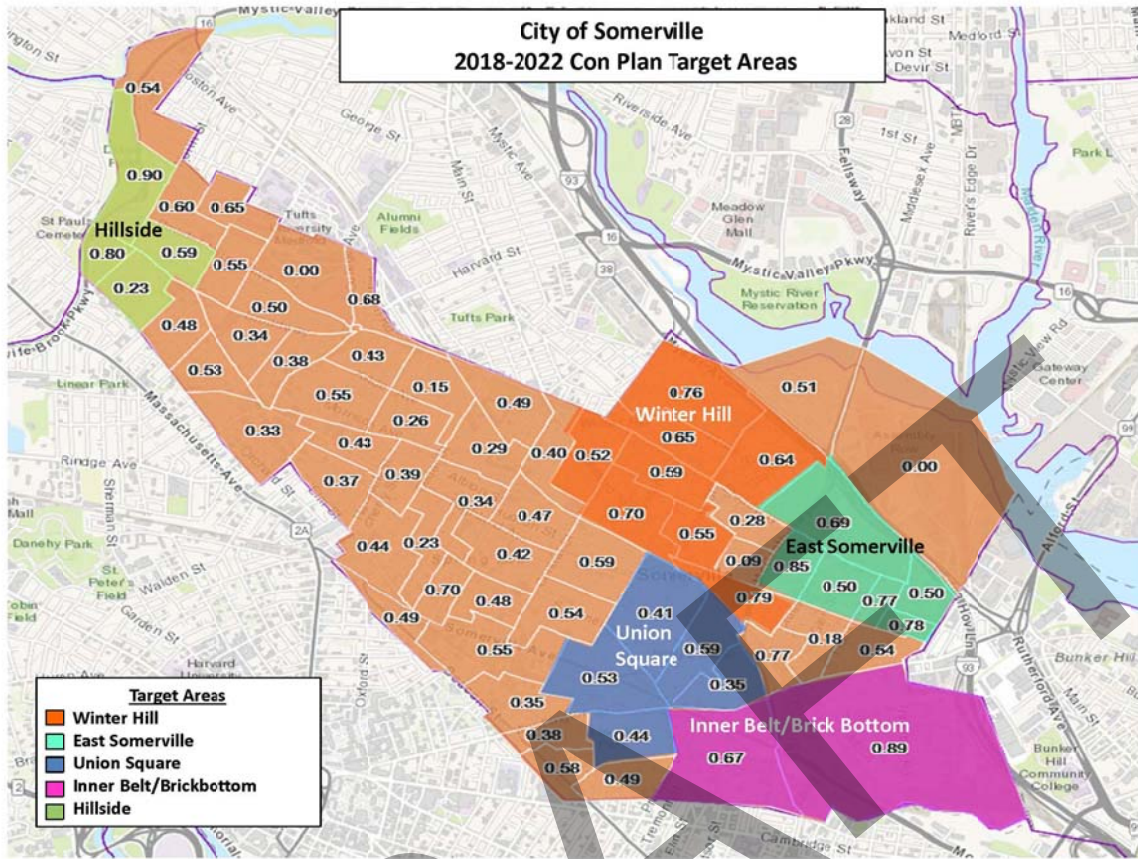
	Are there barriers to improvement in this target area?	
6	Area Name:	Hillside
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	This area includes census block groups 250173507002, 250173507004, 250173507005, 25013507006. These block groups capture the neighborhood of Hillside and a portion of Teele Square. This residential area in the northwestern portion of the City contains a great deal of student activity given its proximity to Tufts while also catering to more long-term residents.
	Include specific housing and commercial characteristics of this target area.	<p>Fifty-eight percent (58%) of the area in this neighborhood is zoned for residential uses. Hillside contains the Clarendon Hills public housing development, which is slated to be redeveloped into mixed-income public housing in the next few years. In addition, the residential neighborhood includes many one-, two-, and three-family houses.</p> <p>The 2% of the neighborhood zoned for commercial use includes ground-floor retail spaces, residential houses that have been adapted to office space, and a larger-footprint grocery store and liquor store.</p>
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	There is currently a community engagement process being led by Somerville Community Corporation and the Preservation of Affordable Housing related to the redevelopment of Clarendon Hills. In addition, there is a proposal to build a hotel in Teele Square on the corner of the proposed area, which would fill in a vacant hole in the ground with a bustling commercial use	

<p>Identify the needs in this target area.</p>	<p>Small Business Support- Teele Square and Hillside benefit from an influx in daytime population thanks to nearby Tufts University. However, current businesses could use technical and financial assistance to better draw in customers, market their offerings, and improve their resiliency</p> <p>Community Resiliency- Redevelopment of Clarendon Hills will disrupt the neighborhood because of construction and because of the temporary displacement of the Clarendon residents. Additional funding can assist in keeping businesses open during this time of transition.</p>
<p>What are the opportunities for improvement in this target area?</p>	<p>The planned redevelopment of the Clarendon Hills project will greatly improve the urban fabric of the area. Additional opportunities for improvement include further support for small businesses in the neighborhood to ensure that these businesses continue to thrive.</p>
<p>Are there barriers to improvement in this target area?</p>	<p>Although student activity brings the daytime population of this area up, there is not generally a lot of activity in the businesses during the day. Partly, this may because there are few offices in this neighborhood--additional employment activity would likely support these businesses throughout the day. In addition, the presence of many busy collector roads and car-centric intersections makes the area somewhat unfriendly for pedestrians. Interventions highlighting a more walkable experience could draw more daytime traffic to the neighborhood and encourage people who commute through to stop and frequent businesses more often.</p>

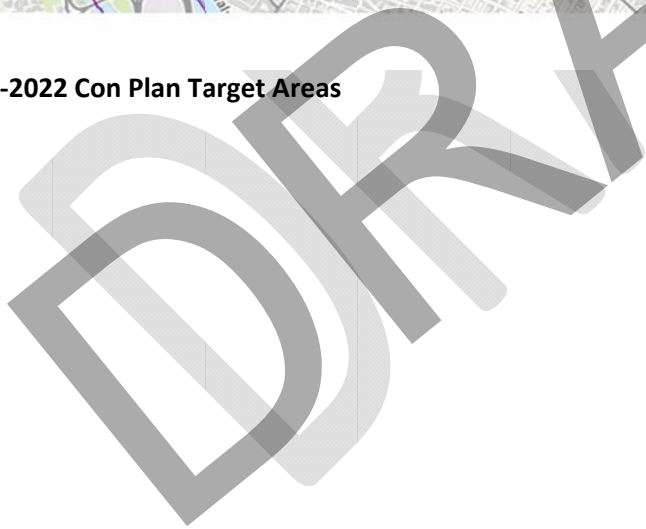
General Allocation Priorities

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.



2018-2022 Con Plan Target Areas



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

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Building Communities of Opportunity
	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	Union Square Inner Belt/Brick Bottom Hillside
	Associated Goals	Create and Preserve Affordable Housing Stabilize and Revitalize Diverse Neighborhoods Family Stabilization and Workforce Readiness Reducing and Ending Homelessness

	Description	This priority need category will be redefined in the 5 year plan to more narrowly focus on the housing affordability and economic advancement opportunities made available to the low and moderate income population in the City. This need will encompass the affordable housing, economic development, and social service needs of the community.
	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 5 year planning cycle.
2	Priority Need Name	Enhancing and Improving the Urban Environment
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Non-housing Community Development
	Geographic Areas Affected	Union Square Inner Belt/Brick Bottom Hillside
	Associated Goals	Stabilize and Revitalize Diverse Neighborhoods Infrastructure and Urban Environment Improvements
	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 and new public transportation assets come on board 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
	Population	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
	Geographic Areas Affected	
	Associated Goals	Family Stabilization and Workforce Readiness Reducing and Ending Homelessness
	Description	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 on this category will be from the Emergency Solutions Grant program, HOME investment partnership program, and CDBG public services allocation.
	Basis for Relative Priority	This priority need is meant to address the immediate and acute need of the most vulnerable populations in the city that are at highest risk of experiencing homelessness.

Narrative (Optional)

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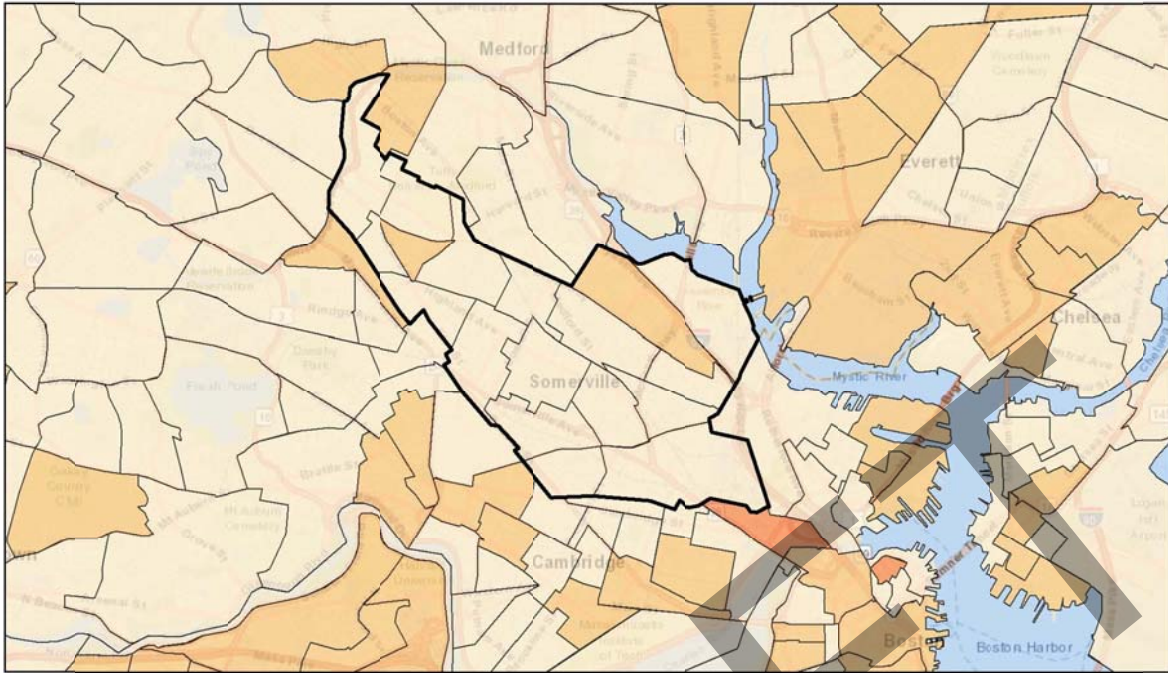
SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

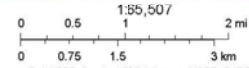
Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	<ul style="list-style-type: none"> • High cost rental market • Low vacancy rates • Highly competitive job market (high local AMI) • Widespread cost burden 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"> • Clarendon Hill redevelopment is next major PHA priority • 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

Table 49 – Influence of Market Conditions

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



March 21, 2018



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCA, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

CPD Map - Somerville Vacancy Rates

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

Introduction

The 2018-2012 Consolidated Plan aims to develop programs, leveraging entitlement funds and other resources, that will carry out the objectives of the City's community development and homelessness strategy. 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 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 to 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. ESG funds can be used to rehabilitate and operate facilities, provide essential services, and prevent homelessness. The ESG program strives to help homeless individuals and families, and subpopulations within this group, such as victims of domestic violence, youth 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.

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	2,250,000	75,000	0	2,325,000	9,400,000	Funding will be spent on a range of programs 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	400,000	10,000	0	410,000	1,640,000	Funding will be spent on a range of programs targeting various affordable housing needs including rental assistance, home ownership assistance, and new housing development.

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	200,000	0	0	200,000	800,000	Funding will be spent on various activities targeted towards homelessness prevention.
Continuum of Care	public - federal	Housing Public Services	1,921,025	0	0	1,921,025	7,680,000	This represents the annual continuum of care allocation for the Somerville Arlington Continuum of Care.
Other	public - federal	Homeowner rehab Multifamily rental rehab	567,857	0	0	567,857	1,135,714	In 2017 the City received a 3 year award from the HUD office of Healthy Homes for a Lead Hazard Reduction Grant of \$1.7M these funds will leveraged with the city's housing rehab program.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Acquisition Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership Public Improvements	1,800,000	0	0	1,800,000	7,200,000	Community Preservation Act funds are a local tax surcharge dedicated for affordable housing, open space, and historic preservation activities within the city.
Other	public - local	Homebuyer assistance Housing Multifamily rental new construction New construction for ownership Rental Assistance Services TBRA	400,000	0	0	400,000	2,000,000	The Somerville Affordable Housing Trust is a dedicated source of funds that are reserved for specific eligible affordable housing purposes. Trust funds are often used to supplement many of the same programs that also receive federal entitlement funding.

Table 50 - Anticipated Resources

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 the majority 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 including 181 Washington Street, the Waterworks projects, and the St. Polycarp Village projects. These projects typically included multiple funding sources including low income tax credit financing and other subsidy sources. Looking ahead the city is exploring opportunities to use HOME funds as a matching source in the Clarendon Hill redevelopment. On the 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 portion of this program is critical to ensure that suitable units that are up to code are delivered through this program.

Economic Development- The city encourages any participant of any of the city's economic development programs to demonstrate leverage or provide matching funds during the application process. The business retention and expansion program requires that any business seeking CDBG financing demonstrate the ability to obtain a portion of the financing need from private banks or other lending sources. The city, in turn, will provide gap financing in exchange for compliance with job creation requirements. The city also requires matching funds from any business participating in the Small Business technical assistance program.

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 five year action plan period the City was able to successfully leverage CDBG funding with State PARC grant funds and Community Preservation funds to deliver quality recreational and open space projects in low income neighborhoods. The city will continue to seek out opportunities using this funding model.

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

ESG-All ESG sub-recipients are required to demonstrate matching funds equal to or greater than the amount of the Emergency Solution Grant. The amount and source of the matching funds is noted in the sub-recipient's RFP. The matching funds are used to help defray the costs for the operations of the shelters and support services to guests and those persons at-risk of homelessness.

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

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

Discussion

The city of Somerville has been highly successfully 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.

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 Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction
Somerville-Arlington Continuum of Care	Continuum of care	Homelessness Non-homeless special needs Public Housing Rental public services	Jurisdiction
THE SOMERVILLE COMMUNITY CORPORATION	CHDO	Homelessness Non-homeless special needs Ownership Rental public services	Jurisdiction
SOMERVILLE HOMELESS COALITION	Non-profit organizations	Homelessness Non-homeless special needs Public Housing Rental public services	Jurisdiction
Somerville Housing Authority	PHA	Public Housing Rental public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
The Center for Teen Empowerment, Inc.	Non-profit organizations	public services	Jurisdiction
CAMBRIDGE HEALTH ALLIANCE	Public institution	Homelessness Non-homeless special needs public services	Region
Somerville Council on Aging	Departments and agencies	Ownership Rental public services	Jurisdiction

**Table 51 - Institutional Delivery Structure
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. The Office of Strategic Planning and Community Development is the central body responsible for administering federal programs and the housing and community development activities that are supported by the City. The Office of Strategic Planning and Community Development anchors several departments including Housing, Transportation and Infrastructure, Economic Development, Planning, Inspectional Services, and Finance and Administration which oversee the day to day operations of individual projects. The City also works closely with several capable nonprofit organizations in the community to deliver a full range of services to residents.

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

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

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	

Street Outreach Services			
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			
	X		

Table 52 - Homeless Prevention Services Summary

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)

According to the Somerville CoC application, 17 non-profit agencies and 4 hospital/medical providers participate in the CoC and provide services targeted to homeless and at-risk population. 3 non-profits and 3 medical providers target services to the seriously mentally ill, 2 non-profits and 2 medical providers target services to persons with substance abuse problems, 1 non-profit targets veterans, 2 non-profits target households experiencing domestic violence, and 3 non-profits target households with children under the age of 18. No agencies specifically target persons with HIV in the jurisdiction but services in the Greater Boston area do exist, such as the AIDS Action Committee of Massachusetts, and local service providers work with persons with HIV to provide services that are not specific to the condition.

The CoC also reports that 93% of participants in CoC-funded programs are accessing mainstream services and benefits when they exit the program, indicating a high level of usage of the services provided.

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

In general, the service delivery system for special needs populations and persons experiencing homelessness is strong. Somerville has agencies providing services through the entire potential life cycle

of homelessness, from prevention to street outreach to emergency, transitional and permanent housing and case management, in addition to a large variety of services targeted to specific populations such as youth age 18-22, households experiencing domestic violence, persons with mental illness, persons with substance abuse problems, persons with disabilities, veterans, families with children and chronically homeless individuals. The CoC is well organized, meeting monthly to discuss issues facing the homeless population. In addition, the CoC has five active committees; Rating and Review, Affordable Housing, Permanent Housing, HMIS, and CoC Outreach. These committees meet at least quarterly to address specific issues identifies by the CoC to improve coordination, outreach, and service and housing provision.

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

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SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create and Preserve Affordable Housing	2018	2022	Affordable Housing Public Housing Homeless		Building Communities of Opportunity	CDBG: \$1,750,000 HOME: \$2,000,000	Rental units rehabilitated: 40 Household Housing Unit Homeowner Housing Rehabilitated: 20 Household Housing Unit Direct Financial Assistance to Homebuyers: 15 Households Assisted
2	Stabilize and Revitalize Diverse Neighborhoods	2018	2022	Non-Housing Community Development Job Creation and Retention	Union Square Inner Belt/Brick Bottom Hillside	Building Communities of Opportunity Enhancing and Improving the Urban Environment	CDBG: \$2,325,000	Jobs created/retained: 35 Jobs Businesses assisted: 50 Businesses Assisted Buildings Demolished: 1 Buildings
3	Infrastructure and Urban Environment Improvements	2018	2022	Non-Housing Community Development Suitable Living Conditions	Union Square Inner Belt/Brick Bottom Hillside	Enhancing and Improving the Urban Environment	CDBG: \$3,625,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Family Stabilization and Workforce Readiness	2018	2022	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Building Communities of Opportunity Serving the Needs of At Risk Populations	CDBG: \$1,687,500	Public service activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted
5	Reducing and Ending Homelessness	2018	2022	Affordable Housing Public Housing Homeless Non-Homeless Special Needs		Building Communities of Opportunity Serving the Needs of At Risk Populations	ESG: \$800,000	Tenant-based rental assistance / Rapid Rehousing: 60 Households Assisted Homeless Person Overnight Shelter: 190 Persons Assisted Homelessness Prevention: 337 Persons Assisted

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Create and Preserve Affordable Housing
	Goal Description	This goal will focus on the most acute and pressing challenge facing the city. 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 goal through a combination of programs and strategies.
2	Goal Name	Stabilize and Revitalize Diverse Neighborhoods
	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 improvements to ensure a suitable and healthy environment for low to moderate income residents.
4	Goal Name	Family Stabilization and Workforce Readiness
	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 building a broad network of supportive services that will meet the unique needs of the city's economically vulnerable population.
5	Goal Name	Reducing and Ending Homelessness
	Goal Description	This goal is aimed at addressing the immediate needs of the city's most vulnerable population. The city will work closely with the Continuum of Care, homelessness providers, and housing authority to identify those individuals and families that are in urgent need of these services.

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)

According to the preceding estimates of the projects noted above the following number of individuals or households will be assisted.

- Tenant Based Rental Assistance - 8 households

- Homebuyer Assistance- 3 households
- Rental Rehab - 8 households
- Homeowner Rehab - 5 households
- New Units - 4 households

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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, there continues to be a need to increase the number of accessible units in the public housing stock, particularly for those households who are already living in an SHA unit, but are aging in place or experiencing a change in their need for accessibility. The need for roll-in showers and accessible bathrooms is the most common need. New units for seniors built by the SHA are designed with accessible bathrooms already in place and also designed to be adaptable for other accessibility concerns. Old units are modified as funds allow. A full breakdown accessibility improvements made by the Somerville Housing Authority is available through their Capital Fund program report in their 5 year plan. The report is available on their website at <http://sha-web.org/documents/5YearPlan2017-2022.pdf>.

Other modifications are made as requested. These requests ranged from installation of flashing light systems due to hearing loss to moving households to first floor units to be accessible to allowing dogs or cats for therapy purposes. The SHA reports that they will continue to make modifications to units to improve accessibility as funds are available and especially at turnover and will continue to honor requests for reasonable accommodations.

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. SHA also provides a share of operating funds and 25% of funds raised from laundry machine use to the tenant associations for their use as they see fit.

The City's Inclusionary Housing Program creates affordable rental and homeownership units. The ordinance was updated in May 2016, increasing overall inclusionary requirements. 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 17.5% requirement for properties building between 8 and 17 units of new housing and projects with 18 or more units require 20% affordable housing. The Housing Division will continue to actively market these units via the SHA to encourage eligible residents to apply. When marketing both rental and homeownership units we email SHA a flyer advertising the units including eligibility requirements, rents/sales price and information session dates. SHA then places this flyer in a folder at the front desk. Voucher holders know to go these folders when searching for housing. We also market units on affordable housing websites including Metro list (<https://www.boston.gov/metrolist>) for rental; CHAPA Mass Access (<http://www.massaccesshousingregistry.org/>) for both rental and homeownership; MBHP (<http://mbhp.org/?property=list-an-apartment>) for rentals; and MAHA (<http://www.massaffordablehomes.org/>) for homeownership units.

The City is actively encouraging increased homeownership among public housing residents as well. Given the high cost of ownership housing in Somerville (2016 median sales price for condo units is \$217,500 for studios; \$427,619 for 1 BR; \$539,200 for 2 BR; and \$650,000 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. For state public housing, SHA was recently approved for a grant that is similar to their Family Self Sufficiency Program called MASS LEAP where an account is created for tenants and funds are deposited when there are increases in rent based on increased earned income.

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

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

No

Plan to remove the 'troubled' designation

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

Barriers to Affordable Housing

The City of Somerville has undertaken a number of studies and analyses to better understand and respond to housing affordability crunch that is plaguing the city and its low to moderate income residents. The Consolidate plan process, Assessment of Fair Housing, and Sustainable Neighborhoods Working Group findings all revealed a number of common trends and concerns among the city's population. These concerns include:

- Fears of displacement and gentrification resulting from revitalization strategies and strong market forces
- Section 8 and other program's do not provide sufficient subsidies to cover the cost of housing in Somerville
- The rate of condo conversion is contributing to the rise in home values and decreasing the supply of adequate rental units
- Wage growth and economic opportunities for low to moderate income residents is not keeping pace with faster growing segments of the population
- The rate of luxury apartment units vs. affordable units being built is out of balance and having a negative impact on affordability
- Home ownership opportunities for low to moderate income residents are limited by restrictive lending criteria.
- Concerns that the current lottery system is not the most equitable process to distribute affordable housing opportunities

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. Since 2012 the City has increased the percentage of required inclusionary units on multiple occasions since 2010. For other items noted above, the city is working on recommendations proposed by the Sustainable Neighborhoods Working Group, the Board of Alderman, community members, and other stakeholders to address specifics aspects of the housing affordability need in the city. These recommendations include:

- A locally based transfer fee on real estate transactions
- A right of first refusal ordinance to encourage housing unit turnover amongst existing and long term residents
- Further strengthening of the zoning code to promote additional affordable housing creation
- Expansion of the 100 Homes program
- Creation of a Housing Assistance Office
- Benevolent Property Owner tax credit
- 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 the concerns noted above, 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. Since 2012 the City has increased the percentage of required inclusionary units on multiple occasions since 2010. For other items noted above, the city is working on recommendations proposed by the Sustainable Neighborhoods Working Group, the Board of Alderman, community members, and other stakeholders to address specific aspects of the housing affordability need in the city. These recommendations include:

- A locally based transfer fee on real estate transactions
- A right of first refusal ordinance to encourage housing unit turnover amongst existing and long term residents
- Further strengthening of the zoning code to promote additional affordable housing creation
- Expansion of the 100 Homes program
- Creation of a Housing Assistance Office
- Benevolent Property Owner tax credit
- 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.

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 team to outreach 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 alive during the harshest of months. The outreach team work 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. The team will transport person found homeless 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 top assess their homeless history and current needs and work to place them in appropriate longer-term shelter programs so they can work toward regaining their 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 person, families, persons with severe substance abuse histories or those suffering from dual or multiple co-occurring disorders.

In conjunction with the Continuum of Care, the City has a new assessment tool – the Coordinate Entry assessment tool – to be used by all social service providers working with homeless persons. This new tool will provide coordinated entry, assessment and housing and supportive service interventions to assist homeless families and families at-risk of homelessness across the city. The goal is to prevent families from becoming homeless and to end families' homelessness as rapidly as possible.

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 ESG funding will provide housing relocation and stabilization services and rental assistance to quickly move homeless households experiencing homelessness into stable, permanent housing. Rapid Re-Housing sub-recipients will provide services to homeless 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. Eligible households may also receive up to 24 months of rental assistance for fair market rental housing.

In addition, homelessness prevention funds through ESG are designed to focus services on helping individuals and families remain within their community and retain their current non-shelter housing or divert people to housing options other than shelter, and connect them with resources to remain housing. Through these funding activities, the City hopes to reduce the number of people becoming homeless through homelessness prevention, to reduce the average length of stay at shelters, through rapid re-housing residents and to reduce the number of people who return to homelessness by providing case management and or referrals to mainstream supportive services. The challenges for the city will be prioritizing the needs of homeless and at-risk populations, identifying the gaps in services given the limited resources available and measuring and reporting outcomes. The HMIS system may be a helpful tool with the standardized questions in the needs assessment and eligibility of clients. The HMIS system will also help track clients who have moved from shelter to shelter and cut down on time consuming intake information.

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 sub-recipients 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. Eligible households may also receive up to 24 months of rental assistance for fair market rental housing.

Through a comprehensive uniform intake, sub-recipients case managers will determine if there are other housing options available to the individual/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 more beneficial for the individual/household and simultaneously reserves homeless shelter resources for those with no other options. Additionally, sub-recipient case managers will provide follow-up to families and individuals 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.

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

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

The Somerville Lead Hazard Abatement Program (SLHAP) is currently in the first year of \$1.7 million dollar LHRD Grant that, when completed, will have made another 90 housing units in Somerville Lead Safe. That will bring the total number of.

For the investment of HUD funds into a housing unit the owner must agree to a rental restriction that requires they charge no more than the Fair Market Rent (FMR) for the Greater Boston Area for 3 years. This not only helps make lead safe housing units affordable for low income families with children in the short term but makes them lead safe in perpetuity. Furthermore, any vacant units that SLHAP invests funds in are required to market specifically to low-income families with children and must contact SHA to make them aware of the unit's availability.

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

The Somerville Lead Hazard Abatement program covers the entire city of Somerville, MA. While Somerville is only 4.1 square miles it is the most densely populated city in New England. This wide program is critical as over 88% of the housing stock in Somerville was built prior to 1980 indicating high potential for lead exposure in most properties. According to data provided in the most recent Lead Hazard Reduction Grant, there is a total number of \$4,160 children under the age of six in Somerville of those 1,939 were tested for elevated blood levels and 20 reported levels above 5.

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

The Somerville Lead Hazard Abatement Program (SLHAP) is located in the Somerville Housing Division, along with the programs funded by CDBG and HOME funds, including Housing Rehabilitation and 100 Homes, Heating System Replacement, Closing Cost/Down Payment Assistance, Tenant-Based Rental Assistance, and Fair Housing. Any clients of these other programs with children under the age of 6 or who may own, rent or be purchasing a unit with lead-based paint hazards is given information about the SLHAP and offered assistance if they are income-eligible. If not, they are referred to the state's Get the Lead Out program and given information about the risks of lead-based paint hazards.

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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 non-profit organizations that serve Somerville's low-income population. The City's CDBG, HOME and ESG and other federal grants will continue to support program 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 with obtaining the tools to overcome poverty. These anti-poverty goals will include:

- increasing effective income (investing in workforce development and economic development opportunities that will create quality equitable paying jobs)
- supporting asset accumulation (supporting 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 child care 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).

ESG funding will continue to make financial support available to those families at risk of eviction to become stabilized and decrease the number of families plunged into homelessness.

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 governmental agencies, non-profit organizations, academic institutions, private business, 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 the Five Year plan the city will take a multi-faceted approach to improving the lives of its low to moderate income residents. First, by addressing the immediate and 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.

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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 has an organizational structure that has built in roles and responsibilities to ensure that all regulatory and compliance requirements are met. The city has a full time compliance officer that reviews the eligibility requirements for all CDBG projects and activities. This staff person is also responsible for monitoring all cross cutting requirements including environmental reviews and prevailing wage requirements. The City also staffs a Home Program manager and ESG coordinator. OSPCD staff is responsible for monitoring of sub-recipients activities to ensure that sub-recipients administer federal awards in compliance with federal requirements. Each sub-recipient will be assessed to determine the level of monitoring necessary to assure compliance. Determining factors will be sub-recipient's prior experience managing federal funds.

The following are various tools for monitoring sub-recipients; these are intended to assist the OSPCD Project Manager in ensuring that the sub-recipient is conducting its portion of the sponsored activity in compliance with sub-recipient contract terms.

- Review of progress reports and documentation;
- Careful review of billings and supporting documentation accompanying reimbursement requests;
- Single review audits and evaluate any finding contained therein;
- Perform on-site visits:
 - to review financial and programmatic records;
 - to observe operations;
 - to inspect facilities to ensure compliance with program requirements;
 - to interview staff to ensure they are informed of and carry out program policy and regulations

Monitoring follow-up is done to ascertain corrective action has been done for any problems or deficiencies that may have been identified. Adequate documentation is required and maintained to ensure monitoring is occurring as planned.

Expected Resources

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

Introduction

The 2018-2012 Consolidated Plan aims to develop programs, leveraging entitlement funds and other resources, that will carry out the objectives of the City's community development and homelessness strategy. 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 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 to 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. ESG funds can be used to rehabilitate and operate facilities, provide essential services, and prevent homelessness. The ESG program strives to help homeless individuals and families, and subpopulations within this group, such as victims of domestic violence, youth 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.

Anticipated Resources

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

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,250,000	75,000	0	2,325,000	9,400,000	Funding will be spent on a range of programs 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	400,000	10,000	0	410,000	1,640,000	Funding will be spent on a range of programs targeting various affordable housing needs including rental assistance, home ownership assistance, and new housing development.

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	200,000	0	0	200,000	800,000	Funding will be spent on various activities targeted towards homelessness prevention.
Continuum of Care	public - federal	Housing Public Services	1,921,025	0	0	1,921,025	7,680,000	This represents the annual continuum of care allocation for the Somerville Arlington Continuum of Care.
Other	public - federal	Homeowner rehab Multifamily rental rehab	567,857	0	0	567,857	1,135,714	In 2017 the City received a 3 year award from the HUD office of Healthy Homes for a Lead Hazard Reduction Grant of \$1.7M these funds will leveraged with the city's housing rehab program.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Acquisition Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership Public Improvements	1,800,000	0	0	1,800,000	7,200,000	Community Preservation Act funds are a local tax surcharge dedicated for affordable housing, open space, and historic preservation activities within the city.
Other	public - local	Homebuyer assistance Housing Multifamily rental new construction New construction for ownership Rental Assistance Services TBRA	400,000	0	0	400,000	2,000,000	The Somerville Affordable Housing Trust is a dedicated source of funds that are reserved for specific eligible affordable housing purposes. Trust funds are often used to supplement many of the same programs that also receive federal entitlement funding.

Table 54 - Expected Resources – Priority Table

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

The City of Somerville seeks to leverage or supplement the majority 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 including 181 Washington Street, the Waterworks projects, and the St. Polycarp Village projects. These projects typically included multiple funding sources including low income tax credit financing and other subsidy sources. Looking ahead the city is exploring opportunities to use HOME funds as a matching source in the Clarendon Hill redevelopment. On the 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 portion of this program is critical to ensure that suitable units that are up to code are delivered through this program.

Economic Development- The city encourages any participant of any of the city's economic development programs to demonstrate leverage or provide matching funds during the application process. The business retention and expansion program requires that any business seeking CDBG financing demonstrate the ability to obtain a portion of the financing need from private banks or other lending sources. The city, in turn, will provide gap financing in exchange for compliance with job creation requirements. The city also requires matching funds from any business participating in the Small Business technical assistance program.

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 five year action plan period the City was able to successfully leverage CDBG funding with State PARC grant funds and Community Preservation funds to deliver quality recreational and open space projects in low income neighborhoods. The city will continue to seek out opportunities using this funding model.

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

ESG-All ESG sub-recipients are required to demonstrate matching funds equal to or greater than the amount of the Emergency Solution Grant. The amount and source of the matching funds is noted in the sub-recipient's RFP. The matching funds are used to help defray the costs for the operations of the shelters and support services to guests and those persons at-risk of homelessness.

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

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

Discussion

The city of Somerville has been highly successfully 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.

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create and Preserve Affordable Housing	2018	2022	Affordable Housing Public Housing Homeless		Building Communities of Opportunity Serving the Needs of At Risk Populations	CDBG: \$350,000 HOME: \$400,000	Rental units rehabilitated: 15 Household Housing Unit Homeowner Housing Rehabilitated: 5 Household Housing Unit Direct Financial Assistance to Homebuyers: 3 Households Assisted
2	Stabilize and Revitalize Diverse Neighborhoods	2018	2022	Non-Housing Community Development Job Creation and Retention	Union Square Inner Belt/Brick Bottom Hillside	Building Communities of Opportunity	CDBG: \$465,000	Jobs created/retained: 5 Jobs Businesses assisted: 20 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Infrastructure and Urban Environment Improvements	2018	2022	Non-Housing Community Development Suitable Living Conditions	Union Square Inner Belt/Brick Bottom Hillside	Enhancing and Improving the Urban Environment	CDBG: \$722,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2100 Persons Assisted
4	Family Stabilization and Workforce Readiness	2018	2022	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Building Communities of Opportunity Serving the Needs of At Risk Populations	CDBG: \$337,500	Public service activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted
5	Reducing and Ending Homelessness	2018	2022	Affordable Housing Public Housing Homeless Non-Homeless Special Needs		Serving the Needs of At Risk Populations	ESG: \$200,000	Homeless Person Overnight Shelter: 54 Persons Assisted Homelessness Prevention: 40 Persons Assisted

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Create and Preserve Affordable Housing
	Goal Description	This goal will focus on direct investments to addressing the housing affordability crunch in Somerville. The city will expend CDBG and HOME Investment Partnership Funds across a broad range of housing programs to help mitigate the rising costs of housing for low to moderate income households.
2	Goal Name	Stabilize and Revitalize Diverse Neighborhoods
	Goal Description	This goal will focus on improving the standard of living for low to moderate income residents. The activities undertaken will focus on creating jobs and economic opportunities that improve the standard of living for the economically vulnerable members of the community.
3	Goal Name	Infrastructure and Urban Environment Improvements
	Goal Description	This goal will focus on making infrastructure improvements that will improve the living environment in low to moderate income neighborhoods. The activities undertaken here will focus on streetscape improvements that will provide multi-modal safety improvements, equitable access to public transit, and suitable recreational opportunities.
4	Goal Name	Family Stabilization and Workforce Readiness
	Goal Description	Public Service activities and other projects to benefit low/moderate income persons will address this goal. These activities will include leadership and job readiness training to develop the potential of adults and young people by empowering them with the life skills and supports to succeed in the workforce; educational training such as ESOL classes to improve non-English speakers employment opportunities, communication skills and involvement in the community; exposure to environmental job training and additional career options; interpretation training for bilingual residents and certification in medical and legal interpretation thus enabling immigrant to find a voice; affordable childcare for low income families to enable them to work knowing that their children are care for, etc.

5	Goal Name	Reducing and Ending Homelessness
	Goal Description	ESG programs provide critical services to the City's homeless population. Shelters provide seniors, the disabled, a diversity of races and ethnicities, victims of domestic violence and many other clients or varying demographic characteristics. These shelters provide the most basic needs and essential services to move residents back to independent living. Through the rapid response, Housing First model and coordinated entry, the neediest are assisted and diverted away from homelessness with plans for support services and tools to prevent future issues. In addition to ESG programs, Public Service funds also help by providing access to food pantries, housing stabilization counseling, landlord mediation, information and referral services for homelessness prevention, etc.

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Projects

AP-35 Projects – 91.220(d)

Introduction

The 2018-2022 Consolidated Plan will fund projects and programs that address the needs of the cities low to moderate income residents. The Office of Strategic Planning and Community Development will focus its efforts on the target areas identified in this plan to the extent possible (See descriptions and maps under "AP-50 geographic distribution"). 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 release its final FY18 program funding allocations. All allocation amounts noted in the proceeding section are subject to proportional pro-ration based on those final allocation announcements.

Projects

#	Project Name
1	Housing Preservation and Rehabilitation Program
2	Business Retention and Expansion
3	Small Business Resiliency Program
4	Neighborhood Infrastructure Improvement Program
5	Parks and Open Space Improvements
6	Green Infrastructure and Urban Forestry Program
7	Public Services
8	Admin
9	Housing Development Special Projects
10	Tenant Based Rental Assistance
11	CHDO Set-Aside
12	CHDO Operating Set-Aside
13	Emergency Solutions Services

Table 56 – Project Information

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.

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AP-38 Project Summary
Project Summary Information

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1	Project Name	Housing Preservation and Rehabilitation Program
	Target Area	
	Goals Supported	Create and Preserve Affordable Housing
	Needs Addressed	Building Communities of Opportunity
	Funding	CDBG: \$350,000 Lead Hazard Abatement Grant: \$567,000
	Description	This program will continue to support the city's 100 Homes program. CDBG funds will primarily be used to undertake rehabilitation work but may also fund housing acquisition activities on a limited basis. The city will also continue to operate its existing Home Rehab program to income eligible resident's city wide.
	Target Date	6/28/2019
	Estimate the number and type of families that will benefit from the proposed activities	The goal of this program is to assist low income households that will participate in the 100 Homes program. The program acquires and rehabilitates properties across a wide range of size and type. Currently, the program has secured 45 units and several of those properties are expected to participate in the city's housing rehab program. Additionally, OSPCD will also continue to operate its traditional housing rehab program which is available to low and moderate income residents across the city access funds to make address code violations and critical rehab needs. The program also specifically targets seniors who are need of assistance heating system replacements.
	Location Description	Both the 100 Homes and Housing Rehab program are not limited in geography. Any income eligible household that meets the program guidelines may participate. The 100 Homes program aims to acquire properties citywide in an effort to avoid the concentrating the program in any specific area of the city.
Planned Activities	The city will continue to operate its traditional Housing Rehab program and provide support to the 100 Homes program.	
2	Project Name	Business Retention and Expansion
	Target Area	Union Square Inner Belt/Brick Bottom Hillside
	Goals Supported	Stabilize and Revitalize Diverse Neighborhoods
	Needs Addressed	Building Communities of Opportunity
	Funding	CDBG: \$250,000

	Description	This program will provide direct financial assistance to eligible business that will create quality job opportunities for the low to moderate income community.
	Target Date	6/28/0019
	Estimate the number and type of families that will benefit from the proposed activities	The Business Retention and Expansion program will seek to assist 2-3 businesses with direct financial assistance in return for job creation opportunities.
	Location Description	The city will focus on supporting businesses that will invest in key underserved and emerging commercial districts in the city. These areas include Union Square, Gilman Square, Central Broadway, and the Lower Broadway Corridor in East Somerville.
	Planned Activities	The city will fund a direct financial assistance program. The businesses participating may also be eligible to participate in the small business resiliency program, if appropriate.
3	Project Name	Small Business Resiliency Program
	Target Area	Union Square Inner Belt/Brick Bottom Hillside
	Goals Supported	Stabilize and Revitalize Diverse Neighborhoods
	Needs Addressed	Building Communities of Opportunity
	Funding	CDBG: \$215,000
	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	6/28/2019
	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.

	Location Description	The city will target its outreach efforts to small businesses located in the previously identified target neighborhoods of Union Square, Winter Hill, East Somerville, and Gilman Square. These neighborhoods have the highest concentration of low income, family operated small businesses in the city. Two of these neighborhoods, Union Square and East Somerville, are also served by local Main Streets organizations that work closely with these businesses on technical assistance issues and coordination with the city.
	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	Neighborhood Infrastructure Improvement Program
	Target Area	Union Square Inner Belt/Brick Bottom Hillside
	Goals Supported	Infrastructure and Urban Environment Improvements
	Needs Addressed	Enhancing and Improving the Urban Environment
	Funding	CDBG: \$272,500
	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	6/28/2019
	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 benefitting area's that serve a minimum of 800 low to moderate income residents. As a result of the densely populated nature of Somerville's neighborhoods, OSPCD is confident that most activities will serve a much higher number of low to moderate income persons.
	Location Description	The city will focus its streetscape and infrastructure activities on the low to moderate income neighborhoods that are expected to be most impacted by the forthcoming transit stations. These neighborhoods include, Union Square, Central Broadway, East Somerville, and Gilman Square.

	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.
5	Project Name	Parks and Open Space Improvements
	Target Area	Union Square Inner Belt/Brick Bottom Hillside
	Goals Supported	Infrastructure and Urban Environment Improvements
	Needs Addressed	Enhancing and Improving the Urban Environment
	Funding	CDBG: \$375,000
	Description	This project will create and revitalize quality recreational open spaces in the city's most densely populated and underserved neighborhoods.
	Target Date	6/28/2019
	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 area's that serve a minimum of 1,100 low to moderate income residents. As a result of the densely populated nature of Somerville's neighborhoods, OSPCD is confident that most activities will serve a much higher number of low to moderate income persons.
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. These neighborhoods include, Union Square, Central Broadway, East Somerville, and Gilman Square.	
	Planned Activities	The city will focus on renovated and expanding existing open spaces that are underutilized or inaccessible. The city will also seek out opportunities to create new open spaces when possible.
6	Project Name	Green Infrastructure and Urban Forestry Program
	Target Area	
	Goals Supported	Infrastructure and Urban Environment Improvements
	Needs Addressed	Enhancing and Improving the Urban Environment
	Funding	CDBG: \$75,000
	Description	This program will continue to compliment the City's tree planting program in income eligible areas.

	Target Date	6/28/0019
	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 area's that serve a minimum of 500 low to moderate income residents. As a result of the densely populated nature of Somerville's neighborhoods, OSPCD is confident that most activities will serve a much higher number of low to moderate income persons.
	Location Description	The city will target tree planting efforts across low income eligible census tracts across the city.
	Planned Activities	The city will operate a tree planting in eligible low to moderate income census tracts.
7	Project Name	Public Services
	Target Area	
	Goals Supported	Family Stabilization and Workforce Readiness
	Needs Addressed	Building Communities of Opportunity Serving the Needs of At Risk Populations
	Funding	CDBG: \$337,350
	Description	This program will fund local nonprofit organizations and agencies that provide vital supportive services to the most economically vulnerable members of the community.
	Target Date	6/28/2019
	Estimate the number and type of families that will benefit from the proposed activities	Expect to serve 3000 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 will issue 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.
8	Project Name	Admin
	Target Area	

	Goals Supported	Create and Preserve Affordable Housing Stabilize and Revitalize Diverse Neighborhoods Infrastructure and Urban Environment Improvements Family Stabilization and Workforce Readiness Reducing and Ending Homelessness
	Needs Addressed	Building Communities of Opportunity Enhancing and Improving the Urban Environment Serving the Needs of At Risk Populations
	Funding	CDBG: \$450,000
	Description	This project will cover the administrative costs of operating and administering the entitlement program.
	Target Date	6/28/2019
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Program and Administrative costs.
9	Project Name	Housing Development Special Projects
	Target Area	
	Goals Supported	Create and Preserve Affordable Housing Reducing and Ending Homelessness
	Needs Addressed	Building Communities of Opportunity Serving the Needs of At Risk Populations
	Funding	HOME: \$225,000
	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	6/28/0019
	Estimate the number and type of families that will benefit from the proposed activities	The city will be finalizing construction and begin occupancy of the project located at 163 Glen St. This will create 4 low income units. The city is also evaluating options to redevelop the Clarendon Hills public housing complex which would create 216 affordable. This project will span across multiple upcoming years of the consolidated plan cycle.

	Location Description	The city has current projects active on Glen St. in East Somerville and is assessing the redevelop needs of the Clarendon Hills public housing complex located in West Somerville.
	Planned Activities	The city is evaluating options to redevelop the Clarendon Hills public housing complex. The Clarendon Hills site is one of the most aged properties in the SHA inventory and is in need of redevelopment.
10	Project Name	Tenant Based Rental Assistance
	Target Area	
	Goals Supported	Create and Preserve Affordable Housing Family Stabilization and Workforce Readiness Reducing and Ending Homelessness
	Needs Addressed	Building Communities of Opportunity Serving the Needs of At Risk Populations
	Funding	HOME: \$80,000
	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	6/28/0019
	Estimate the number and type of families that will benefit from the proposed activities	Through its tenant based rental assistance program the city expects to assist eight (8) low income households.
	Location Description	The Tenant Based Rental Assistance program is available to any eligible income qualified household.
	Planned Activities	The City of Somerville will work with the Somerville Homeless Coalitions PASS Program and other Tenant Based Rental Assistance providers to subsidize and stabilize income-qualified households.
11	Project Name	CHDO Set-Aside
	Target Area	
	Goals Supported	Create and Preserve Affordable Housing Family Stabilization and Workforce Readiness Reducing and Ending Homelessness
	Needs Addressed	Building Communities of Opportunity Serving the Needs of At Risk Populations

	Funding	HOME: \$60,000
	Description	A minimum of 15% of the annual HOME entitlement is set aside for the City's CHDO, the Somerville Community Corporation.
	Target Date	6/28/0019
	Estimate the number and type of families that will benefit from the proposed activities	
	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	A minimum of 15% of the annual HOME entitlement is set aside for the City's CHDO, the Somerville Community Corporation.
12	Project Name	CHDO Operating Set-Aside
	Target Area	
	Goals Supported	Create and Preserve Affordable Housing Family Stabilization and Workforce Readiness Reducing and Ending Homelessness
	Needs Addressed	Building Communities of Opportunity Serving the Needs of At Risk Populations
	Funding	:
	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 only Community Housing Development Organization (CHDO), the Somerville Community Corporation with its costs to operate its non-profit housing development department.
	Target Date	6/28/0019
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	This activity is not location specific. It is a direct funding to support the local CHDO with its costs to operate its non-profit housing development department.

	Planned Activities	As an eligible component of the HOME program, CHDO operating funds of 5% are set-aside from the City's annual HOME Program entitlement grant to assist the City's only Community Housing Development Organization (CHDO), the Somerville Community Corporation with its costs to operate its non-profit housing development department.
13	Project Name	Emergency Solutions Services
	Target Area	
	Goals Supported	Family Stabilization and Workforce Readiness Reducing and Ending Homelessness
	Needs Addressed	Serving the Needs of At Risk Populations
	Funding	ESG: \$200,000
	Description	This project will fund the various programs and activities eligible through the Emergency Solutions grant program.
	Target Date	6/28/0019
	Estimate the number and type of families that will benefit from the proposed activities	Shelter programs will be funded for individual and families and essential and support services will be provided to assist individual and families move from shelter to independent living. A coordinated entry system will move the neediest to permanent housing with support services to remain stable.
	Location Description	The activities covered in this project are open to all eligible at risk person's and households.
	Planned Activities	Street outreach, shelter operation programs, homelessness prevention, rapid re-housing, HMIS reporting and administration

AP-50 Geographic Distribution – 91.220(f)

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

In the preceding Strategic Plan ,the city has designated 3 local target area's Union Square, Inner Belt/Brick bottom, and the Hillside neighborhoods. In addition, the city has also identified the East Somerville and Winter Hill neighborhoods as potential target areas for a future NRSA designation. The city will continue to develop goals and strategies for these areas and evaluate whether to submit a formal application for NRSA designation in program year 1. The reminder of program funds will be deployed citywide across the various eligible census tracts and on programs where eligibility is determined on an individual applicant basis.

Geographic Distribution

Target Area	Percentage of Funds
City Wide	15
Union Square	15
Inner Belt/Brick Bottom	15
Hillside	15

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The city has determined that all of the 3 local target area and 2 potential NRSA districts 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. The city will first focus its efforts on the East Somerville and Winterhill neighborhoods to determine if these areas will benefit from a formal NRSA designation. The city anticipates allocating 20% of year 1 funding in each of these concentrated areas. The city anticipates allocating 15% of year 1 funding in each of the other identified local target areas.

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 help enhance and mitigate some of the opportunities and risks presented by the planned revitalization efforts in these target areas.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

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

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

Table 59 - One Year Goals for Affordable Housing by Support Type
Discussion

AP-60 Public Housing – 91.220(h)

Introduction

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

The Somerville Housing Authority's 5 Year Plan, released in 2014, states the following strategy they will employ to address Housing Needs.

“The SHA will continue to review waitlist data and priorities to assure, to the maximum extent possible, the housing of eligible area applicants. SHA will continue to process emergency applications in conformance with approved policies. SHA will continue to participate in City of Somerville and area agency forums designed to inform area residents of affordable housing opportunities. SHA has recently completed a waitlist update to remove outdated applicants and allow focus on remaining applicants.”

Waiting lists for all forms of public housing are very long. In addition, the Somerville Housing Authority is part of the Centralized Section 8 Waiting List. The list contains 1495 Somerville applicants and annual turnover is around 50 vouchers per year, meaning it would take close to 30 years to get through the list. There are currently no new Section 8 vouchers available.

Based on this data, the need for affordable rental housing in Somerville is overwhelming.

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. The City will also work closely with the SHA to ensure that reasonable modifications are made to their housing units where necessary. Looking forward, the city issued an RFP in March 2016 between SHA, POAH, and Somerville Community Corp to redevelop the current Clarendon Hill public Housing units into a new mixed income community. The new site would house all current Clarendon Hill residents as well as provide additional workforce and market rate housing.

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 Mass LEAP programs
- 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 through the city.

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

Fortunately, the Somerville Housing Authority is not designated a troubled housing Authority.

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. We will also continue to work collaboratively with the SHA on future development projects including the Clarendon Hills redevelopment which, as mentioned, is the most critical property in the SHA inventory in need of redevelopment.

DRAFT

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

Introduction

Emergency Solution Grant funds will be one of the sources used to address the needs of homeless persons and persons with special needs by implementing strategies to prevent homelessness, encourage individuals living on the streets to move to housing and provide services to those living in emergency shelter with the goal of successful permanent housing placements. The City plans to continue to implement and expand on many of these efforts. Through a Request for Proposal, non-profit agencies will be funded to providing services in 4 primary categories: Emergency Shelter and Essential Services, Homeless Prevention Activities, Rapid Rehousing and Stabilization and HMIS data collection and reporting. In addition to ESG funds, CDBG funds will be used to provide support services to the homeless and other special populations like veterans, chronically homeless and persons with special needs 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. This team goal 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 an around Somerville. This is important data is used by the CoC and its stakeholders to track the changing needs of the homeless. The major component of the action plan of OSPCD and the CoC is to develop and support the coordinated assessment system to match a homeless person's need for housing with available housing vacancies among providers, to improve access to services and to ensure appropriate interventions. Doing so will promote a system to ensure limited resources are used to create maximum impact and efficiency.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City's funding, coupled with other public and private funding sources secured by sub-recipients, provides of the operation of emergency shelters, transitional housing and support services program in the area. HOME funds are frequently used to support transitional housing needs and other funds support case management and support services to encourage stabilization. The CoC is developing 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, person with severe substance abuse histories or those suffering from dual or multiple co-occurring disorders.

In conjunction with the Continuum of Care, the City is drafting a new assessment tool to be used by all social service providers working with homeless person. The new tool will provide coordinated entry, assessment and housing and supportive service interventions to assist homeless families and families at-risk of homelessness across the city. The goal of this collaborative tool will be to divert families from becoming homeless and to end families' homelessness as rapidly as possible.

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. In 2017-2018, the City expects to assist over 500 individuals through ESG funded emergency shelter. Other shelters not receiving ESG funds include Just-a-Start for homeless teen mothers, Wayside Youth for homeless Teens, Volunteers of America for homeless veterans, Somerville Community Corp Sewell Street SRO, Transition House program for formerly homeless individuals and families, etc.

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

Rapid Re-Housing activities, offering short or medium term rental assistance, housing relocation and stabilization services, are a part of the strategy to help transition homeless persons to permanent and independent living. The City also funds case management services and comprehensive housing placement strategies in an effort to transition families and individuals into stable housing as quickly as possible. Awarded sub-recipients encourage quick and effective placements out of shelter through performance-based contracts that reward clients to stable housing situations, placements that result in individuals not returning to shelter 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 person's 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. The 2015-2016 AHAR reported 174 individuals were assisted in Emergency Shelter (ES), Transitional Housing (TH), Permanent Supported Housing (PH) and 36% (or 63 individuals) exited to successful permanent housing. The AHAR reported 15 families and 48 individuals assisted through transitional housing during the same reporting period. Transitional programs were offered by agencies such as Catholic Charities, Som. Homeless Coalition, etc. Somerville Community Corp, SRO 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 physical and mental health disorders. Young adult programs have developed age appropriate responses to address the needs of this subpopulation. Formerly homeless young parenting mothers and their infant children will be referred from shelters and other systems of care to ensure they receive case management, parenting skills and develop a plan for independent living.

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

Through a comprehensive uniform intake, sub-recipient case managers will determine if there are other housing options available to the household rather than accessing shelter through the homeless

system. For example, family and friends that the client may be able to stay with while stabilizing their housing situation, may be beneficial for the household and simultaneously reserves homeless shelter resources for those with no other options. Additionally, sub-recipient case managers will provide follow-up to families and individuals in housing to ensure they remain stably housed. This follow-up may take the form of monthly check-in either in person, by phone or home visits.

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.

SomerVision Goal E.IV: Create a diversity of programs that prevent homelessness and address the housing needs of the homeless and those at risk of homelessness

SomerVision Policy E.1.B: The City should ensure that a cohesive network exists to prevent individuals and families from becoming homeless.

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

The 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 the overall cost of living
- Federal resources for programs, such as the federal Section 8 Program, are not sufficient to meet the experienced need.
- Homeownership is out of reach for the majority of residents
- 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.

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 concerns noted above, 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. Since 2012 the City has increased the percentage of required inclusionary units on multiple occasions since 2010. For other items noted above, the city is working on recommendations proposed by the Sustainable Neighborhoods Working Group, the Board of Alderman, community members, and other stakeholders to address specifics aspects of the housing affordability need in the city. These recommendations include:

- A locally based transfer fee on real estate transactions
- A right of first refusal ordinance to encourage housing unit turnover amongst existing and long term residents
- Further strengthening of the zoning code to promote additional affordable housing creation
- Expansion of the 100 Homes program
- Creation of a Housing Assistance Office
- Benevolent Property Owner tax credit
- Community Land Trust

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.

DRAFT

AP-85 Other Actions – 91.220(k)

Introduction:

This section will address the action 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.

Actions planned to foster and maintain affordable housing

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

- monitoring its existing stock of affordable housing units through property inspections and

- continued relationships with property managers;
- exploring other funding sources for affordable housing such as private and regional/state funding opportunities;
- encouraging higher density mixed use developments;
- collaborating with regional public and private agencies working to promote affordable housing.

Actions planned to reduce lead-based paint hazards

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

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

Actions planned to reduce the number of poverty-level families

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

- increasing effective income (funding job training and educational programs to increase a person's potential income, promoting awareness of tax filing credits);
- supporting asset accumulation (work with organization to increase financial education, homebuyer counseling and general financial literacy concerns);
- promoting small business and economic development (providing technical assistance and support to microenterprises to encourage their success, expansion of small businesses and job creation);
- providing case management, emergency assistance and information/referral services to low income and poverty level families to include financial assistance for education or job training to help clients get better jobs with higher income potential;
- supporting employment, transportation and training programs to improve academic, basic and technical skills of low income persons so they can find jobs or improve their earning capacity;
- providing HUD grant funding to child care 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. OSPCD will continue to analyze the delivery system of affordable housing to identify areas of problem and issues. Close communication ties with housing programs are being pursued to improve program coordination and the implementation of new housing policies and programs.

As part of conformance to the HEARTH Act, the City and its Continuum of Care sub-recipients are required to participate in the new Coordinated Access System for all receiving ESG funding. Participating sub-recipients must adhere to the Coordinated Entry (CE) policy and procedures to coordinate and strengthen access to diversion, housing and shelter services for families and individuals who are homeless or at risk of homelessness. The CE institutes consistent and uniform assessment and referral processes to determine and secure the most appropriate response to each individual and family's immediate and long-term housing needs.

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

Housing and social service providers collaborate regularly through participation in the CoC's monthly meetings and its various subcommittee meetings. A city Housing Division staff member serves as the CoC Lead and is able to serve as a liaison between the City and housing and social service agencies. These meetings also include representatives from agencies serving a broader group of residents at the poverty level, such a Community Action Agency of Somerville, RESPOND, Cambridge and Somerville Legal Services and others who provide non-housing services such as employment training, mental health counseling, veterans services, elder services, financial literacy, immigrant services and health services.

The CoC also maintains an inventory of housing as well as social service providers and includes details such as the subpopulations served as well as the services provided. Several social service agencies have offices located in public housing and attend general meetings of the housing authority to identify problems in advance and have the opportunity to help resolve a crisis immediately. Please see the Public Housing section of the Plan for the more information regarding the consultation and

coordination, as well as information about the encouragement of public housing residents to become involved in management of the properties.

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.

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Program Specific Requirements

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

Introduction:

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	75,000
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:	75,000

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.	82.00%

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:

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

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

1. Include written standards for providing ESG assistance (may include as attachment)
2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.
3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).
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.
5. Describe performance standards for evaluating ESG.

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Appendix - Alternate/Local Data Sources

1	<p>Data Source Name</p> <p>CHAS 2005-2009 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>2005-2009</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>
	2
<p>List the name of the organization or individual who originated the data set.</p> <p>Somerville Homeless Coalition, Community Action Agency of Somerville, Catholic Charities, CASPAR, and RESPOND.</p>	
<p>Provide a brief summary of the data set.</p> <p>The Continuum of Care held monthly meetings to identify areas of need.</p>	
<p>What was the purpose for developing this data set?</p> <p>To best serve the homeless and at risk of homelessness population in Somerville.</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>Data collection is city wide.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>Current fiscal year.</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>In progress.</p>
3	<p>Data Source Name</p> <p>Somerville CoC AHAR Summary Report</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>All homeless providers.</p>
	<p>Provide a brief summary of the data set.</p> <p>Homeless persons encountered in a year.</p>
	<p>What was the purpose for developing this data set?</p> <p>To count all of the homeless people in Cambridge and Somerville in shelters.</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>Physical counting of all the homeless persons in shelter and in the streets.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2012 - 2013.</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete.</p>
4	<p>Data Source Name</p> <p>Point in Time Count for Somerville CoC 2013</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Somerville Continuum of Care</p>
	<p>Provide a brief summary of the data set.</p> <p>Sheltered and Unsheltered Count of Somerville Homeless Population</p>
	<p>What was the purpose for developing this data set?</p> <p>Participation in nationwide Point In Time Homeless Count</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>January 30, 2013</p>

	<p>Briefly describe the methodology for the data collection.</p> <p>The shelter population count is achieved by collecting individual shelter data for the overnight hours of the point-in-time count. Each shelter completes a form with particular demographic and subpopulation data for the clients utilizing the shelter on the night of the census. These forms are collected and a final shelter count is tabulated and then it is compared with HMIS data for accuracy. The volunteers for the point in time census were assigned to specific streets to check for unsheltered homeless persons in public places. The street by street reports were then added together for a total of 9 unsheltered homeless people in the Somerville-Arlington CoC. The total was then checked against a service based count to check for accuracy.</p>
	<p>Describe the total population from which the sample was taken.</p> <p>No sample, full homeless population</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>Homeless persons.</p>
5	<p>Data Source Name</p> <p>City of Somerville Assessor's Database</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>City of Somerville Assessing Department</p>
	<p>Provide a brief summary of the data set.</p> <p>Assessors annually classify all real property into one of four real property class's residential, commercial, industrial, or open space.</p>
	<p>What was the purpose for developing this data set?</p> <p>The City uses the database to allocate the tax levy among the classes of real property within prescribed statutory limits.</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 database covers all property within the City of Somerville.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>Updated annually.</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete and updated annually.</p>
	6
<p>List the name of the organization or individual who originated the data set.</p> <p>Somerville Housing Authority</p>	

	<p>Provide a brief summary of the data set.</p> <p>Up to date data on the number of units and characteristics of residents in units managed by the Somerville Housing Authority</p>
	<p>What was the purpose for developing this data set?</p> <p>General record-keeping</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>All SHA properties</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>Current</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
7	<p>Data Source Name</p> <p>YRBS Youth Risk Behavior Survey</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>The Data Set was submitted by The Somerville Public Schools, Cambridge Health Alliance, and Somerville Cares About Prevention.</p>
	<p>Provide a brief summary of the data set.</p> <p>In April of 2011 818 Somerville middle school students took part in this survey. The survey is designed to focus on four main areas 1.) what are the challenges facing youth 2.) Are there any important sub-population differences among respondents 3.) Has the data changed since the previous survey 4.) How do the results from Somerville compare to other communities.</p>
	<p>What was the purpose for developing this data set?</p> <p>The Survey focuses on issues ranging from demographic and background items (gender, age) to student substance abuse to other issues related to student health such as stress and suicide, violence and safety, sexual behavior, dietary behavior, and physical activity.</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>The survey was conducted in April of 2011.</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>The Survey was conducted as a questionnaire in April of 2011 to all Somerville public school students in grades 6 through 8 and was administered by Social Science and Research and Evaluation , Inc. The</p>
	<p>Describe the total population from which the sample was taken.</p> <p>School aged children.</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>School aged middle school and high school students.</p>
8	<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>
9	<p>Data Source Name</p> <p>Sustainable Neighborhoods Working Group</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>The City of Somerville Commissioned a 29 member working group comprised of local industry professionals, advocates, and residents.</p>

	<p>Provide a brief summary of the data set.</p> <p>The Report references several other data sources including a 2015 Housing Needs Assessment conducted by the City of Somerville Planning Division and a Metro Boston regional housing study conducted by the Metropolitan Area Planning Council.</p>
	<p>What was the purpose for developing this data set?</p> <p>The purpose of this data set was to analyze local and regional data on the current state of the Somerville housing market and have the working group develop bold and innovative solutions to address the affordable housing needs facing Somerville residents</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 study references numerous data sources and based its recommendations by factoring both local and regional data points and projections. In total the Sustainable Neighborhoods Working met in full 12 times and held a total of 22 sub-committee meetings to discuss the various topics covered in the report.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>The working group members began their analysis in January of 2015 and completed and issued their findings in November of 2015.</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>The data was completed and a peer review was conducted by an industry expert in 2015. The city is currently evaluating all of the group's recommendations and reviewing the feasibility of implementation strategies for these recommendations.</p>
10	<p>Data Source Name</p> <p>Talent Equity Playbook</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>This workforce development assessment study was a joint collaboration effort between the City of Somerville and Mt. Auburn Associates. The Study was funded by a workforce development grant from the State of Massachusetts.</p>

<p>Provide a brief summary of the data set.</p> <p>The Economic Development Office and the project’s consulting team from Mt. Auburn Associates and Future Works led the following efforts to engage the community:</p> <ul style="list-style-type: none"> • organized and facilitated a 22-person community-led Steering Committee that provided guidance, feedback, and input on the research and strategies; • administered a multilingual resident survey focused on jobs, work, and training that generated 298 responses from Somerville residents; • completed interviews with training and service providers, educational institutions, business-civic groups, employers, public agencies and departments, and community groups; • convened focus groups and meetings with local businesses; and • partnered with Somerville Community Corporation to gather input from a focus group with training and job seeker participants. <p>In addition to this engagement, the city’s consulting team generated a baseline of data and analysis on the local jobs environment, city labor force, and trends in the future of work.</p>
<p>What was the purpose for developing this data set?</p> <p>With a commitment to developing a strategic plan that is reflective of and responsive to the needs of Somerville as whole – its residents, businesses, education and training providers, and civic leaders – the City’s Office of Economic Development engaged with many different interests between November 2017 and February 2018. The resulting analysis formed a common understanding of the labor market situation in Somerville. It also helped generate dialogue on how the City and its partners should respond to current realities and future opportunities for work.</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 study analyzed not only local employment demographics and trends but also the regional employment landscape of the greater metro Boston area. The groups and individuals from across Somerville and the region voiced thoughtful, productive insight about the variety of opportunities and challenges that students, workers, businesses, and educators face when trying to prepare for work, keep a job, provide good jobs, or progress in a career. Many individuals also voiced feedback on areas of strategy – where the City of Somerville and its partners should focus their efforts and build even better methods for residents and businesses in Somerville to thrive and prosper in Somerville and Greater Boston’s dynamic labor market.</p>
<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>The Study was conducted from the period of November 2017 through February 2018.</p>

What is the status of the data set (complete, in progress, or planned)?

The city has completed its work with My. Auburn Associates and is exploring various options for implementing the recommendations and findings of the study.

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