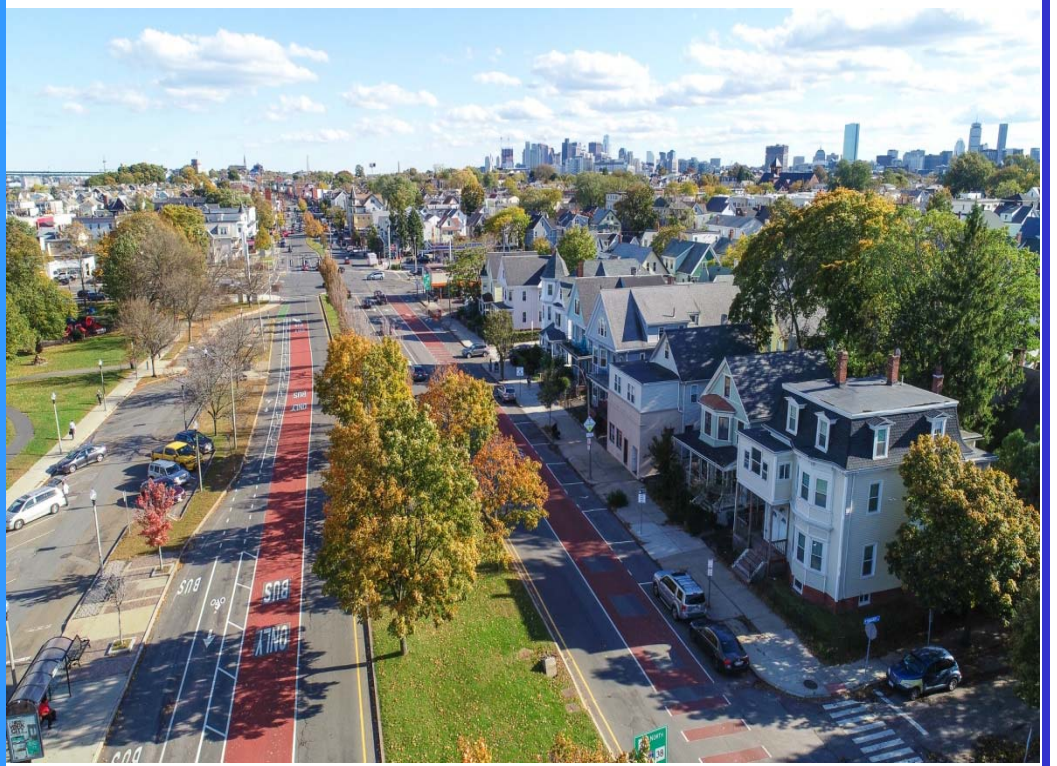


# C A P E R



## **Consolidated Annual Performance and Evaluation Report**

---

**City of Somerville**  
**MAYOR JOSEPH A. CURTATONE**

**MAYOR'S OFFICE OF STRATEGIC PLANNING  
AND COMMUNITY DEVELOPMENT**  
George Proakis, Executive Director

JULY 1, 2020 –  
JUNE 30, 2021



Somerville  
Massachusetts

## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The prolonged and unexpected duration of the Covid-19 pandemic made the 2020 program year a challenging one for executing on the original goals established in the action plan. The first half of the program year was primarily spent administering the re-allocated program 2019 and CDBG-CV funds to address the immediate needs of the pandemic. The city focused these funds on public services, including food security and rental assistance, and direct small business assistance. The city was able to quickly establish a forgivable loan program and issue a public service RFP to provide assistance to agencies and programs directly servicing pandemic needs. While the pandemic delayed or postponed many planned and on-going activities the city was able to make progress and complete a limited number of pre-existing projects. These included activities in the housing rehab, parks and open space, and neighborhood infrastructure programs. Overall, the city expended the following amounts during program year 2020-2021

**CDBG and CDBG-CV \$4,058,144**

**HOME - \$113,477**

**ESG- \$10,537.68**

**Economic Development-** The majority of funding and staff effort during the program year was spent administering the City's Covid Small Business Forgivable loan program. As part of the CARE's substantial amendment process the City re-allocated \$1M in previously unspent entitlement funds to create a small business forgivable loan program for businesses impacted by shutdowns and other Covid related business interruptions. The program was highly subscribed and extremely effective. In total, the city assisted 210 local business and disbursed over \$1.7M in business assisted. These funds both helped keep small business in operation and helped to retain or rehire workforce where possible.

**Public Services-** In addition to the standard Public Services RFP issued annually, The City issued a standalone RFP for public services for its first-round allocation of CDBG-CV funding. The RFP targeting agencies and programs that could address the immediate needs of rental assistance, food security, childcare services, and other ancillary needs that arose from the Covid-19 Outbreak. The city saw the most immediate impact from the public service awards allocate to fund food security and childcare needs. Overall public service grants served over 12,600 residents. While

the number of people served was significant, the city would like to note that the largest portion of CV related still remains to be expended as the funds allocated to fund the expected rental assistance crisis have been slow to be expended primarily due to multiple extensions of the eviction moratorium.

**Infrastructure and Open Space-** While some open space and infrastructure projects were delayed or postponed due to Covid and related construction stoppages the city continued to move forward with as many critical projects as possible. The city was able to implement and complete some small scale but essential pedestrian, cyclist, and transit improvements as the city continues to build out its transit-oriented blueprint and reduce its reliance on vehicular transportation as part of its climate resiliency efforts. Similarly, the city was also able to complete some ongoing parks and open space projects and continue with its annual city-wide tree planting program. These projects also provided critical pandemic relief improving and creating a suitable living environment for low-income residents struggling with the mobility limitations resulting from Covid 19.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Create and Preserve Affordable Housing	Affordable Housing Public Housing Homeless	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	40	0	0.00%	10	6	60.00%

Create and Preserve Affordable Housing	Affordable Housing Public Housing Homeless	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	20	1	5.00%	5	4	80.00%
Create and Preserve Affordable Housing	Affordable Housing Public Housing Homeless	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	15	0	0.00%	3	2	66.67%
Family Stabilization and Workforce Readiness	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	32		0	32	

Family Stabilization and Workforce Readiness	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	19557	195.57%	1500	11683	778.87%
Family Stabilization and Workforce Readiness	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	

Family Stabilization and Workforce Readiness	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	
Infrastructure and Urban Environment Improvements	Non-Housing Community Development Suitable Living Conditions	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	0	0.00%	2100	44560	2,121.90%
Reducing and Ending Homelessness	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	ESG: \$ / Continuum of Care: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	60	0	0.00%			

Reducing and Ending Homelessness	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	ESG: \$ / Continuum of Care: \$	Homeless Person Overnight Shelter	Persons Assisted	190	0	0.00%	55	0	0.00%
Reducing and Ending Homelessness	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	ESG: \$ / Continuum of Care: \$	Homelessness Prevention	Persons Assisted	337	0	0.00%	45	0	0.00%
Stabilize and Revitalize Diverse Neighborhoods	Non-Housing Community Development Job Creation and Retention	CDBG: \$	Jobs created/retained	Jobs	35	0	0.00%			
Stabilize and Revitalize Diverse Neighborhoods	Non-Housing Community Development Job Creation and Retention	CDBG: \$	Businesses assisted	Businesses Assisted	50	0	0.00%	15	258	1,720.00%

Stabilize and Revitalize Diverse Neighborhoods	Non-Housing Community Development Job Creation and Retention	CDBG: \$	Buildings Demolished	Buildings	1	0	0.00%			
--	--	----------	----------------------	-----------	---	---	-------	--	--	--

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

As demonstrated by the results above and previous overview narrative, the city continues to deploy its CDBG and CPD funding in an effective and efficient manner. The sudden conditions brought on by the onset of the pandemic certainly challenged the city to take pause and develop even more thoughtful and creative ways in which to leverage and deploy the funding from these programs. Faced with this challenge, the city responded by quickly assessing the emerging needs being created by the Covid 19 crisis and crafted programs and delivery methods that enabled the city to distribute this critical funding out to the community in a timely and effective manner. The supplemental funding and public service cap waivers created by the CARES act funding also helped the city properly fund and target the programs that were in most dire need during this time.

Aided by the supplemental funding CARES funding, the city was able to maintain and bolster funding in critical areas of need in the city while not having to re-program or divert a significant amount of existing entitlement funding from projects and programs already committed to with its existing funding. This will prove to be critical as the city begins to emerge and shift from its emergency response posture and return to addressing the issues and needs that existed pre-pandemic. The hopes that the coming program year will enable it to start refocusing on the progress it was making on its 5-year goals.

**Program Year Overview (Cont'd)**

Housing Rehab and Acquisition - The city's housing rehab and acquisition saw some minor interruptions as some rehab work was delayed due to construction stoppages. Despite these delays, however, the city was able to continue moving forward with some key rehab projects related to



the 100 Homes program and complete some limited traditional homeowner projects. Additionally, the city was able to receive some substantial program income as a key 100 homes property was able to receive permanent financing earlier than anticipated. The city expects to continue reinvesting this in future 100 Homes rehab projects.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME	ESG
White	2,591	3	0
Black or African American	834	0	0
Asian	459	4	0
American Indian or American Native	13	0	0
Native Hawaiian or Other Pacific Islander	0	3	0
<b>Total</b>	<b>3,897</b>	<b>10</b>	<b>0</b>
Hispanic	1,156	2	0
Not Hispanic	2,741	10	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

The challenges and emerging needs that developed during the 2020 program year highlighted some important considerations for the city moving forward. The first being that the supplemental CARES-CV and resulting public service cap waiver enabled the city to expand its breadth of CDBG funded public service programs and also the number and variety of agencies that qualified for funding. Through this funding and targeted RFP process, the city was able to reach a larger number of Hispanic and African American households than in previous years. Furthermore, in program year 2020 the city was able to fund and create a Racial and Social Justice department that will work closely with the Office of Strategic Planning and Development to better target and deploy our public service funding to underserved communities and assist our smaller scale agencies and nonprofit organizations built out their capacity and administrative capabilities.

The Home Program assisted four households during the fiscal year. Two of the four were assisted with closing cost assistance and the other two are residing in a property where HOME funds were use to rehab the property. Of these families assisted, two were low income, one was moderate income. There were two single parent households and two multi-racial households.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	2,638,227	4,058,144
HOME	public - federal	442,382	113,477
ESG	public - federal	217,741	10,537
Other	public - federal	2,231,610	12,152
Other	public - local	2,231,610	12,152

Table 3 - Resources Made Available

### Narrative

In program year 2020, the majority of the City's efforts were focused around allocated and distributing the Supplemental CARES- CV funding in response to the Covid-19 pandemic. In total, the city expended \$4,194,310 in CPD funding in program year 2020. Of this amount approximately \$2.3M in either re-programmed CDBG entitlements funds or CDBG-CV went towards Covid Response activities and approximately \$12k in ESG-CV funding was spent. The majority of ESG-CV remains allocated but unexpended as multiple eviction moratorium extensions have made it difficult to activate all of the rental assistance funding the city has awarded in contracts.

Of the remaining funds expended, approximately \$1.6M in CDBG funds were expended on pre-existing activities and programming and \$113K in Home funding was expended on pre-existing programming. The city also expended approximately \$22K between ESG and ESG-CV Funding while also awarding an additional \$725,000 in ESG Homeless Prevention/Rental Assistance funding which it anticipates expending in greater velocity as other current Covid related moratoriums and funding sources expire.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City Wide	40	69	Target areas outside of the NRSA's
East Somerville	20	10	
Hillside			
Inner Belt/Brick Bottom			
Union Square	20	10	
Winter Hill	20	10	

Table 4 – Identify the geographic distribution and location of investments

## **Narrative**

The city focused its Covid response activities on the areas of small business assistance, rental assistance, food security, and childcare and welfare. As a result, many of the actions taken to award and mobilize and CPD funding was done so in a citywide fashion. The city was able to utilize online and digital tools to effectively market and promote both the small business forgivable loan program and the CDBG-CV supplemental public service RFP. The result was a broad community response that was able to capture a much more robust response from across the entire city. These processes also allowed the city to operate safely and efficiently from a primarily remote environment with only limited essential staff providing services in the field.

Moving forward, the city hopes it will be able to shift from its pandemic response posture and refocus its efforts on the targeted neighborhoods it anticipates will continue to feel the impacts of the city's continued economic growth. With the Greenline extension near final completion and a strong pipeline of commercial development coming online behind it; the city continues to believe that targeted investments in those surrounding neighborhoods will be key to muting the development impacts on the low to moderate income residents of those neighborhoods.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

While the city did not place a strong focus on match requirements for its pandemic relief activities, the city was still able to achieve financing leverage from a number of its previously programmed or completed activities. The city was able to earn a significant amount of unanticipated program income from two key sources. First, the city received approximately \$460K in an early payback of one of its 100 Homes acquisition activities as the property was able to secure permanent financing earlier than expected. Second, the city received a retroactive reimbursement from the MBTA for its Broadway bus lane project in the amount of \$300K. This funding was critical in allowing the city to allocate funds to its Covid response activities while minimizing the impact on previously committed entitlement funding. The city also continued to monitor and collect data on matching funds received by its sub-recipient network.

Although HUD waived the HOME Match requirement for 2020 in a Memorandum dated April 10, 2020, and extended the waiver through September 30, 2020, in December 2020 the City of Somerville contributed \$13,775 of MATCH for the HOME funds spent during the FY. The HOME match was provided from the Affordable Homeowner units created under the city's Inclusionary Program. The match was calculated by taking the difference from the lowest Comparable Sale prices listing the Appraisal and the Acquisition Price of the newly created affordable unit. PLEASE Note two of the unit listed below should have been included in the match total reported on last year's report.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	14,358,326
2. Match contributed during current Federal fiscal year	698,326
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	15,056,652
4. Match liability for current Federal fiscal year	13,775
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	15,042,877

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
15 Murdock St # 15B	03/12/2021	0	0	698,326	0	0	0	698,326
375 Canal St # 1011	07/10/2019	0	0	2,839	0	0	0	2,839
375 Canal St # 712	08/30/2019	0	0	422,382	0	0	0	422,382

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	97,916	16,777	0	81,139

Table 7 – Program Income

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	0	0	0			
Number	0	0	0			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 8 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**



## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	2
Number of Non-Homeless households to be provided affordable housing units	30	12
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>30</b>	<b>14</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	16	2
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	20	10
Number of households supported through Acquisition of Existing Units	0	2
<b>Total</b>	<b>36</b>	<b>14</b>

Table 12 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The onset of the Covid 19 pandemic and subsequent response efforts forced the city to shift some of its efforts on traditional housing programs while focusing on evaluating and assessing the projected need for rental and other housing assistance caused by the pandemic. The city also spent several weeks conducting a supplemental RFP and award process to program both the supplemental CDBG-CV and ESG-CV CARES Act funding. While the city was able to program the majority of this supplemental funding

disbursement of the rental assistance funding has been slowed by ongoing moratorium restrictions and availability of other frontline state and local funding.

In addition to the time and effort spent on the CARES Act emergency funding construction delays and disruptions also slowed the pace of several projects in the housing rehab program although the city has returned to its increased pace of activity, especially in properties acquired through the 100 HOMES program, once construction moratoriums were lifted. Some rehab projects of note were Marshall Street 3 of 5 units, Illinois 2 of 2 units (HOME), Clarendon 1 of 2 units, Rogers Ave 1 of 2 units, Prospect St 1 to 2 units, and 355 Broadway 10 of 16 Units. There were two formally homeless individuals housed at 355 Broadway, occupying two units recently assisted with the rehab program.

**Discuss how these outcomes will impact future annual action plans.**

The city continues to see increased demand in its home rehabilitation program. In particular, the city has observed significant increased demand for housing rehab projects in properties that were acquired through the 100 Homes initiative. The city continues to monitor whether it will need to make any changes to its existing program in order to meet the changing demand landscape of the program or whether additional funds will need to be allocated to the rehab program in the future. Additionally, the city will continue to monitor the ongoing impacts of the covid-19 pandemic and associated eviction moratorium to assess if and when additional funds will need to be allocated to rental assistance or other affordable housing programs. The city anticipates it will use any additional entitlement funding in supplement to any other state and federal funds that have been authorized for these purposes as well including ARPA funds and MA State RAFT funding.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	50	0
Low-income	12	0
Moderate-income	1	4
<b>Total</b>	<b>63</b>	<b>4</b>

**Table 13 – Number of Households Served**

**Narrative Information**

Two of the four units were assisted under the rehab program and two were assisted under the Closing Cost Assistance program.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

The street outreach team from Somerville Homeless Coalition, in coordination with Health Care for the Homeless and in partnership with the Somerville Police Department performs regular weekly outreach to engage the unsheltered homeless population. Known locations are visited by the street outreach team, and the routes are frequently updated with information the team gathers through their networking with those who are unsheltered and by partners like the Somerville Police. The teams build rapport with the homeless and try to engage them in services. Once trust is established, unsheltered persons may be ready to accept assistance and linkage to other services. The street outreach team had great success recently in getting an individual who was unsheltered and very hesitant and wary of assistance into a shelter and connected with services. The individual had been homeless and lived unsheltered on the street for over a decade. The team was able gain trust slowly over time and make incremental progress in a manner that was comfortable with the individual. The Somerville Homeless Coalition has added another staff member to expand the capacity of their street outreach team.

Through coordinated entry within the Balance of State (The Somerville Arlington CoC or MA-517 merged into the Balance of State in CoC in the fall of 2019) and through working closely with the Somerville Homeless Coalition, the City of Somerville Housing Division and the City of Somerville Office of Housing Stability Division, homeless and individual needs are assessed to determine the appropriate assistance, either through shelter and eventually re-housing or through prevention. The CoC worked closely with Federal, State and local agencies to develop the CoC's Coordinated Entry model which includes a strong outreach and assessment component to sheltered and unsheltered homeless individuals and households with children. Additionally, through the CoC, local homeless service providers practice the housing first strategies which include proactive outreach and engagement efforts, low barrier housing entry policies, rapid and efficient entry into permanent housing, voluntary supportive services and a focus on housing stability. Homeless services within the City of Somerville are delivered via a community-based network of organizations that work together to assist homeless families and individuals move toward self-sufficiency.

The City and Somerville Homeless Coalition will also be increasing staffing and efforts around Street Outreach in the coming months as the city has been experiencing an increase in the homeless and unsheltered populations since the onset of the pandemic. The city intends to fund these efforts through available ESG-CV funding.

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

Several Somerville agencies within the CoC receive funds from HUD, the Department of Public Health, Housing and Shelter Alliance, the Department of Children and Families, the Veterans Administration, and local foundations and private donations which provide emergency and transitional housing services. According to the 2020 unsheltered point-in-time count, there were a total of 16 unsheltered persons in Somerville. Persons receiving emergency and/or transitional housing services were assessed and connected to the appropriate temporary housing component while the permanent housing component was identified. While victims of domestic violence and youth may benefit from transitional housing resources, the majority of homeless persons are better served by permanent housing. The type of permanent housing depends on the assessment score of each household. Households with low barriers will be placed in a Rapid Re-Housing program while households with persons with disabilities or those that meet the chronically homeless definition will be placed in permanent supportive housing.

The City of Somerville is the recipient of ESG funds. The City issued an annual RFP to all homeless prevention and rapid re-housing providers, emergency and transitional housing providers. Approximately 44% of the ESG funds were awarded to programs designed to prevent homelessness and address rapid re-housing literally homeless person and to assist persons struggling to maintain their housing. Approximately 56% of the ESG funds were awarded to programs providing street outreach, shelter operations and essential services expenses.

The City also has an Affordable Housing Trust Fund, which funds tenancy stabilization programs to help with arrears, first or last month's rent and security deposits which helps with prevention and initial startup costs for re-housing. Additionally, the Trust also funds prospective rental programs for up to two years to help stabilize households and maintain their housing.

Despite this, incomes for households in emergency and transitional housing overall continues to lag while rents have continued to increase, the vacancy rate remains low for affordable rental units and other expenses like childcare, energy, transportation, health insurance and food continue to increase. The City has worked to expand affordable rental housing through its funding (both Community Preservation Act funds and the Somerville Affordable Housing Trust funds) of the 100 Homes Program in partnership with Somerville Community Corporation. Scattered site affordable rental units are affordable to households at various income tiers, including up to 50%, 60%, 80% and 100% AMI. Those who are homeless (living in a shelter or EA hotel/motel, doubled up, or on the streets or in other places not meant for human habitation) and those at risk of being homeless receive a preference and priority for housing. Additionally, Somerville homeless provider agencies within the Balance of State CoC that administer permanent supportive housing programs are given priority on a maximum of two 60% AMI or below units.

The City of Somerville is committed to working with housing and service providers to provide housing related resources needed to provide emergency and transitional housing for homeless persons.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after**

**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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The city and the Balance of State CoC (BoS CoC) identify people who are homeless and those most in need of permanent supportive housing services through the BoS coordinated entry program. The Somerville Homeless Coalition provides coordinated entry services for the BoS in the metro Boston Area. Households being discharged from institutions and systems of care and those who are chronically homeless and unaccompanied youth are among the most vulnerable. The City has utilized ESG funds to address the urgent needs of the homeless and near homeless through a variety of housing options including emergency and transitional housing such as short-term shelters, scattered-site transitional housing units and dormitory-style transitional housing as well as various Rental Assistance and Tenancy Stabilization Programs. Other local programs offer access to a broad range of other services including case management, employment assistance and job readiness and training, utility assistance, life skills including budgeting, health care, childcare and transportation.

**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**

The supportive services and case management offered by local homeless providers has been instrumental in helping households to transition to permanent housing, including the development of household self-sufficiency plans. Additional services such as financial budgeting, and assistance with transportation, childcare, utilities, clothing and access to food pantries, is also helpful in transitioning to permanent housing and independent living. The providers also help with application assistance and startup costs, as well as ongoing rental assistance into the City's inclusionary affordable units as well as affordable units through the 100 Homes Program. Follow up case management services and support services as necessary, including legal assistance from another local provider helps to prevent individuals and families from becoming homeless again.

ESG funds were used to provide short and medium term rental assistance to those at-risk of becoming homeless as well as literally homeless. For the clients receiving funds for arrearages, case management was geared toward budgeting, increasing income, payment plans (if funding amount did not cover the full arrearage amount) and other factors surrounding rental payments to prevent future housing instability. Prevention assistance was in very high demand.

CDBG Public Service funds have helped community providers and residents access services, information,

prevention and referral through the 24-Hour Information and Referral Hotline by providing accurate contact information on mainstream services and how to access them. The Volunteer Coordination Program has provided trained volunteers at the shelters who have provided companionship, interaction with families and utilize the shelter's playroom to organize fund and educational activities for the children residing in the shelters; Domestic Violence staff have provided safety net planning and resources for DV victims, as well as assistance, in court proceedings; Immigrant Social Services have been provided by bilingual counselors for non-English speakers seeking services to assess their housing, health and education needs; Coordinated Entry has provided a whole host of qualitative services and system management for the entire CoC and provided outreach, case management and housing search assistance to approximately 84 homeless/at-risk people across the CoC. Public Service funding for ESOL Classes and workshops focused on understanding housing policies has helped individuals and families obtain and retain housing and avoid becoming homeless. Public Service funding has provided aftercare and follow-up services for low-income residents transitioning from system care.

Local service providers have provided education, employment and financial literacy by managing programs providing employment training and educational programs to promote financial stability and self-sufficiency.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The Somerville Housing Authority's 5 Year Plan 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. To that end, the City is working closely with the Somerville Housing Authority on and its selected developer to implement the reconstruction of Clarendon Hill, a 216 unit state assisted public housing development. Under its proposal, all 216 units would be replaced, and additional middle income workforce housing and market rate units would also be included in the project. The city will also be supporting the project through local funds and will explore the opportunity to use its HUD funding sources as part of its financing package.

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

With respect to 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 via a minimum 12.5% requirement for properties building more than 6 units of new housing (and in larger projects above 8 and 17 units respectively, 17.5 and 20%). The Housing Division will continue to actively market these units via the SHA to encourage eligible residents to apply.

The city is actively encouraging increased homeownership among public housing residents as well. Given the high cost of ownership housing in Somerville, most public housing residents can only afford ownership units through the City's Inclusionary Housing Program. The SHA also offers a Homeownership Program that allows families with Section 8 vouchers to use their vouchers to help pay the mortgage on a home they buy, and the SHA subsidizes the mortgage for 15 years after the purchase. Families who participate in their Family Self-sufficiency (FSS) program (which helps to prepare residents for owning their own home) have the first priority for homeownership slots. For state public housing, SHA was recently approved for a grant that is similar to their FSS 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.

### **Actions taken to provide assistance to troubled PHAs**

Fortunately, the SHA is not on HUD's list of troubled public housing authorities and is a solid partner in strategizing to provide the community with quality safe and affordable housing.



## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

Specific actions were taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing include providing adequate land for a variety of housing types through review by Zoning and land use updates, working to eliminate obsolete and prescriptive building code requirement, continuing to educate the public on the need for affordable housing and promoting a diversity of affordable housing programs , continuing to streamline the permitting and coordinating with local, state and federal agencies in implementing programs that support affordable housing. The city is supportive of the development of affordable housing and staff is available to meet with affordable housing developers to discuss options to expand affordable housing opportunities and strategies for extremely low, very low, low and moderate income households, and provide additional supportive services and homeless assistance throughout the community.

In addition, the city convenes meetings of interested citizens, community organizers, low-income neighborhood residents and others including affordable housing advocates, social service agencies, and homelessness housing advocates to allow citizens an opportunity to present their views on community needs. Information is disseminated using various print media outlets. The enforcement of both linkage fees and the Inclusionary Housing Ordinance help off-set the cost of affordable housing for low-income workers and mitigate some of the need for increased affordable housing due to employment growth. Affordable housing developers are offered assistance to include financial incentives in the form of low interest loans, technical assistance to secure tax credits and pre-development assistance during the pre-construction phase.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The city continues to educate the public on the need for affordable housing and promotes a variety of affordable housing programs. The city holds public meetings to inform citizens of housing programs. The city takes actions to eliminate identified gaps and to strengthen and coordinate the delivery system such as streamlining the permitting process, coordinating social services with housing treatment areas and participating on committees involved in housing and social service delivery.

In addition to City operated and sub-recipient programs and activities, many local non-profits agencies help address obstacles in meeting underserved needs. These local non-profits also address the priorities in the Consolidated Plan and receive funding through public sources, private foundations, donations and fundraising. The main goal of all services is to help individuals gain self-sufficiency.

Greater Boston Legal Services provides free legal assistance to low-income families to help them secure

some of their basic necessities of life

Various immigrant social services increase access and remove barriers to health education and social services through direct service, advocacy, leadership and community development.

Special Olympics provides a variety of Olympic-type sports for all children and adults with intellectual disabilities giving them opportunities to develop physical fitness, demonstrate courage, experience joy and participate in sharing of gifts, skills and friendship with the community.

The City's Constituent Services allows residents to dial one number to make service requests and obtain valuable information about services. Calls are tracked and trends identified to better allocate resources.

The City's Family Outreach Program assists residents with family issue problems or who lack information about resources, benefits, services or programs available for low- and moderate-income residents.

### Obstacles

One of primary obstacles in meeting the underserved needs is lack of affordable housing stock in the city. An additional obstacle is lack of funding. By applying for additional funding, the city can combine CDBG funding with the lead program to provide more assistance to low-income families with children under the age of six at high risk of lead poisoning. Other funding has enabled the city to help qualified applicants address safety hazards in the home.

In program year 2020-2021, many of the cities social service agencies and programs experienced interrupted, delayed, or modified programming due to the Covid 19 pandemic and the associated public health risks it posed. Conversely, however, the city was able to fund new programs and services it previously was not able to mainly as a result of the supplemental CV funding and public service cap waiver.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The city has a HUD Lead Hazard Abatement grant, which it uses to provide forgivable loans to homeowners for all work necessary to bring the unit into full lead abatement compliance. The city has reached out to homeowners and landlords, including Section 8 landlords, to encourage use of the program. The City's lead program is a critical priority for the city because census data indicates that over 90% of the homes in Somerville were built before 1978.

The City of Somerville is in full compliance with Federal Title 1012/1013 regulations, Section J, which requires that lead based paint be addressed in all properties receiving Federal Funds for housing rehabilitation. Safe work practices and all requirements under Title 1012/1013 have been fully integrated into existing housing rehabilitation programs, which are funded primarily with CDBG and HOME grants. A fully implemented plan for addressing lead-based paint hazards has been in effect in the

city since 2001. Somerville has continued to support and expand the Housing Rehabilitation and Lead Abatement programs, which rehabilitates the existing housing stock while often placing rent restrictions on apartments in multi-family homes. This is especially important in Somerville, where the majority of all units are in two or three family homes. In July 2017, the city was awarded a new \$1.7M Lead Hazard Reduction Grant from HUD. The city continues to actively use these funds in conjunction with rehab efforts ongoing as part of the 100 Homes program.

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The city collaborates with local social service agencies to continue efforts to reduce the number of families and individuals living in poverty. Staff focused primarily on supporting programs that raised household incomes and stabilize housing situations. Eliminating poverty is a clear concern of the city. Efforts are constantly underway to improve the quality of life and economic conditions for families, for example:

Public Service programs to assist those emerging from poverty. These include family stabilization services and information and referral including affordable childcare, teen job readiness program, etc.

The city works with community development groups to support their efforts to train and uplift people in poverty and invest in economic development programs. The city partners with area agencies on economic development programs for low-income neighborhoods. Using CDBG funds, the City has provided for small business assistance and has nurtured microenterprise development.

In 2016, local businesses were assisted and are thriving, 98 low-income youth received employment/leadership training, over 2,500 income eligible children/families received nutritious food via the food bank, over 250 non-English speakers participated in ESOL classes to increase economic capacity for their families, over 150 person received housing counseling to remain permanently housed and assistance and hope was provided to many Somerville area residents. Additionally through public participation, citizens had opportunities in meetings throughout the year to offer suggestions on ways to reduce poverty.

Strategies to reduce poverty and maximize income include access to employment and non-employment cash benefits through provider staff training in SSI/SSDI, Outreach, Access and Recovery (SOAR) to assist clients applying for SSI and encouraging referrals to the One Stop and to Mass Rehab. Providers also work closely with the Somerville Community Corporation's First Source Jobs Program which connects job seekers with local employers and provides soft skills training, leadership development and one-on-one coaching (job search through post-placement). Strategies to access mainstream benefits for poverty level families through HUD funded projects include review of HMIS data on client income and benefits to analyze whether clients are getting all possible benefits. Staff assists with food stamp, Medicaid and other applications and Cambridge Somerville Legal Services assist with appeals of denials. HMIS data quality monitoring and analysis is another part of the actions to reduce the number of poverty level families.

Since the fourth quarter of program year 2019-2020 the city has been working diligently to reprogram existing CPD funds and activate the multiple rounds of CARES CV funding to support its highest risk residents in the critical areas of rental assistance, food security, job retention, and other critical social services and public health needs areas during the Covid 19 crisis. In particular, the city placed the majority of its relief funding in the areas of rental assistance and small business assistance as the negative economic impacts of the pandemic has disproportionately impacted the city's low to moderate income residents. The goal behind this targeted funding was to keep the city's most vulnerable populations safely and adequately housed and to minimize employment disruptions.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

In the five-year strategy, the city described the institutional structure, including private industry, non-profit organizations, and public institutions through which it will carry out the affordable and supportive housing strategy. The city assessed strengths and gaps in the delivery system and set forth a plan for improvement. The city aims to eliminate identified gaps and strengthen and integrate the delivery system by pursuing other funding sources for affordable housing as they become available.

The city developed and maintained strong supportive relationships with elected officials at all levels of government. Fiscal responsibility was maintained while developing strategic partnerships with housing advocates, private and nonprofit organizations, business and community groups and residents to exercise leadership in responding to the future of Somerville's housing and community development needs.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

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 as 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, veteran's services, elder services, financial literacy, immigration services and health services.

The CoC also maintains an inventory of housing, as well as social service providers and includes details such as the subpopulation 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 Consolidated Plan for more information regarding the consultation and coordination with the local Public Housing Association, as well as information about the encouragement of public housing residents to become more involved in management of the properties and information

about becoming future homeowners.

Developers of housing projects coordinate with the City, the SAHTF Somerville Affordable Housing Trust Fund and typically the Massachusetts Department of Housing and Community Development 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 discussion with DHCD staff on specific housing development projects that are seeking multiple funding sources. In addition, the city and the Somerville-Arlington CoC coordinate with the State on ESG activities to ensure the best use of prevention and rapid rehousing resources. The CoC's development of the Coordinated Entry vulnerability tool, which assists in identifying risk factors, will help with strategies to reduce and end homelessness by bringing together providers through a coordinated referral process to utilize ESG prevention and rapid rehousing funds, state Home-based rapid rehousing funds to divert imminently homeless families, as well as Emergency Food and Shelter Program funds through FEMA to assist with rent, mortgage and utility assistance.

The city also consults with MAPC on city planning efforts and also participates in regional efforts such as Inner Core planning meetings, a middle-income housing study and the Metro Mayor's meetings. Also, in recent years the city has commissioned or supported multiple working groups, including the Union Square Civic Advisory Committee and the Sustainable Neighborhoods Working Group, that include a diverse membership from these different areas to coordinate planning efforts around housing and services within the city. The City also does outreach to these entities in planning for different neighborhoods through Somerville by Design.

The city created strategic partnerships to enhance the availability of resources and leverage services provided to low and moderate income residents and neighborhoods.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The City of Somerville's Housing Division submitted an Assessment of Fair Housing report (AFH) to the Housing and Urban Development Agency (HUD) on October 6, 2017 based on the Affirmatively Furthering Fair Housing (AFFH) Rule created in 2015; HUD accepted the 166 page report without conditions in November 2017.

The AFH report replaced the previously used Analysis of Impediments (AI) to Fair Housing document. The assessment is designed to help participants identify the fair housing barriers that exist in their communities, what the contributing factors to these barriers are, and what participants can do to address them. Based on the report, the Housing Division and the Fair Housing Commission identified and are taking action to address fair housing issues in the community.

Based on extensive community engagement efforts summarized in the AFH, Somerville identified goals

and actions it seeks to fulfill in six fair housing-related subject areas: Segregation and Integration, Disparities in Access to Opportunity, Disproportionate Housing Needs, Publicly Supported Housing, Disability and Access Issues, and Fair Housing Enforcement, Outreach Capacity and Resources.

Actions taken by the City and the Fair Housing Commission to meet the goals identified in the AFH report include increasing awareness and education of Fair Housing law and rights through targeted outreach at community events, holding a workshop with the Massachusetts Commission Against Discrimination regarding submission of discrimination complaints, exploring regional collaborations with the Suffolk University Housing Discrimination Testing Program and educating participants of First Time Home Buyer classes on Fair Housing Law through attendance at monthly meetings. Moreover, the city has positioned itself to meet its goals by reallocating staff resources to revise the job description for a vacant program specialist position, to focus it specifically on fair housing and related issues. That individual, hired in February 2018, serve as a liaison to the Fair Housing Commission among other duties.

These actions are part of a broader set of goals and actions the City seeks to accomplish in the short and long term. Finally, factors that contribute to selected fair housing issues have been designated as being of the highest priority, including ones that limit or deny fair housing choice or access to opportunity, or negatively impact fair housing or civil rights compliance. In the 2017 AFH report, in the area of Fair Housing Enforcement, Outreach Capacity and Resources, factor(s) with the highest priority were: lack of education of fair housing laws, tenant/landlord rights, outreach and enforcement.

## **CR-40 - Monitoring 91.220 and 91.230**

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

The city worked closely with all its sub-recipients in order to ensure that the goals and objectives of the HUD programs were adhered to and National Objectives were being met. The Mayor's Office of Strategic Planning was responsible for both the financial and program monitoring of sub-recipient activities to provide assurances that the sub-recipients administered federal awarded funds in compliance with federal requirements, ensured that required audits were performed and sub-recipients took prompt corrective action on any audit finding and evaluated the impact of sub-recipient activities to comply with applicable federal regulations. OSPCD staff monitored CDBG Public Service and ESG contracts for compliance, financial management systems, timeliness and programmatic activity. Staff was committed to providing accurate unduplicated demographic information in IDIS to comply with HUD reporting requirements. Client demographics entered in HMIS for ESG participants was reviewed for data quality.

CDBG projects were assigned to a project manager who was responsible for the negotiation and execution of a contract to implement project activities. All contracts fully addressed all HUD, state and local requirement and included a detail project scope. The project manager, in conjunction with the compliance officer, is also responsible for contract compliance and project management representing the City as grantee. Ongoing technical assistance was provided throughout the contract period.

Sub-recipients entered into detailed agreements with the City to ensure all federal, state and local regulations and criteria were being adhered to and met. Monthly and/or quarterly desk audits of reports and supporting documentation from sub-recipients allowed the city to monitor progress each sub-recipient was making toward its year-end goal(s). On-site monitoring was conducted by OSPCD to further ensure that overall goals and objectives were being met, timelines were met and required records were maintained to demonstrate compliance with applicable regulations. City staff watched for potential of fraud, waste, mismanagement and/or other opportunities for potential abuse. Contract provisions were in place that provided for the suspension of funds, termination of the contract and disallowance of reimbursement requests during the program year based on performance deficiencies. City staff worked with sub-recipients to correct identified deficiencies through discussion and/or technical assistance, prior to imposing any sanctions.

The city also conducted on-site monitoring of federally funded construction projects to ensure compliance with Davis- Bacon wage laws and other local, state and federal requirements. Housing

activities were also monitored with the assistance of Housing Inspectors and staff, and where appropriate, with the City's Building Inspectors. This allowed for multiple levels of oversight of various local, state and federal requirements.

In program year 2020, the City also launched a newly created Office of Racial and Social Justice that will be focusing their efforts on the broader issues of racial and social inequality. The Office of Strategic Planning is also hiring a Strategic Planning and Equity manager and women and minority business senior planner that will exclusively work on minority business outreach and comprehensive planning efforts.

### **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The city held a public meeting to present draft the draft Caper report on November 18th, 2021. A public comment period was made available through the close of business December 2nd, 2021. The draft presentation was also made available for viewing online at the city's website. Advertisements and material presented are included in the appendix.



## **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

The City of Somerville has not changed the objectives in its CDBG program and continues to strategically use CDBG funds to maximize leverage for infrastructure and public facility improvements, housing development and homeownership, public services, commercial revitalization, and planning and administrative activities. Somerville went through an extensive planning process where it identified a number of goals and objectives in the five-year plan that were intended to guide the programs and activities undertaken to aid and serve the low to moderate income residents of the community. In this the third year, the city continuously assesses and reviews its policies, procedures and programs in order to improve on the effective and efficient delivery of its grant programs. There is continued need for CDBG funds to fulfill objectives in all the above categories hence no changes are recommended based on Somerville's experiences.

The City pursued all potential resources indicated in the Consolidated Plan by working with developers, non-profits and other government agencies to leverage a variety of funds for affordable housing projects and programs, opportunities for low- and moderate-income people to become homeowners, assistance to homeless persons, public service programs, job training and education, community development activities directed toward revitalizing neighborhoods and economic development.

While the city intends to continue with the objectives that were defined in the 2018-2022 Consolidate Plan going forward; the city did file a substantial amendment to the program year 2019 annual action plan in order to reprogram available funding for Covid 19 related relief activities. In addition, the amendment also enabled the city to accept the multiple rounds of CV funding provided through the CARES Act. Reprogrammed existing funds were mainly used to support the first round of a small business relief program aimed at supporting micro-enterprises and small businesses shut down or struggling from the impacts of Covid 19.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

## **CR-50 - HOME 91.520(d)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

HUD waived the requirements for on-site-inspection in a memo date of April 10, 2020, and December 2020. Inspections will resume in October, 2020.

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

In accordance with the regulations of the HOME Program and in furtherance of the City of Somerville's commitment to non-discrimination and equal housing opportunity, the Office of Strategic Planning and Community Development has established the following policies to affirmatively market units in rental and homebuyer projects containing five (5) or more HOME-assisted housing units (the "Covered Units").

It is the Affirmative Marketing Policy of OSPCD to assure that individuals who normally might not apply for available housing units without special outreach be informed of available units, be encouraged to apply, and have an equal opportunity to rent or own the available housing units being offered.

The Policy covers the following areas:

1. Methods for the Division to use to inform the public, potential tenants and potential owners about federal fair housing laws and affirmative marketing policies and procedures
1. Requirements and practices each Beneficiary of a HOME-funded housing project with Covered Units must follow in order to carry out the Division's Policy.
1. Procedures to be used by Beneficiaries to inform and solicit applications from persons in the housing market area who are not likely to apply for housing without special outreach
1. Records that will be kept describing actions taken by the Division and Beneficiaries to affirmatively market Covered Units and records to assess the results of these actions
1. Description of how the Division shall assess the success of affirmative marketing actions and what corrective actions shall be taken

The City's CHDO and other developers commit to doing affirmative outreach in marketing all HOME-

Assisted units. Homeowners participating in the Housing Rehabilitation program with properties containing five or more Home-Assisted rental units are required to affirmatively market these vacant units. In addition, the City's Lead Paint Hazard Program has implemented an affirmative marketing policy when vacant units receive lead abatement work.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

In program year 2020 a total of \$97,915.80 was collected in program income. Of this amount, \$16,777.25 was expended on the 20 Illinois Rehabilitation project which assisted two low-income households and one moderate income household was assisted with closing cost assistance for an affordable unit located at 227 Cedar St. A balance of \$81,138.55 in program income remained outstanding as of the close of the program year on 6/30/21.

**Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**

The City of Somerville is continuously seeking aggressive and innovative approaches to combat the extreme housing affordability challenge facing its residents. In addition to the traditional programs described in the preceding segments the city also continues to implement other separate initiatives including

- Enforcing the City's linkage fee charged to developers building commercial development in the city. The full amount of the linkage fee goes into the City's Affordable Housing Trust Fund.
- Encouraging the City's CHDO to build/provide more rental housing units; launched a creative partnership with the CHDO on the 100 Homes Program to purchase existing housing and provide affordable rental units through deed restrictions.
- Providing affordable housing to homebuyers at 80% and 110% AMI and rental housing to tenants at 50% and 80% AMI through the application of the City's inclusionary housing ordinance.
- Leveraging the resources of the Community Preservation Committee to achieve joint goals in conjunction with the Somerville Affordable Housing Trust (e.g., 100 Homes)
- Focusing on family-sized housing development, either through new construction or acquisition/rehab efforts.
- Exploring activities and possibly expanding eligibility of Inclusionary rental and homeownership units to assist middle-income households with obtaining housing in Somerville.
- Advancing several initiatives proposed by the Sustainable Neighborhoods Working Group including topics such as the transfer fee, revisions to the condo conversion ordinance, and creating a community land trust have been introduced or passed at either the local or state legislature.

# CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

## For Paperwork Reduction Act

### 1. Recipient Information—All Recipients Complete

#### Basic Grant Information

Recipient Name	SOMERVILLE
Organizational DUNS Number	076621572
EIN/TIN Number	046001414
Identify the Field Office	BOSTON
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Massachusetts Balance of State CoC

#### ESG Contact Name

Prefix	0
First Name	Alan
Middle Name	0
Last Name	Inacio
Suffix	0
Title	Director of Finance and Administration

#### ESG Contact Address

Street Address 1	93 Highland Avenue
Street Address 2	0
City	Somerville
State	MA
ZIP Code	-
Phone Number	6176256600
Extension	2539
Fax Number	0
Email Address	ainacio@somervillema.gov

#### ESG Secondary Contact

Prefix	Ms
First Name	Elizabeth
Last Name	Twomey

CAPER

35

**Suffix** 0  
**Title** Compliance Officer  
**Phone Number** 6176256600  
**Extension** 2527  
**Email Address** etwomey@somervillema.gov

## 2. Reporting Period—All Recipients Complete

**Program Year Start Date** 07/01/2020  
**Program Year End Date** 06/30/2021

## 3a. Subrecipient Form – Complete one form for each subrecipient

**Subrecipient or Contractor Name:** JUST A START CORPORATION  
**City:** Cambridge  
**State:** MA  
**Zip Code:** 02141, 1057  
**DUNS Number:** 067727057  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 25000

**Subrecipient or Contractor Name:** SOMERVILLE HOMELESS COALITION  
**City:** Somerville  
**State:** MA  
**Zip Code:** 02144, 0006  
**DUNS Number:** 847408804  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 138420.42

**Subrecipient or Contractor Name:** RESPOND INC  
**City:** Somerville  
**State:** MA  
**Zip Code:** 02143, 3032  
**DUNS Number:** 121625057  
**Is subrecipient a victim services provider:** Y  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 15500

**Subrecipient or Contractor Name:** CATHOLIC CHARITIES

**City:** SOMERVILLE

**State:** MA

**Zip Code:** 02143,

**DUNS Number:** 092189950

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Faith-Based Organization

**ESG Subgrant or Contract Award Amount:** 22500

## CR-65 - Persons Assisted

### 4. Persons Served

#### 4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 16 – Household Information for Homeless Prevention Activities

#### 4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 17 – Household Information for Rapid Re-Housing Activities

#### 4c. Complete for Shelter

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 18 – Shelter Information





**4d. Street Outreach**

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

**Table 19 – Household Information for Street Outreach**

**4e. Totals for all Persons Served with ESG**

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

**Table 20 – Household Information for Persons Served with ESG**

**5. Gender—Complete for All Activities**

	<b>Total</b>
Male	0
Female	0
Transgender	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

**Table 21 – Gender Information**

**6. Age—Complete for All Activities**

	<b>Total</b>
Under 18	0
18-24	0
25 and over	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

**Table 22 – Age Information**

**7. Special Populations Served—Complete for All Activities**

**Number of Persons in Households**

<b>Subpopulation</b>	<b>Total</b>	<b>Total Persons Served – Prevention</b>	<b>Total Persons Served – RRH</b>	<b>Total Persons Served in Emergency Shelters</b>
Veterans	0	0	0	0
Victims of Domestic Violence	0	0	0	0
Elderly	0	0	0	0
HIV/AIDS	0	0	0	0
Chronically Homeless	0	0	0	0
<b>Persons with Disabilities:</b>				
Severely Mentally Ill	0	0	0	0
Chronic Substance Abuse	0	0	0	0
Other Disability	0	0	0	0
Total (Unduplicated if possible)	0	0	0	0

**Table 23 – Special Population Served**

## CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

### 10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	0
Total Number of bed-nights provided	0
Capacity Utilization	0.00%

Table 24 – Shelter Capacity

### 11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

## CR-75 – Expenditures

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Homelessness Prevention</b>	<b>0</b>	<b>0</b>	<b>0</b>

Table 25 – ESG Expenditures for Homelessness Prevention

#### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Rapid Re-Housing</b>	<b>0</b>	<b>0</b>	<b>0</b>

Table 26 – ESG Expenditures for Rapid Re-Housing

#### 11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Essential Services	0	0	0
Operations	0	0	0
Renovation	0	0	0

Major Rehab	0	0	0
Conversion	0	0	0
<b>Subtotal</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Table 27 – ESG Expenditures for Emergency Shelter**

**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Street Outreach	0	0	0
HMIS	0	0	0
Administration	0	0	0

**Table 28 - Other Grant Expenditures**

**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2018	2019	2020
	0	0	0

**Table 29 - Total ESG Funds Expended**

**11f. Match Source**

	2018	2019	2020
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	0
State Government	0	0	0
Local Government	0	0	0

Private Funds	0	0	0
Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
<b>Total Match Amount</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Table 30 - Other Funds Expended on Eligible ESG Activities**

**11g. Total**

<b>Total Amount of Funds Expended on ESG Activities</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
	0	0	0

**Table 31 - Total Amount of Funds Expended on ESG Activities**