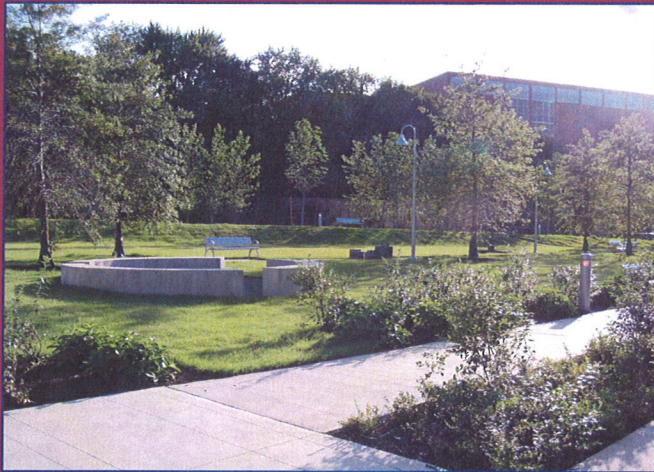


# ONE-YEAR ACTION PLAN

July 1, 2009– June 30, 2010



**City of Somerville, MA**  
**Mayor Joseph A. Curtatone**

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

Approved 5/14/2009

# **CITY OF SOMERVILLE 2009-2010 ACTION PLAN**

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TAB A



CITY OF SOMERVILLE, MASSACHUSETTS  
JOSEPH A. CURTATONE  
MAYOR

April 23, 2009

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

Re: Proposed HUD 2009-2010 Action Plan

Dear Members of the Board of Aldermen,

I hereby submit for your approval the City of Somerville's revised One-Year Action Plan for the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG), HOME Investment Partnership, and Emergency Shelter Grant (ESG) Programs. Your honorable Board initially approved the 2009-2010 Action Plan on February 12, 2009. However, the City has been informed it will receive an increase in the annual CDBG entitlement for 2009-2010, which requires amendment to the plan. In addition, we have the opportunity to revise the fiscal year of the HUD programs so they align with the City's fiscal year. If approved, the revised plan will accept and allocate the funding available for 2009-2010 and authorize the change in fiscal year so that the HUD 2009-2010 year will run from July 1, 2009 to June 30, 2010. The draft Action Plan transmitted herewith includes the allocation of \$4,884,416 in entitlement and program income funds, which represents baseline funding for the CDBG, HOME and ESG programs. Additionally, it outlines a recommended percentage distribution for any additional CDBG entitlement provided to Somerville.

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

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

Sincerely,

  
Joseph A. Curtatone  
Mayor



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MAYOR'S REQUEST

Requesting approval of an amendment to  
SPCD's 2009-2010 HUD 1-Year Action Plan,  
to authorize the expenditure of additional  
ARRA funding that is expected, and to revise  
the HUD program year to align it with the city  
fiscal year.

APRIL 23, 2009

In Board of Aldermen

FINANCE

John J Long  
City Clerk

The Committee on Finance recommends that this Item be

- Not Approved
- Placed on File.
- Approved.  With Conditions:

R Chairman  
5-73-09 Date

MAY 14 2009

In Board of Aldermen

Approved

John J Long  
City Clerk

[Signature]  
APPROVED  
MAY 15 2009

MAYOR

TRUE COPY ATTEST:

John J Long  
CITY CLERK

**TAB B**

**CITY OF SOMERVILLE  
2009-2010 HUD ONE YEAR ACTION PLAN**

**EXECUTIVE SUMMARY**

**Introduction**

In 2009, the City of Somerville will continue the implementation of the visions and priorities set forth in the 2008-2013 Five Year Consolidated Plan, which was created in collaboration with many local agencies and residents, as well as with the oversight of the U.S. Department of Housing and Urban Development. At its core, this 2008-2013 Five Year Consolidated Plan presents the framework that guides the City of Somerville in the development of targeted Housing and Urban Development (HUD) funded programs for the benefit of low-and-moderate income persons and families.

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

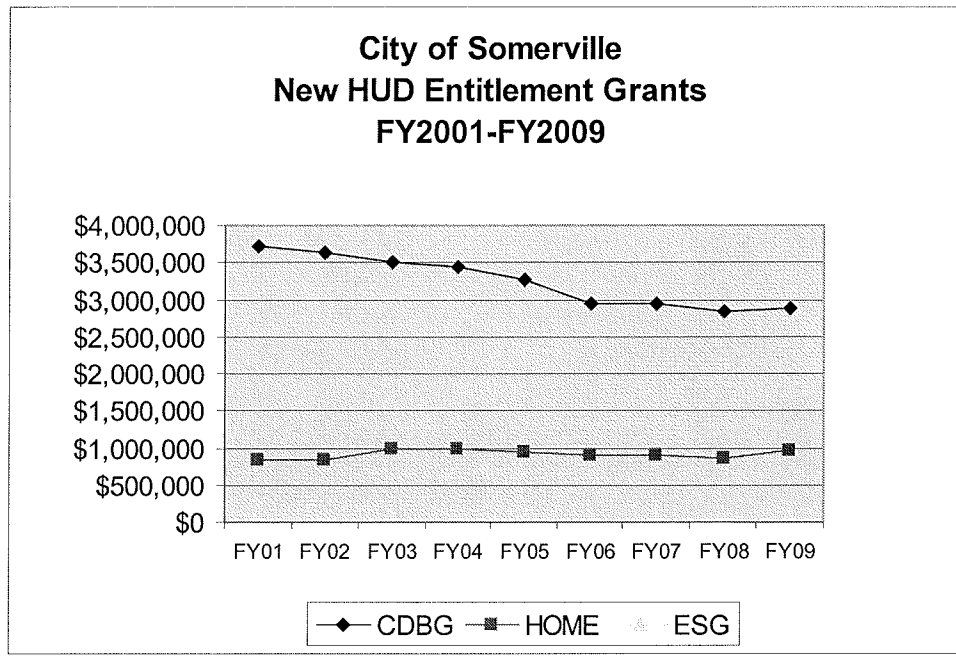
In this second One Year Action Plan under the 2008-2013 Consolidated Plan, the City of Somerville estimates total funding of \$8,965,398. These funds are comprised of HUD Community Block Grant (CDBG) funds, HUD HOME Investment funds, and HUD Emergency Shelter Grant (ESG) program funds. The City also makes extensive efforts to supplement those funds with income generated from those HUD programs (called Program Income) and leverages those HUD funds with matching funds from the State and other sources to create maximum benefit for the community.

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

The CDBG, HOME, and ESG allocations contained in this 2009-2010 Action Plan represent an increase in CDBG entitlement funds from 2008-2009. This translates into new CDBG Entitlement Funds of \$2,879,025, HOME Entitlement Funds of \$967,305, and Emergency Shelter Entitlement Funds of \$126,615. In addition to these funds, the 2009-2010 One Year Action Plan projects \$1,048,135 of program income (with \$948,135 of this projected as CDBG program income from the second and third installments of Yard 21 proceeds from the developer

of Assembly Square), and the remainder of these funds are prior years' funds being carried forward to be utilized in the upcoming fiscal year.

Chart 1: Historic HUD Funding



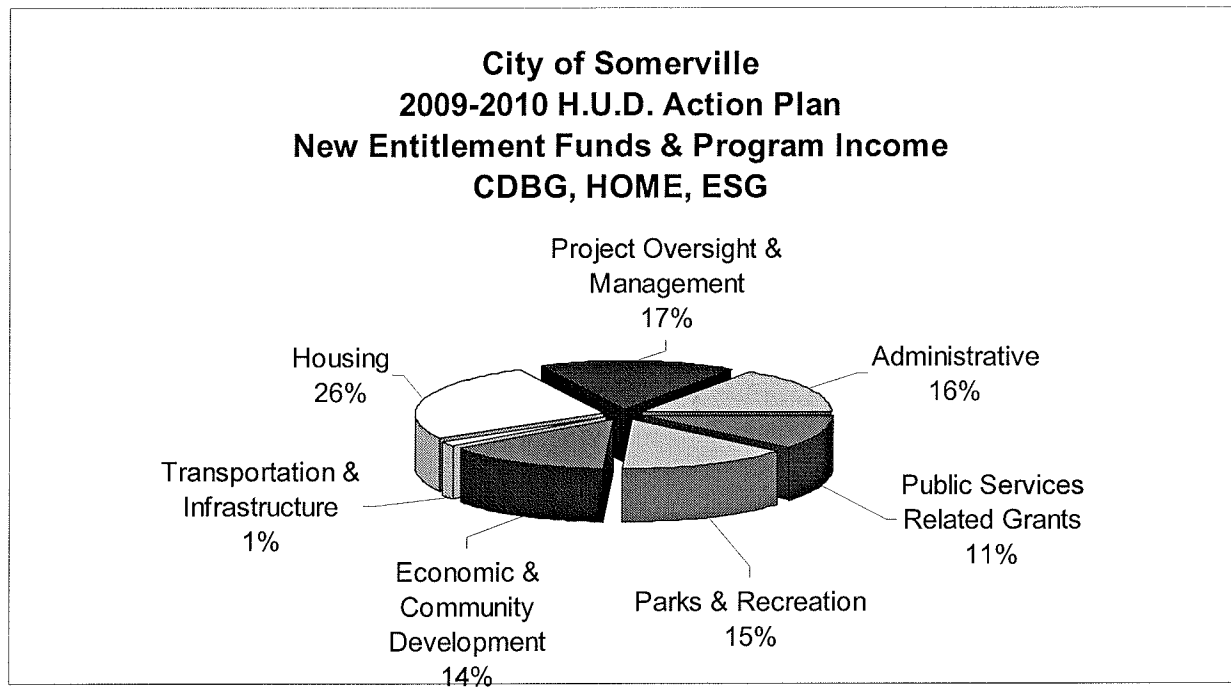
From a peak in FY2001 of \$3,717,000 of CDBG new entitlement funds, reductions in the subsequent years have been absorbed by the City in a variety of ways – even while the costs of completing many of these projects continues to increase (see Chart 1). The City of Somerville has sought effective ways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

This year’s One Year Action Plan builds upon the accomplishments of 2008-2009 with additional tangible results in the areas of park reconstruction, economic development, and affordable housing, to name a few. In 2009-2010, a diverse set of programs and projects will help meet the City’s 5 Year Consolidated Plan needs and goals. For next year’s projects and programs, 26% of CDBG, HOME, and/or ESG new entitlement funds, along with program income, is allocated to housing projects, 14% is earmarked for economic and community development projects, 15% is earmarked for parks and recreation projects, another 11% is allocated towards public service related grants, 1% is allocated to Transportation and



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

Chart 2: 2009-2010 Funding Categories



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

The East Somerville NRSA encompasses the Assembly Square area, and in 2005 this area saw new economic development with new retail stores opening and the associated jobs creation that come with those stores. During 2008, the parcel of land known as Yard 21 was sold to the developer, and demolition of key structures occurred. Redevelopment in Assembly Square will continue to accelerate in 2009 with the groundbreaking and construction of the new IKEA retail store. Consistent with the City's plans to create jobs and improve transportation, public open space, and other infrastructure, in 2009-2010 the City plans to continue with transportation improvements on lower Broadway, storefront improvements, park design, and micro-finance loans targeted to improving East Somerville. The City will continue to support and strengthen the East Somerville Main Streets organization into its fourth year.

The Union Square NRSA also remains a focus for targeted improvements with the assistance of HUD funds. Rezoning and planning efforts continue in 2009-2010 to unify the Union Square area; the role of public places and facilities will be strengthened through the continuance of the Union Square Arts-Union project and Union Square infrastructure planning; economic development will be facilitated through the assistance of the Union Square Main Streets organization; and brownfields clean-up and pre-development efforts to improve Union Square parcels will continue with projects at Kiley Barrel and in Boynton Yards.

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

The City of Somerville's second One Year Action Plan within the context of the 2008-2013 Five Year Consolidated Plan for the HUD year 2009-2010 represents the continuation of a unified vision for the next four years. This strategy is a culmination of months of planning within the various City departments and the participation of public agencies and community members. This plan also represents the first year of the revised fiscal year for HUD funds. The 2009-2010 year will begin on July 1, 2009 and end on June 30, 2009.

### **EVALUATION OF PAST PERFORMANCE**

The City of Somerville is entering into the second year of the 2008-2013 Five Year Consolidated Plan period, which includes this 2009-2010 Action Plan. During the planning and analysis period for the current Five Year Consolidated Plan (which began in the summer of 2007), an extensive review of past performance was conducted for each area of focus within the City: Housing, Economic and Community Development, Parks and Open Space, Historic Preservation, Public Services, the Union Square NRSA and the East Somerville NRSA.

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

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

### **ECONOMIC & COMMUNITY DEVELOPMENT PROJECTS**

#### **Storefront Improvement Project:**

This year's Action Plan continues funding for the City's storefront improvement program, with an additional allocation of \$135,000 to be added to the program. This program provides financial and technical assistance to businesses in low-and-moderate-income areas, or for job

creation/microenterprise assistance for exterior/facade improvements. Up to \$40,000 in funding is available for each project, with a business required to match the City's investment.

### **Small Business/Micro Enterprise Loan Program:**

The 2009-2010 Action Plan includes funding for year three of a small business/micro finance loan program targeted in the East Somerville NRSA and the Union Square NRSA. The City will continue to partner with an outside micro-finance loan institution to promote access to capital for small and emerging businesses. Year three of this program will be funded with \$15,000 of CDBG funds.

### **Farmers Market:**

The current Action Plan includes \$12,000 of funding to assist the management of a Farmers Markets in the City's NRSA districts. This concept of a farmers' market has been successfully implemented in Union Square, and has not only benefited the local community with healthy local market offerings, but has also increased foot traffic for local Union Square NRSA businesses, and has provided a valuable venue for businesses participating in the seasonal market. Local non-profit agencies such as Groundworks Somerville also participate in these markets. In 2009-2010, plans are to initiate a new Farmers' Market in East Somerville while continuing the market in Union Square at a reduced cost.

### **Section 108 Loan Payments:**

In 2009-2010, the City will have bi-annual payments due on its HUD Section 108 loan which was entered into when the City purchased properties in the Boynton Yards section of Somerville. In the summer of 2008 the City paid off one of its two HUD Section 108 loans, and refinanced the other Section 108 loan at favorable terms. The remaining loan was originally placed in 1997, and presently has an outstanding principal balance of \$900,000. The amount of \$323,580 represents the scheduled principal and interest payments for the year 2009-2010 on the remaining loan.

During 2009-2010, the City will explore the feasibility of taking out HUD108 loans for property acquisition, environmental analysis and remediation, and other economic development activities within the East Somerville NRSA and Union Square NRSA. The City is authorized to borrow up to five times its annual CDBG entitlement or approximately \$14.4 million. Board of Aldermen approval is required before any borrowing could occur.

### **Union Square Main Streets:**

The current Action Plan continues support of the City's Community Based Development Organization (CBDO) partner in Union Square with \$75,000 of CDBG funds for its fifth year. CBDO activities are focused on organizing local businesses, support for historic preservation, promotion and marketing activities, and assistance with short and long term planning in the area.

### **East Somerville Main Streets:**

The City of Somerville is allocating \$75,000 of CDBG funds to continue its fourth year of commitment to this local CBDO. East Somerville CBDO activities will continue to focus on increasing membership, public outreach through organizing events, and will serve as a valuable liaison for the Broadway Streetscape project and zoning analyses for the area.

### **ArtsUnion Streetscape Project:**

The 2009-2010 Action Plan will continue to support the ArtsUnion project through an allocation of \$50,000. With the assistance of the City of Somerville Arts Council, the ArtsUnion project will focus on aesthetic improvements to Union Square, including lighting projects and artistic banners, the ArtSpace Improvement Program to support physical infrastructure improvements for cultural economic development within Union Square. This funding will also serve as a match for a State grant for \$40,000 focused on arts and cultural economic development.

### **Kiley Barrel Pre-Development:**

Formerly the Kiley Barrel Parking Lot project with a scope of work to remediate and construct a temporary parking lot on this site, the 2009-2010 Action Plan incorporates the updated scope of work for this project to general pre-development of the site including remediation, market analyses, appraisals, and other costs in order to further economic development in this area. Recent activities on this project have included the removal of contaminated soil and designation as a Priority Development Site under the Commonwealth's 43D program. CDBG funding carried forward for this project is projected to be \$126,023 in Program Year 2009-2010.

### **Boynton Yards Pre-Development:**

The Boynton Yards project is being carried forward into 2009-2010 to continue with pre-development of the site including: remediation, market analyses, appraisals, and other costs in order to further economic development in and around this area. A focus of these funds will be to develop a new urban renewal plan for the area. The City will carry forward CDBG funding of \$30,877 and couple this with an additional \$100,226 in new CDBG funds in program year 2009-2010.

### **Land Acquisition in Union Square:**

A new project is being initiated called Union Square Land Acquisition that will facilitate the purchase of additional property proximate to the City's and SRA's existing holdings in Union Square. Activities will include appraisals, technical studies, and other land acquisition costs and \$35,000 in CDBG funding is being allocated to this project.

### **Inner Belt Planning:**

As an underutilized industrial area of the City, the Inner Belt and Brickbottom nearby constitute an area within the East Somerville NRSA that has much potential for future growth and development. With the MBTA and the State committed to future Green Line expansion through this area, the City's 2009-2010 Action Plan contains \$25,000 being carried forward from the prior year to fund planning based on the 2008 CBT Greenberg scoping study.

### **Retail Best Practices in East Somerville and Union Square:**

The City is proposing to allocate \$5,000 to fund technical assistance targeted at businesses in East Somerville and Union Square NRSA's to continue the efforts included in the HUD2008 Action Plan and through CDBG-R funding. This technical assistance will provide group and one-on-one technical assistance by retail marketing experts to locally owned independent businesses. This technical assistance is intended to help businesses understand their market(s), improve their merchandising, and to identify aesthetic changes which would support business growth.

### **Union Square Wayfinding & Kiosk:**

In previous years the City set aside funding to complete two wayfinding projects that would assist vehicular traffic, pedestrians, and the disabled with information concerning Union Square to help orient them to the Square. These funds were also intended to enhance a potential new MBTA bus shelter to create a central and accessible location for directional and other information. However, due to ongoing studies and planning for the redevelopment of Union Square, these funds have remained unused for a number of years. Therefore, the City is proposing to reprogram these funds entirely to the ADA Streetscapes program, which is an integral part of the City's larger Safe Start Program, in order to derive concrete and more immediate benefit from these funds. The funds proposed for reallocation total \$41,665. Of this, \$38,135 will be allocated to ADA Streetscapes (note that \$80,000 has been added to ADA Streetscapes between amendment to the HUD2008 Action Plan and the HUD2009 Action Plan). The Wayfinding and Kiosk efforts will be folded into the Union Square Transportation Study which is presently underway through funding from the City and the State's Transportation Improvement Program (TIP).

## **TRANSPORTATION & INFRASTRUCTURE PROJECTS**

### **Union Square Infrastructure:**

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

of \$50,000 is being carried forward from prior years, and is being supplemented with \$51,865 of additional CDBG funds in 2009-2010.

### **Washington & Route 28 Design:**

This project was initially proposed in 2003-2004 for the purpose of conducting transportation design analysis for the Washington Street & Route 28 intersection, and this \$15,000 has been carried forward each year since. The City of Somerville is proposing to expand the scope of these funds by reprogramming them to the Union Square Infrastructure project mentioned above.

### **Green Line Extension Planning:**

The State and the MBTA have committed to extending the Lechmere branch of the MBTA Green Line through Somerville over the next 5-7 years. Work is underway at the State level concerning the environmental impact review of this extension. Green Line corridor planning will be important for the City of Somerville as the State and the MBTA progress with their efforts, and the City of Somerville is proposing to continue these efforts and carry forward \$21,023 for Green Line planning efforts in CDBG eligible areas of the City.

### **East Broadway Streetscape:**

The City contracted with a Design Consultants, Inc. to move this project forward in 2008-2009, and in 2009-2010 proposes to carry forward \$875,051 of existing CDBG funds to continue this project. In 2009-2010, the City will continue to design and prepare for construction of comprehensive streetscape enhancements for an approximately 1/2 mile stretch of Broadway. Working with the East Somerville Main Streets organization, businesses and residents in East Somerville, the scope of this project includes redesigning parts of the transportation infrastructure along this roadway, new sidewalks, streets, benches, trees, signals, lighting and other amenities. A key component of the design involves pedestrian and ADA amenities and possible traffic calming measures. The City has leveraged a State Transit Oriented Development (TOD) grant for \$479,000 and \$625,000 in private contribution that is supplementing the CDBG funds for this project. The entire length of this project would be contained within the East Somerville NRSA.

### **ADA Streetscape Improvements:**

The City will implement a third year of continued funding to make ADA improvements relating to sidewalks, curb-cuts, signage & signals, and other pedestrian infrastructure City-wide. In consultation with the Department of Public Works, the Safe Start Committee, and the Somerville Commission for Persons with Disabilities, the existing CDBG funding of \$143,000 will be coupled with the additional CDBG funding of \$38,135 in 2009-2010 for the design and construction of these ADA improvements to sidewalks and related infrastructure.

## **PARKS & RECREATION PROJECTS**

### **Street Tree Planting Program:**

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

### **Community Path Design & Construction:**

The portion of the Community Path Project from Cedar Street to Central Street currently stands at 25% design. In 2009-2010 the City will reprogram \$50,000 from the 2008-2009 Cambridge Health Alliance Lot Contingency funds to further design of this segment of the Community Path extension. In addition to the carry forward funding of \$16,186, \$50,000 of CDBG funds will be allocated towards the Community Path additional design work necessary to eventually extend this path through East Somerville.

### **Kemp Nut Park / Skilton Avenue Reconstruction:**

The reconstruction of Skilton Avenue was seen early in the planning process for the Kemp Nuts/Ed Leathers Park as an important part of overall project. Reconstructing Skilton Avenue will provide ADA accessible sidewalks and other amenities for seniors and others in the neighborhood to facilitate use of this newly constructed park.

The City is proposing to expand the scope of the Kemp Nuts/Ed Leathers Park project to incorporate \$141,000 of construction on Skilton Avenue.

### **Kemp Nut Park Parcel Acquisition:**

Planning for the Kemp Nut/Ed Leathers Park reconstruction project was initiated in 2003, and construction efforts commenced in 2007. While the Kemp Nut/Ed Leathers Park is substantially complete, and the associated reconstruction of Skilton Avenue is progressing with the assistance of CDBG and State funding, the City is considering the purchase of an adjacent property to be joined with this park to create increased usable open space and enhanced access to this site. CDBG funding in the 2009-2010 Action Plan of \$115,000 of carry forward funding plus an additional \$25,000 of new CDBG funding has been allocated for this purpose.

### **Harris Park Design:**

Based upon recent experience with designing Perry Park, Kemp Nut Park, Stone Place Park, and others, CDBG funding of \$94,655 is being allocated in 2009-2010 for the site investigation and design work necessary in order to be able to construct Harris Park within the East Somerville NRSA. In addition, there is \$47,205 available from the 2006 Action Plan that is being carried forward which will be used for site appraisals, testing, and other pre-development efforts prior to construction of this park.

### **111 South Street:**

The City allocated \$55,000 for the design and or construction of a new Off-Leash Recreational Area in 2007-2008. Park amenities are to include secure areas in which to bring a dog, as well as dog supplies to clean up after a dog and other pet-friendly features. Somerville intends to carry this funding forward for the 111 South Street project into 2009-2010.

### **Cambridge Health Alliance Lot:**

In the summer of 2007 the City took possession of a large lot of undeveloped property adjacent to the Community Path, through a generous donation by the Cambridge Health Alliance. In 2008-2009 CDBG funds in the amount of \$50,000 were set aside as a contingency to remediate the property in conjunction with a \$200,000 grant from the U.S. Environmental Protection Agency. Now that the site remediation and park construction are substantially complete, the City will be reprogramming all unspent funds in this project to the Community Path Design Project.

### **North Street Playground:**

In 2007-2008 the City allocated \$15,000 of CDBG funds to begin the design of the North Street playground reconstruction project. For 2009-2010 the City proposes to carry forward this funding and add an additional \$61,000 so that design work can be fully funded for this playground park.

### **0 New Washington Street:**

In 2007-2008 the City allocated \$15,000 of CDBG funds to initiate the design process for a new park which would include an Off-leash Recreational Area (OLRA) in a CDBG eligible area of the City, which will complement the OLRA sites at the Nunziato Park and the 111 South Street sites. In 2008-2009 the City allocated an additional \$135,000 towards the design and ultimate construction of this new park. In 2009-2010, the City is proposing to carry forward those unexpended balances and to allocate an additional \$532,845 to fully fund design and construction for this park.

### **Groundwork Somerville:**

This program represents funding to landscape (and related efforts) in schools, community gardens, and other eligible public areas of the City. In program year 2009-2010, the City plans to allocate \$10,000 in CDBG program income funds toward this program.

## **HISTORIC PRESERVATION PROJECTS**

### **Expansion of Local Historic Districts:**

In 2009-2010, the City will continue implementation of the expansion of local historic districts.



This would include working with the Middlesex Registry of Deeds, the Massachusetts Historic Commission, and the City's Assessor's OFFICE.

The 2009-2010 One-Year Action Plan includes \$19,066 of prior year's unspent CDBG funds the City expects to carry forward on this project.

### **Historic Preservation Access Studies and Designs:**

The City is proposing to carry forward the previously allocated \$18,720 in CDBG funds for this project. This scope of work was revised last year to include accessibility studies in Union Square and/or other areas of the City.

### **Prospect Hill Historic Analysis:**

The City is proposing to continue this project from 2009-2010 and carry forward the CDBG funding of \$25,000 allocated in 2008-2009. The purpose of these funds is to provide technical and engineering analysis of the historic Prospect Hill monument and park for its eventual renovation and restoration.

## **HOUSING PROJECTS**

### **Housing Special Projects:**

Housing Special Project funds are available to for-profit and non-profit developers of affordable housing for the acquisition, demolition, predevelopment, operating and construction costs of both rental and homeownership housing projects located within the City of Somerville. With \$500,000 in prior year HOME funds carried-forward for the Capen Court project, and \$358,581 in new HOME Entitlement funds in 2009-2010, the City of Somerville will have \$885,581 in total HOME funds available in 2009.

### **Housing Rehabilitation Projects:**

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

Based upon increased demand the City is experiencing for this program, this plan proposes to increase this program for 2009-2010 to a total of \$713,612 in total CDBG and HOME funding. This funding would be comprised of \$64,612 of reprogrammed 2007 CDBG Housing Project funds, \$349,000 of new CDBG Entitlement funds, a projected \$50,000 of CDBG program income and \$50,000 of HOME program income, and \$200,000 of new HOME Entitlement funds for 2009-2010.

### **Down Payment Assistance Program:**

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

#### **Down-Payment Assistance Program 80 – Market-Rate Units**

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

#### **Closing Cost Assistance Program 80 – Subsidized or Inclusionary Housing Units**

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

The City is proposing to allocate \$90,000 of HOME new Entitlement funds to this program for next year.

### **HOME Tenant Based Rental Assistance:**

Tenant-Based Rental Assistance funds are available to subsidize and stabilize income-qualified tenants of rental housing units located within the City of Somerville. The City will earmark \$100,000 in HOME funds towards this program in 2009.

### **HOME CHDO Operating:**

As an eligible component of the HOME program, CHDO operating funds of 5% are set-aside from the City's annual HOME Program entitlement grant to assist the City's only Community Housing Development Organization (CHDO), the Somerville Community Corporation with its costs to operate its non-profit housing development department. The City is allocating \$48,365 towards this.

### **HOME CHDO Set Aside:**

The City of Somerville has consistently set aside the majority of its HOME funds for the benefit of the City's local CHDO, far in excess of the required minimum 15% of the annual HOME entitlement grant. In 2009-2010, the City is proposing to allocate no new HOME Entitlement funds towards this project. However, the City is proposing to reprogram \$150,000 of prior year's Housing Rehab HOME funds to this project, \$80,000 of projected 2008 HOME

carryforward for retainage on the ongoing St. Polycarps Phase I project, and \$802,213 of 2008 HOME carryforward for the St. Polycarps Phase IIA project. All these will total \$1,032,213 in HOME funds available to the CHDO in 2009-2010.

## **PUBLIC SERVICE GRANTS**

### **Public Services Grants:**

The City of Somerville is utilizing its maximum 15% annual CDBG allocation (which equates to \$431,854) toward the provision of grants to various non-profit organizations to provide special services to meet the needs of very low, low, and moderate income people and families. In program year 2008 approximately thirty agencies and programs in the City of Somerville were funded through this project – from pre-school and youth after-school programs to transportation services for the elderly. Through a Request for Proposal (RFP) process, the City of Somerville will select programs to fund services for 2009-2010.

## **EMERGENCY SHELTER GRANTS**

### **Emergency Shelter Grants:**

Emergency Shelter Grants (ESG) funds are provided under the McKinney-Vento Act (42 USC 11362) and are targeted toward the operation of emergency shelters, homeless prevention, and crisis intervention programs. Through an RFP process, the City of Somerville will use its total \$126,615 in ESG funds to select programs to fund for 2009-2010.

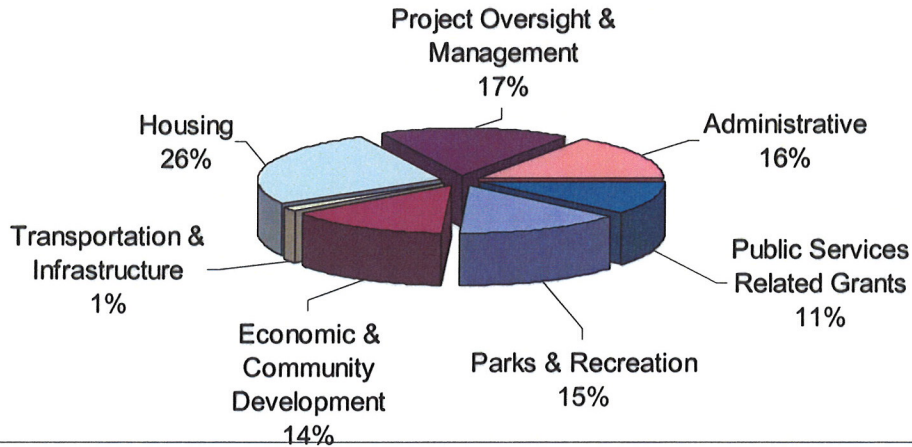
TAB C

# City of Somerville 2009-2010 Action Plan Funding Summary

<b>Entitlement Grant</b>		
CDBG	\$2,879,025	
ESG	\$126,615	
HOME	\$967,305	
HOPWA	\$0	
<b>Total</b>		<b>\$3,972,944</b>
<b>Prior Years' Program Income NOT previously programmed or reported</b>		
CDBG	\$0	
ESG	\$0	
HOME	\$0	
HOPWA	\$0	
<b>Total</b>		<b>\$0</b>
<b>Carried Forward/Reprogrammed Prior Years' Funds</b>		
CDBG	\$2,412,106	
ESG	\$0	
HOME	\$1,532,213	
HOPWA	\$0	
<b>Total</b>		<b>\$3,944,319</b>
<b>Total Estimated Program Income</b>		
CDBG Econ Development Reimbursement	\$948,135	
CDBG Housing Rehab Revol Loan Fund	\$50,000	
CDBG Development Revol Loan	\$0	
HOME PI Fund	\$50,000	
<b>Total</b>		<b>\$1,048,135</b>
<b>Section 108 Loan Guarantee Fund</b>		<b>\$0</b>
<b>TOTAL FUNDING SOURCES</b>		<b>\$8,965,398</b>
<b>Other Funds*</b>		<b>\$1,462,789</b>
<b>Submitted Proposed Projects Totals</b>		<b>\$10,428,187</b>
<b>TOTAL Entitlement &amp; Program Income</b>		<b>\$5,021,079</b>
<b>Un-Submitted Proposed Projects Totals</b>		<b>\$0</b>

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

**City of Somerville  
2009-2010 H.U.D. Action Plan  
New Entitlement Funds & Program Income  
CDBG, HOME, ESG**



<b>CDBG Entitlement &amp; Program Income (2009)</b>		
	Amount	Percentage
CDBG Administration	\$688,037	17.75%
Public Services	\$431,854	11.14%
Programs / Projects	\$2,757,269	71.12%
<b>TOTAL</b>	<b>\$3,877,160</b>	

<b>HOME Entitlement &amp; Program Income (2009)</b>		
	Amount	Percentage
HOME Administration	\$96,731	9.51%
CHDO Set Aside	\$48,365	4.75%
Programs / Projects	\$872,209	85.74%
<b>TOTAL</b>	<b>\$1,017,305</b>	

82% of the activities proposed for the FY2009 Action Plan will benefit low/moderate-income persons through the development housing, public services, economic development, and management of the grant programs.

CITY OF SOMERVILLE  
 PROGRAM YEAR 2009 (JULY 1, 2009 - JUNE 30, 2010)  
 PROJECTS  
 CDBG, HOME, AND ESG PROGRAMS

Activity Name	Address	Descrip	Reprogrammed CDBG Funds	Reprogrammed HOME Funds	PY08 CDBG Carryforward	PY08 HOME Carryforward	Total Carryforward & Reprogrammed	PY09 "New" CDBG Entitle	PY09 CDBG Program Income	Total CDBG	PY09 "New" HOME Entitle	Total HOME	Total ESG	Total Program
STOREFRONT IMPROVEMENT PROJECTS	ELIGIBLE CDBG AREAS OF THE CITY OR CITY-WIDE	Funds for renovating storefronts and/or signs & awnings in CDBG eligible commercial districts, or to eligible micro-enterprises.	\$62,928				62,928	72,072	0	135,000				135,000
SMALL BUSINESS/MICROENTERPRISE LOAN PROGRAM	CITY-WIDE	Funds to assist with a small-business loan fund targeted to micro-enterprises as the second year of a three year program.					0	15,000		15,000				15,000
FARMERS' MARKET	UNION SQUARE OR EAST SOMERVILLE NRSA SOMERVILLE, MA 02143	Grant to non-profit to organize and manage Farmers' Market.					0		12,000	12,000				12,000
SECTION 108 LOANS PAYMENTS	93 HIGHLAND AVE SOMERVILLE, MA 02143	Interest and principal on the City's outstanding Section 108 Loan Balance.	9,771				9,771	313,809		323,580				323,580
UNION SQUARE MAIN STREETS	UNION SQUARE NRSA	Support for Main Streets organization and initiatives in Union Square.					0	7,959	67,041	75,000				75,000
EAST SOMERVILLE MAIN STREETS	EAST SOMERVILLE NRSA	Support for Main Streets organization and initiatives in East Somerville.					0		75,000	75,000				75,000
ARTS UNION ARTSCAPE & STREETSCAPE ELEMENTS	UNION SQUARE NRSA	For ArtsUnion Streetscape & ArtsUnion ArtsSpace improvements in Union Square. Match to grant from the MA Cultural Council.			126,969		126,969	50,000		176,969				176,969
KILEY BARREL PRE-DEVELOPMENT	UNION SQUARE NRSA	Remediation, market analyses, appraisals and other costs in order to further economic development in this area.			126,023		126,023			126,023				126,023
BOYNTON YARDS PRE-DEVELOPMENT	UNION SQUARE NRSA	Environmental reviews, surveys, appraisals, and other pre-development costs.			30,877		30,877	25,000	75,226	131,103				131,103
RETAIL BEST PRACTICES	UNION SQUARE AND EAST SOMERVILLE NRSA	Technical Assistance to businesses for Retail Best Practices			15,000		15,000		5,000	20,000				20,000
INNER BELT PLANNING	EAST SOMERVILLE NRSA	Planning, feasibility, and other related planning funds for the redevelopment of the Inner Belt and Brickbottom sections			25,000		25,000			25,000				25,000
WAYFINDING in UNION SQUARE	UNION SQUARE NRSA	Development and implementation of directional signage and parking identification program in Union Square.					0			Reprogrammed				-
LAND ACQUISITION in UNION SQUARE	UNION SQUARE NRSA	Appraisals, technical studies, and other land acquisition costs in Union Square.	35,000				35,000			Reprogrammed				-
WAYFINDING CLOSK in UNION SQUARE	UNION SQUARE NRSA SOMERVILLE, MA 02143	To design and install ADA-accessible wayfinding signage for Union Square.					0			Reprogrammed				-
Total Economic & Community Development Project Costs			107,699		323,869		431,568	483,840	234,267	1,114,675				1,114,675
					16%		11%	17%	23%	18%				12%

CITY OF SOMERVILLE  
PROGRAM YEAR 2009 (JULY 1, 2009 - JUNE 30, 2010)  
PROJECTS  
CDBG, HOME, AND ESG PROGRAMS

Activity Name	Address	Descrip	Reprogrammed CDBG Funds	Reprogrammed HOME Funds	PY08 CDBG Carryforward	PY08 HOME Carryforward	Total Carryforward & Reprogrammed	PY09 "New" CDBG Entitle	PY09 CDBG Program Income	Total CDBG	PY09 "New" HOME Entitle	PY09 HOME Program Income	Total HOME	Total ES6	Total Program
UNION SQUARE INFRASTRUCTURE	UNION SQUARE NRSA	The scope of work includes Environmental Assessment, Financial Feasibility, Transportation, and Other Studies and Designs relating to the re-development of Union Square.	\$15,000		50,000		65,000	36,865		101,865			-		101,865
WASHINGTON & ROUTE 28 DESIGN	Washington Street & McGrath Highway, Somerville, MA	Design of this area for Mass Highway improvements.				0				Deleted			-		-
GREEN LINE EXTENSION PLANNING	UNION SQUARE NRSA AND EAST SOMERVILLE NRSA	Includes Environmental Assessment, Financial Feasibility, Transportation, and Other Studies and Designs relating to the extension of the MBTA Green Line.			25,000	25,000	25,000			25,000					25,000
LOWER BROADWAY STREETSCAPE PROJECT	EAST SOMERVILLE NRSA	Streetscape improvements along Broadway from McGrath Highway to the Boston city line. Includes prior-year unexpended CDBG funds of \$875,051, and \$479,000 from a state T.O.D. grant.			875,051	875,051	875,051			875,051			-		875,051
ADA STREETSCAPE IMPROVEMENTS	CITY-WIDE	For ADA improvements to sidewalks, curb cuts, and pedestrian signals & signage throughout the city.	\$0		143,000	143,000	143,000	38,135		181,135			-		181,135
Total Transportation & Infrastructure Project Costs			15,000		1,093,051		1,108,051	75,000	0	1,183,051		0	-	-	1,183,051
			4%		55%	28%		19%	0%						13%
STREET TREE PLANTING PROGRAM	ELIGIBLE CDBG AREAS OF THE CITY	Funding will provide for the planting of approx. 100 trees in CDBG eligible areas city-wide.	\$47,750				47,750	27,250		75,000			-		75,000
COMMUNITY PATH DESIGN & CONSTRUCTION	COMMUNITY PATH FROM EAST SOMERVILLE/CAMBRIDGE	Design and construction of a segment (between Cedar to Central) of the Community Path	\$50,000		66,186	116,186	116,186			116,186			-		116,186
KEMP NUT PARK / SKILTON AVENUE CONSTRUCTION	WALNUT STREET SOMERVILLE, MA 02143	Construction and design costs related to site improvements at park in CDBG eligible neighborhood. Includes improvements to Skilton Avenue.			141,189	141,189	141,189			141,189			-		141,189
KEMP NUT PARK PARCEL ACQUISITION	WALNUT STREET SOMERVILLE, MA 02143	Acquisition of parcels of land adjacent to Kemp Nut/Fed Leathers Parks to expand park.			115,000	115,000	115,000		25,000	140,000			-		140,000
HARRIS PARK	EAST SOMERVILLE NRSA SOMERVILLE, MA 02145	Design of park in CDBG eligible area.			47,205	47,205	47,205		94,655	141,860			-		141,860
111 SOUTH STREET	111 SOUTH STREET SOMERVILLE, MA 02145	Design and Construction of Off Leash Recreation Area park in a CDBG eligible area.			55,000	55,000	55,000			55,000			-		55,000



CITY OF SOMERVILLE  
 PROGRAM YEAR 2009 (JULY 1, 2009 - JUNE 30, 2010)  
 PROJECTS  
 CDBG, HOME, AND ES6 PROGRAMS

Activity Name	Address	Description	Reprogrammed CDBG Funds	Reprogrammed HOME Funds	PY08 CDBG Carryforward	PY08 HOME Carryforward	Total Carryforward & Reprogrammed	PY09 "New" CDBG Entitle	PY09 CDBG Program Income	Total CDBG	PY09 "New" HOME Entitle	PY09 HOME Program Income	Total HOME	Total ES6	Total Program
CAMBRIDGE HEALTH ALLIANCE LOT	112 CENTRAL STREET	Remediation, design & construction contingency of the former Cambridge Health Alliance site in conjunction with a grant application for \$200K from the EPA.			15,000		15,000		61,000	76,000					76,000
NORTH STREET PLAYGROUND	NORTH STREET	Design costs related to site improvements at existing park in CDBG eligible neighborhood.			147,155		147,155		490,986	680,000					680,000
0 NEW WASHINGTON STREET	0 NEW WASHINGTON STREET	Design and Construction of Off Leash Recreation Area park in East Somerville NRSA.	41,865				41,865		26,704	26,704					26,704
QUINCY STREET PARK	14-18 QUINCY STREET	Design of park in CDBG eligible area.							10,000	10,000					10,000
GROUNDWORK SOMERVILLE	93 HIGHLAND AVE. SOMERVILLE, MA 02143	Landscaping and planting improvements in schools and other eligible public areas.													
<b>Total Parks &amp; Open Space Project Costs</b>			139,615		586,735		726,350	27,250	708,339	1,461,939		0			1,461,939
					26%		18%		71%	23%					16%
CD PROJECT COSTS	93 HIGHLAND AVE. SOMERVILLE, MA 02143	Projects costs associated with activities carried out by the Community Development Division, including staff salaries.	18,739				18,739	496,942		515,681					515,681
<b>Total Economic &amp; Community Development Costs</b>			18,739	0	0	0	18,739	496,942		515,681		0			515,681
								17%		8%					6%
EXPANSION OF LOCAL HISTORIC DISTRICTS	CDBG ELIGIBLE AREAS OF THE CITY	Increase the number of properties surveyed and inventories for historic designation.			19,066		19,066			19,066					19,066
PROSPECT HILL PARK & MONUMENT TECHNICAL EVALUATION	PROSPECT HILL PARK	Technical and other engineering evaluations for the restoration and renovation of the Prospect Hill Monument and Park.			25,000		25,000			25,000					25,000
HISTORIC PRESERVATION ACCESS STUDIES	CDBG ELIGIBLE AREAS OF THE CITY	Includes Historic Preservation Accessibility Analysis of targeted properties in CDBG			18,720		18,720			18,720					18,720
<b>Total Historic Preservation Project Costs</b>			0	0	62,786	0	62,786	0	0	62,786		0			62,786
					3.0%		1.6%		0.0%	1.0%					0.7%
HOUSING SPECIAL PROJECTS	50 EVERGREEN STREET SOMERVILLE, MA 02143	Funds reserved and used for the creation of LMI housing throughout the City. Includes new HOME funds of \$889,581, and carried forward HOME funds of \$500,000 (SHIA Capen project) from prior years.				\$500,000	500,000						932,209		932,209
											(46,628)	0	932,209		932,209

CITY OF SOMERVILLE  
 PROGRAM YEAR 2009 (JULY 1, 2009 - JUNE 30, 2010)  
 PROJECTS  
 CDBG, HOME, AND ESG PROGRAMS

Activity Name	Address	Descrip	Reprogrammed CDBG Funds	Reprogrammed HOME Funds	PY08 CDBG Carryforward	PY08 HOME Carryforward	Total Carryforward & Reprogrammed	PY09 "New" CDBG Entitle	PY09 CDBG Program Income	Total CDBG	PY09 "New" HOME Entitle	PY09 HOME Program Income	Total HOME	Total ES6	Total Program
HOUSING REHAB	50 EVERGREEN STREET SOMERVILLE, MA 02143	Funds to rehab rental and homeowner properties occupied by and/or affordable to residents who are income eligible under Home and/or CDBG regulations.	64,612				64,612	349,000	50,000	463,612	200,000	50,000	250,000		713,612
DOWNPAYMENT ASSISTANCE PROGRAM	50 EVERGREEN STREET SOMERVILLE, MA 02143	Downpayment and closing cost assistance of up to 15% to income eligible Somerville residents.					0	0			90,000		90,000		90,000
HOUSING DIVISION PROJECT COSTS	50 EVERGREEN STREET SOMERVILLE, MA 02143	Costs associated with project oversight of the Housing Division CDBG program.					0	332,631		332,631					332,631
HOME ADMIN	50 EVERGREEN STREET SOMERVILLE, MA 02143	Staff salaries and overhead costs associated with administering the HOME program.					0				96,731		96,731		96,731
HOME TBRA	50 EVERGREEN STREET SOMERVILLE, MA 02143	Funds to provide subsidies for Tenant Based Rental Assistance to formerly homeless young people.					0				100,000		100,000		100,000
HOME CHDO OPERATING SET ASIDE	50 EVERGREEN STREET SOMERVILLE, MA 02143	5% of the HOME entitlement set aside for the City's designated CHDO's operating costs.					0				48,365		48,365		48,365
HOME CHDO SET ASIDE	50 EVERGREEN STREET SOMERVILLE, MA 02143	Includes \$80,000 of carryforward HOME funds (St. Polycarpus Phase I retainerage), \$150,000 of HOME reprogrammed funds (St. Polycarpus Phase I), and \$802,213 (St. Polycarpus Phase IIA) of HOME carryforward funds from the prior year.		150,000			1,032,213						1,032,213		1,032,213
Total Housing Project Costs			64,612	150,000	0	1,382,213	1,596,825	681,631	50,000	796,243	967,305	50,000	2,549,518	-	3,345,761
				100%	0%	100%	40%	24%	5%	13%	100%	100%	100%	0%	37%
PUBLIC SERVICE GRANTS	93 HIGHLAND AVE. SOMERVILLE, MA	Set aside 15% of current year CDBG grant to fund Public Service Grants within the city.					0	431,854		431,854					431,854
ESG PROGRAM ADMINISTRATION	93 HIGHLAND AVE. SOMERVILLE, MA	A portion of the staff and administrative costs associated with administering ESG Grant.					0							5,014	5,014
ESG GRANTS	93 HIGHLAND AVE. SOMERVILLE, MA	Funds to be allocated through an RFP process to agencies providing emergency shelter, crisis intervention and homeless prevention.					0							121,601	121,601
Total Public Service Related Grants			0	0	0	0	0	431,854	0	431,854	-	0	-	126,615	558,469
								15%		7%				100%	6%

CITY OF SOMERVILLE  
PROGRAM YEAR 2009 (JULY 1, 2009 - JUNE 30, 2010)  
PROJECTS  
CDBG, HOME, AND ESG PROGRAMS

Activity Name	Address	Descrip	Reprogrammed CDBG Funds	Reprogrammed HOME Funds	PY08 CDBG Carryforward	PY08 HOME Carryforward	Total Carryforward & Reprogrammed	PY09 "New" CDBG Entitle	PY09 CDBG Program Income	Total CDBG	PY09 "New" HOME Entitle	PY09 HOME Program Income	Total HOME	Total ES6	Total Program
CDBG ADMIN	93 HIGHLAND AVE. SOMERVILLE/MA 02143	Staff salaries and overhead costs associated with administering the CDBG ESG and HOME programs.	0	0	0	0	0	682,508	5,529	688,037	-	0	-	-	688,037
Total CDBG Administration															
			0	0	0	0	0	682,508	5,529	688,037	-	0	-	-	688,037
			345,665	150,000	2,066,441	1,382,213	3,944,319	2,879,025	998,135	6,254,266	967,305	50,000	2,549,518	126,615	8,930,398
PROJECT TOTAL															
			0	0	0	0	0	682,508	5,529	688,037	-	0	-	-	688,037
															11%

TAB D

CITY OF SOMERVILLE  
 PROGRAM YEAR 2009 (JULY 1, 2009 - JUNE 30, 2010)  
 PROJECTS  
 CDBG, HOME, AND ESG PROGRAMS

Activity Name	Address	Describe	Total CDBG	Total HOME	Total ESG	Total Program	HUD Matrix Code	Citation	HUD Objective	HUD Outcome	Matching Federal Grant	Matching State Grant	Matching Private Funds	HUD Matrix Code	Regulation
STOREFRONT IMPROVEMENT PROJECTS	ELIGIBLE CDBG AREAS OF THE CITY OR CITY-WIDE	Funds for renovating storefronts and/or signs & awnings in CDBG eligible commercial districts, or to eligible micro-enterprises.	135,000	-	-	135,000	14E	570.202	Create Economic Opportunities	Sustainability			33,750,14E		570.202
SMALL BUSINESS/MICROENTERPRISE LOAN PROGRAM	CITY-WIDE	Funds to assist with a small-business loan fund targeted to micro-enterprises as the second year of a three-year program.	15,000	-	-	15,000			Create Economic Opportunities	Sustainability				18C	570.203C
FARMERS' MARKET	UNION SQUARE OR EAST SOMERVILLE NRSA SOMERVILLE, MA 02143	Grant to non-profit to organize and manage Farmers' Market.	12,000	-	-	12,000			Create Economic Opportunities	Sustainability				19C	570.204d1
SECTION 108 LOANS PAYMENTS	93 HIGHLAND AVE SOMERVILLE, MA 02143	Interest and principal on the City's outstanding Section 108 Loan Balance.	323,580	-	-	323,580	19F	570.705(c)	Create Economic Opportunities	Sustainability				19F	
UNION SQUARE MAIN STREETS	UNION SQUARE NRSA	Support for Main Streets organization and initiatives in Union Square.	75,000	-	-	75,000	17D	570.203(a)	Create Economic Opportunities	Sustainability				19C	570.204d1
EAST SOMERVILLE MAIN STREETS	EAST SOMERVILLE NRSA	Support for Main Streets organization and initiatives in East Somerville.	75,000	-	-	75,000			Create Economic Opportunities	Sustainability				19C	570.204d1
ARTS UNION ARTSCAPE & STREETSCAPE ELEMENTS	UNION SQUARE NRSA	For ArtsUnion Streetscape & ArtsUnion ArtsSpace improvements in Union Square. Match to grant from the MA Cultural Council.	176,969	-	-	176,969	03	570.201(c)	Create Economic Opportunities	Sustainability	40,000			03E	570.201c
KILEY BARREL PRE-DEVELOPMENT	UNION SQUARE NRSA	Remediation, market analyses, appraisals, and other costs in order to further economic development in this area.	126,023	-	-	126,023			Create Economic Opportunities	Sustainability				04A	570.201d
BOYNTON YARDS PRE-DEVELOPMENT	UNION SQUARE NRSA	Environmental reviews, Surveys, Appraisals, and other pre-development costs.	131,103	-	-	131,103			Create Economic Opportunities	Sustainability				17D	570.203a
RETAIL BEST PRACTICES	UNION SQUARE AND EAST SOMERVILLE NRSA	Technical Assistance to businesses for Retail Best Practices	20,000	-	-	20,000			Create Economic Opportunities	Sustainability				18C	570.203C
INNER BELT PLANNING	EAST SOMERVILLE NRSA	Planning, feasibility, and other related planning funds for the redevelopment of the Inner Belt and Brickbottom sections	25,000	-	-	25,000			Create Economic Opportunities	Sustainability				21A	570.206
WAYFINDING in UNION SQUARE	UNION SQUARE NRSA	Development and implementation of directional signage and parking identification program in Union Square.	Reprogrammed	-	-	-			Create a Suitable Living Environment	Accessibility/Availability				03	570.201c
LAND ACQUISITION in UNION SQUARE	UNION SQUARE NRSA	Appraisals, technical studies, and other land acquisition costs in Union Square.	Reprogrammed	-	-	-			Create Economic Opportunities	Sustainability					
WAYFINDING CLOCK in UNION SQUARE	UNION SQUARE NRSA SOMERVILLE, MA 02143	To design and install ADA-accessible wayfinding signage for Union Square.	Reprogrammed	-	-	-			Create a Suitable Living Environment	Accessibility/Availability				03	570.201c
Total Economic & Community Development Project Costs			1,114,675	-	-	1,114,675					-	40,000	33,750		
			12%												

CITY OF SOMERVILLE  
PROGRAM YEAR 2009 (JULY 1, 2009 - JUNE 30, 2010)  
PROJECTS  
CDBG, HOME, AND ESG PROGRAMS

Activity Name	Address	Descrip	Total CDBG	Total HOME	Total ESG	Total Program	HUD Matrix Code	Citation	HUD Objective	HUD Outcome	Matching Federal Grant	Matching State Grant	Matching Private Funds	HUD Matrix Code	Regulation
UNION SQUARE INFRASTRUCTURE	UNION SQUARE NRSA	The scope of work includes Environmental Assessment, Financial Feasibility, Transportation, and Other Studies and Designs relating to the re-development of Union Square.	101,865	-	-	101,865			Create Economic Opportunities	Accessibility/Availability		285,039		21A	570.206
WASHINGTON & ROUTE 28 DESIGN	Washington Street & McGrath Highway, Somerville, MA	Design of this area for Mass Highway improvements.	Deleted	-	-	-			Create Economic Opportunities	Accessibility/Availability				21A	570.206
GREEN LINE EXTENSION PLANNING	UNION SQUARE NRSA AND EAST SOMERVILLE NRSA	Includes Environmental Assessment, Financial Feasibility, Transportation, and Other Studies and Designs relating to the extension of the MBTA Green Line.	25,000	-	-	25,000			Create Economic Opportunities	Accessibility/Availability				21A	570.206
LOWER BROADWAY STREETSCAPE PROJECT	EAST SOMERVILLE NRSA	Streetscape improvements along Broadway from McGrath Highway to the Boston city line. Includes prior year unexpended CDBG funds of \$875,051, and \$479,000 from a state T.O.D. grant.	875,051	-	-	875,051			Create Economic Opportunities	Accessibility/Availability		479,000	625,000	03K	570.201c
ADA STREETSCAPE IMPROVEMENTS	CITY-WIDE	For ADA improvements to sidewalks, curb cuts, and pedestrian signals & signage throughout the city.	181,135	-	-	181,135			Create a Suitable Living Environment	Accessibility/Availability				10	570.201k
<b>Total Transportation &amp; Infrastructure Project Costs</b>			<b>1,183,051</b>	<b>-</b>	<b>-</b>	<b>1,183,051</b>						<b>764,039</b>	<b>625,000</b>		

STREET TREE PLANTING PROGRAM	ELIGIBLE CDBG AREAS OF THE CITY	Funding will provide for the planting of approx. 100 trees in CDBG eligible areas city-wide.	75,000	-	-	75,000	03N	570.201(c)	Create a Suitable Living Environment	Sustainability				03N	570.201c
COMMUNITY PATH DESIGN & CONSTRUCTION	COMMUNITY PATH FROM EAST SOMERVILLE/CAMBRIDGE	Design and construction of a segment (between Cedar to Central) of the Community Path	116,186	-	-	116,186			Create a Suitable Living Environment	Sustainability				03	570.201c
KEMP NUT PARK / SKILTON AVENUE CONSTRUCTION	WALNUT STREET SOMERVILLE, MA 02143	Construction and design costs related to site improvements at park in CDBG eligible neighborhood. Includes improvements to Skilton Avenue.	141,189	-	-	141,189			Create a Suitable Living Environment	Sustainability				01	570.201a
KEMP NUT PARK PARCEL ACQUISITION	WALNUT STREET SOMERVILLE, MA 02143	Acquisition of parcels of land adjacent to Kemp Nut/Ed Leathers Parks to expand park.	140,000	-	-	140,000			Create a Suitable Living Environment	Sustainability				01	570.201a
HARRIS PARK	EAST SOMERVILLE NRSA SOMERVILLE, MA 02145	Design of park in CDBG eligible area.	141,860	-	-	141,860			Create a Suitable Living Environment	Sustainability				03F	570.201c
111 SOUTH STREET	111 SOUTH STREET SOMERVILLE, MA 02145	Design and Construction of Off Leash Recreation Area park in a CDBG eligible area.	55,000	-	-	55,000	03F	570.201(c)	Create a Suitable Living Environment	Sustainability				03F	570.201c

CITY OF SOMERVILLE  
 PROGRAM YEAR 2009 (JULY 1, 2009 - JUNE 30, 2010)  
 PROJECTS  
 CDBG, HOME, AND ESG PROGRAMS

Activity Name	Address	Describe	Total CDBG	Total HOME	Total ESG	Total Program	HUD Matrix Code	Citation	HUD Objective	HUD Outcome	Matching Federal Grant	Matching State Grant	Matching Private Funds	HUD Matrix Code	Regulation
CAMBRIDGE HEALTH ALLIANCE LOT	112 CENTRAL STREET	Remediation, design & construction contingency of the former Cambridge Health Alliance site in conjunction with a grant application for \$200K from the EPA.	-	-	-	-	-	-	Create a Suitable Living Environment	Sustainability				03F	570.201c
NORTH STREET PLAYGROUND	NORTH STREET	Design costs related to site improvements at existing park in CDBG eligible neighborhood.	76,000	-	-	76,000			Create a Suitable Living Environment	Sustainability				03F	570.201c
0 NEW WASHINGTON STREET	0 NEW WASHINGTON STREET	Design and Construction of Off Leash Recreation Area park in East Somerville NRSA.	680,000	-	-	680,000			Create a Suitable Living Environment	Sustainability				03F	570.201c
QUINCY STREET PARK	14-18 QUINCY STREET	Design of park in CDBG eligible area.	26,704	-	-	26,704			Create a Suitable Living Environment	Sustainability				03F	570.201c
GROUNDWORK SOMERVILLE	93 HIGHLAND AVE. SOMERVILLE, MA 02143	Landscaping and planting improvements in schools and other eligible public areas.	10,000	-	-	10,000			Create a Suitable Living Environment	Sustainability				03F	570.201c
<b>Total Parks &amp; Open Space Project Costs</b>			<b>1,461,939</b>	<b>-</b>	<b>-</b>	<b>1,461,939</b>									
			23%			16%									

CD PROJECT COSTS	93 HIGHLAND AVE. SOMERVILLE, MA 02143	Projects costs associated with activities carried out by the Community Development Division, including staff salaries.	515,681	-	-	515,681	03	570.201(c)	Create Economic Opportunities	Sustainability				03	570.201c
<b>Total Economic &amp; Community Development Costs</b>			<b>515,681</b>	<b>-</b>	<b>-</b>	<b>515,681</b>									
			8%			6%									

EXPANSION OF LOCAL HISTORIC DISTRICTS	CDBG ELIGIBLE AREAS OF THE CITY	Increase the number of properties surveyed and inventories for historic designation.	19,066	-	-	19,066			Create a Suitable Living Environment	Sustainability				16A	570.202d
PROSPECT HILL PARK & MONUMENT TECHNICAL EVALUATION	PROSPECT HILL PARK	Technical and other engineering evaluations for the restoration and renovation of the Prospect Hill Monument and Park.	25,000	-	-	25,000			Create a Suitable Living Environment	Sustainability				16B	570.202d
HISTORIC PRESERVATION ACCESS STUDIES	CDBG ELIGIBLE AREAS OF THE CITY	Includes Historic Preservation Accessibility Analysis of targeted properties in CDBG	18,720	-	-	18,720	16B	570.202(d)	Create a Suitable Living Environment	Sustainability				21A	570.206
<b>Total Historic Preservation Project Costs</b>			<b>62,786</b>	<b>-</b>	<b>-</b>	<b>62,786</b>									
			1.0%			0.7%									

HOUSING SPECIAL PROJECTS	50 EVERGREEN STREET SOMERVILLE, MA 02143	Funds reserved and used for the creation of LMI housing throughout the City. Includes new HOME funds of \$385,581, and carried forward HOME funds of \$500,000 (SHA Open project) from prior years.	-	932,209	-	932,209	14A	570.202	Provide Decent Affordable Housing	Affordability				14A	570.202
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CITY OF SOMERVILLE  
PROGRAM YEAR 2009 (JULY 1, 2009 - JUNE 30, 2010)  
PROJECTS  
CDBG, HOME, AND ESG PROGRAMS

Activity Name	Address	Descrip	Total CDBG	Total HOME	Total ESG	Total Program	HUD Matrix Code	Citation	HUD Objective	HUD Outcome	Matching Federal Grant	Matching State Grant	Matching Private Funds	HUD Matrix Code	Regulation
HOUSING REHAB	50 EVERGREEN STREET SOMERVILLE, MA 02143	Funds to rehab rental and homeowner properties occupied by and/or affordable to residents who are income eligible under Home and/or CDBG regulations.	463,612	250,000		713,612	14A	570.202	Provide Decent Affordable Housing	Affordability				14A	570.202
DOWNPAYMENT ASSISTANCE PROGRAM	50 EVERGREEN STREET SOMERVILLE, MA 02143	Downpayment and closing cost assistance of up to 15% to income eligible Somerville residents.		90,000		90,000			Provide Decent Affordable Housing	Affordability				13	570.201n
HOUSING DIVISION PROJECT COSTS	50 EVERGREEN STREET SOMERVILLE, MA 02143	Costs associated with project oversight of the Housing Division CDBG program.	332,631	-		332,631	14H	570.202	Provide Decent Affordable Housing	Affordability				14H	570.202
HOME ADMIN	50 EVERGREEN STREET SOMERVILLE, MA 02143	Staff salaries and overhead costs associated with administering the HOME program.	-	96,731		96,731	14H	570.202	Provide Decent Affordable Housing	Affordability				14H	92.207
HOME TBRA	50 EVERGREEN STREET SOMERVILLE, MA 02143	Funds to provide subsidies for Tenant Based Rental Assistance to formerly homeless young people.	-	100,000		100,000	05S	570.204	Provide Decent Affordable Housing	Affordability				05S	92.209
HOME CHDO OPERATING SET ASIDE	50 EVERGREEN STREET SOMERVILLE, MA 02143	5% of the HOME entitlement set aside for the City's designated CHDO's operating costs.	-	48,365		48,365	21I	N/A	Provide Decent Affordable Housing	Affordability				21I	92.208
HOME CHDO SET ASIDE	50 EVERGREEN STREET SOMERVILLE, MA 02143	Includes \$80,000 of carryforward HOME funds (St. Polycamps Phase I retainage), \$150,000 of HOME reprogrammed funds (St. Polycamps Phase I), and \$802,213 (St. Polycamps Phase IIA) of HOME carryforward funds from the prior year.	-	1,032,213		1,032,213	14A	N/A	Provide Decent Affordable Housing	Affordability				198	92.300
Total Housing Project Costs			796,243	2,549,518	-	3,345,761									
			13%	100%	0%	37%									
PUBLIC SERVICE GRANTS	93 HIGHLAND AVE. SOMERVILLE, MA	Set aside 15% of current year CDBG grant to fund Public Service grants within the city.	431,854	-		431,854	05	570.201(e)	Create a Suitable Living Environment	Accessibility/Availability				05	570.201e
ESG PROGRAM ADMINISTRATION	93 HIGHLAND AVE. SOMERVILLE, MA	A portion of the staff and administrative costs associated with administering ESG grant.	-	-	5,014	5,014	21A	N/A	Create a Suitable Living Environment	Accessibility/Availability				21A	Title IV
ESG GRANTS	93 HIGHLAND AVE. SOMERVILLE, MA	Funds to be allocated through an RFP process to agencies providing emergency shelter, crisis intervention and homeless prevention.	-	-	121,601	121,601	03T	570.201(e)	Create a Suitable Living Environment	Accessibility/Availability				03T	Title IV
Total Public Service Related Grants			431,854	-	126,615	558,469									
			7%	100%	6%										



CITY OF SOMERVILLE  
 PROGRAM YEAR 2009 (JULY 1, 2009 - JUNE 30, 2010)  
 PROJECTS  
 CDBG, HOME, AND ESG PROGRAMS

Activity Name	Address	Description	Total CDBG	Total HOME	Total ESG	Total Program	HUD Matrix Code	Citation	HUD Objective	HUD Outcome	Matching Federal Grant	Matching State Grant	Matching Private Funds	HUD Matrix Code	Regulation
CDBG ADMIN	93 HIGHLAND AVE. SOMERVILLE MA 02143	Staff salaries and overhead costs associated with administering the CDBG ESG and HOME programs.	688,037	-	-	688,037	21A	570.206	Create Economic Opportunities	Sustainability	-	-	-	21A	570.206
Total CDBG Administration			688,037	-	-	688,037									

11%

PROJECT TOTAL \$ 6,254,266 \$ 2,549,518 \$ 126,615 \$ 8,930,398

\$ 804,039 \$ 658,750

**Meeting HOME Match Obligations for Grant Year 2009  
Conformance with 24 CFR 91.220(c)**

The HOME Investment Partnerships program requires a 25% match from non-federal sources for HOME funds disbursed for Community Housing Development Organization activities, CHDO CR funds, and HOME funds disbursed for regular housing activities including Tenant Based Rental Assistance, HOME EN funds. There is no obligation to match 1992 funds, administrative AD funds, CHDO operating CO funds, State Home funds, HOME program income, or CHDO seed loans that were forgiven because the activity did not go forward. HOME Match liability accrues when cash is drawn down from the federal treasury into the City of Somerville's HOME account. Generally, non-federal funds contributed to HOME-assisted or HOME-eligible units may be counted as HOME Match provided they are contributed exclusively for use by the City of Somerville, and do not have to be repaid, i.e., are permanent.

In past years the City has received HOME Match in the form of the value of funds expended under the Massachusetts Rental Voucher Program on behalf of HOME-eligible households, waived building permit fees, materials donated to the construction of HOME-assisted units, grants given for the construction of HOME-assisted units, supportive services to develop self-sufficiency or facilitate independent living provided to families residing in HOME Assisted rental units, and real property donated to units purchased by HOME-eligible households through the City's Inclusionary Housing Program.

The City accounts for its HOME Match in its Comprehensive Annual Performance Report to HUD. As of its GY2007 CAPER, the City had raised and reported \$9,361,837 of HOME Match of which \$8,743,308 remained "banked" after meeting cumulative liabilities of \$1,802,929.

Based on a projection of level funding of \$967,305 for its 2009 HOME Grant, the total of all HOME funds since inception is \$14,566,275. The maximum Match liability that could accrue were all \$14,455,275 drawn would be \$2,898,688, an amount that could be met from the match the City already had banked as of its GY2007 CAPER.

**Meeting ESG Match Obligations for Grant Year 2009  
Conformance with 24 CFR 91.220(c)**

Somerville sub-grant recipients match the resources provided by the ESG program multi-fold each year. Recent allocations of funds in the amount of \$194,895 have returned a match of \$485,200.

<b>Agency</b>	<b>Description</b>	<b>Award</b>	<b>Match</b>	<b>Source</b>
CASPAR Inc.	Shelter operations	\$25,200	\$25,200	MIT in kind; CASPAR in kind
Catholic Charities	Shelter operations	\$15,000	\$15,500	DTK, Cambridge Comm Found, Ruth Farrissey Trust
Comm Act Agency	Eviction prevention	\$10,000	\$83,000	Community Services Block Grant
Respond	Shelter operations	\$35,251	\$58,500	Dept of Children & Families, donations
Homeless Coalition	Shelter operations	\$101,050	\$200,000	DTA, FEMA, local congregation, donations
Mental Health	Homeless prevention	\$6,000	\$90,000	Boston Foundation
Transition House	Essential services	\$2,394	\$31,400	Housing department, Kent St. Housing
	<b>TOTAL</b>	<b>\$194,895</b>	<b>\$485,200</b>	

Housing

5/5/2009

2008-2013 Consolidated Plan	2008-2013 Con Plan Goals	2009-2010 Action Plan	CDBG Est \$ Funding	HOME Est \$ Funding	ESG Est \$ Funding
1. Maintain & improve housing stock	Rehabilitate 40 housing units annually	1.A Housing Rehabilitation Program	\$463,612	\$250,000	
2. Create new affordable housing	Create 100 affordable housing units within 5 years	2.A Housing special projects (for SHA Capen Court Project and other unidentified project(s))		\$932,209	
3. Increase affordability of rental housing	Create 85 affordable housing units within 5 years	2.C CHDO Operating Set-Aside		\$48,365	
4. Increase affordable homeownership	Provide rental assistance to 30 tenants annually	3.A Tenant Based Rental Assistance (TBRA)		\$100,000	
5. Prevent and end homelessness	Assist 2 1st time homebuyers annually	4.A Downpayment Assistance Program		\$90,000	
6. Remove barriers to Housing	Obtain \$1.5M for homeless programs annually	5.A Support of Continuum of Care process			
	Create 6 units of housing for persons with mental disabilities within 5 years	6.A Inclusionary zoning & linkage fee analysis			
			\$463,612	\$1,420,574	

**Parks & Open Space**

5/5/2009

<b>2008-2013 Consolidated Plan</b>	<b>2008-2013 Con Plan Goals</b>	<b>2009-2010 Action Plan</b>	<b>CDBG Est \$ Funding</b>	<b>HOME Est \$ Funding</b>	<b>ESG Est \$ Funding</b>
1. Renovate existing parks	Renovate 6 parks within 5 years	1.A Harris Park	\$141,860		
2. Secure additional land for open space	Purchase new land within 5 years	2.A Kemp Nut/Ed Leathers Parcel Acquisition	\$140,000		
3. Improve ADA access to parks and open space	Complete ADA improvements to 5 parks within 5 years	3.A North Street Playground	\$76,000		
4. Increase tree canopy and green space	Plant 100 trees annually	4.A Street Tree Planting Program	\$75,000		
		4.B Tree Inventory	\$29,957		
5. Increase Off Leash Recreational Area Opportunities	Construct 2 OLRA's within 5 years	5.A O New Washington Street Park	\$735,000		
6. Promote sustainable design and building practices	Renovate recreational areas	6.A Groundworks Somerville	\$10,000		
7. Reduce brownfields	Map locations of existing brownfields	7.A Kiley Barrel Pre-Development	\$126,023		
8. Improve governmental accountability	Open Space and Recreational Plan completed within 2 years	8.A. Open Space and Recreation Plan			
			<b>\$ 1,333,840</b>		

**Economic Development**

5/5/2009

<b>2008-2013 Consolidated Plan</b>	<b>2008-2013 Con Plan Goals</b>	<b>2009-2010 Action Plan</b>	<b>CDBG Est \$ Funding</b>	<b>HOME Est \$ Funding</b>	<b>ESG Est \$ Funding</b>
1. Encourage investment and development in underutilized areas of the City	Focus on Redevelopment of strategic districts	1.A Section 108 loan for Boynton Yards			
	Analyze Boynton Yards Zoning	1.B Boynton Yards Pre-Development	\$323,580		
	Utilize City-owned property to catalyze economic development	1.C Kiley Barrel Pre-Development	\$131,013		
2. Enhance vitality of existing commercial districts	Provide 3-4 Storefront Improvement Grants annually	2.A Storefront Improvement Program	\$126,023		
	Provide technical assistance to businesses	2.B Retail Best Practices	\$135,000		
	Encourage art - related businesses	2.C ArtsUnion	\$5,000		
3. Increase local job opportunities	Ensure 3-4 loans are provided to City businesses annually	3.A Micro-Enterprise Loan Program	\$50,000		
	Attract businesses to the City	3.B Farmers' Market	\$15,000		
	Focus on Redevelopment of strategic districts	3.C Inner Belt Planning	\$12,000		
4. Enhance skills and abilities of Somerville residents	Ensure 3-4 loans are provided to City businesses annually	4.A Included as part of Micro-Enterprise Assistance	\$25,000		
	Engage in 2 collaborative projects annually	5.A Union Square Main Steets			
5. Build a partnership between municipal government and community members	Engage in 2 collaborative projects annually	5.B East Somerville Main Steets	\$75,000		
			\$75,000		
			<b>\$972,616</b>		

**Transportation & Infrastructure**

5/5/2009

2008-2013 Consolidated Plan	2008-2013 Con Plan Goals	2009-2010 Action Plan	CDBG Est \$ Funding	HOME Est \$ Funding	ESG Est \$ Funding
1. Improve rail transit service	Five station locations designed within 5 years	1.A Green Line Extension Planning	\$ 25,000		
2. Improve bus service	Install 12 shelters over 5 years	2.A CEMUSA Bus Shelter Program			
3. Enhance streetscapes, roadways, and intersections	Complete design of Lower Broadway within 2 years	3.A Lower Broadway Streetscapes Project	\$ 875,051		
	Complete Union Square Transportation Study in 2 years.	3.B. Union Square Infrastructure Project	\$ 101,865		
4. Reduce barriers dividing districts and neighborhoods	Complete 75% design for I-93 connector within 5 years	4.A T.I.P. Study for Assembly Square/I-93			
5. Improve pedestrian and bicycle accessibility	Complete design of Community Path along Green Line within 3 years	5.A Community Path Design			
6. Improve infrastructure for ADA compliance	Implement 4 improvements annually	6.A ADA Streetscapes Program	\$ 116,186		
7. Increase City's role in regional transportation planning	Continue active participation in MPO	7.A Participation in the M.P.O.	\$ 181,135		
8. Improve basic utilities	Relocate 1 mile of underground utilities within 5 years	8.A. Kemp Nut Park & Skilton Avenue Project	\$ 161,015		
			\$ 1,460,252		

**Public Services**

5/5/2009

2008-2013 <u>Consolidated Plan</u>	2008-2013 <u>Con Plan Goals</u>	2009-2010 <u>Action Plan</u>	CDBG Est <u>\$ Funding</u>	HOME Est <u>\$ Funding</u>	ESG Est <u>\$ Funding</u>
1. Provide opportunities to improve residents' social, economic, and political situation	Serve total of 2,160 residents over 5 years	1.A maximum 15% of Entitlement Funding set aside for programs to be selected via an RFP Process			
2. Provide children with opportunities to live healthy and productive lives	Serve 885 households over 5 years	2.A maximum 15% of Entitlement Funding set aside for programs to be selected via an RFP Process			
3. Provide education and leadership opportunities for youth	Serve 780 youth over 5 years	3.A maximum 15% of Entitlement Funding set aside for programs to be selected via an RFP Process			
4. Provide comprehensive programs for low-income individuals and families having difficulties meeting their basic needs	Support 10,200 residents each year	4.A maximum 15% of Entitlement Funding set aside for programs to be selected via an RFP Process			
5. Prevent Homelessness	Provide case management to 1,000 residents over 5 years	5.A maximum 15% of Entitlement Funding set aside for programs to be selected via an RFP Process			
6. Provide support services for the elderly and those with disabilities	Serve 2,100 residents over 5 years	6.A maximum 15% of Entitlement Funding set aside for programs to be selected via an RFP Process			
			\$ 431,854		\$ 126,615

**Historic Preservation**

5/5/2009

**2008-2013**

**2008-2013**

**2009-2010**

**CDBG Est HOME Est ESG Est**

**Consolidated Plan**

**Con Plan Goals**

**Action Plan**

**\$ Funding \$ Funding \$ Funding**

1. Document historically significant resources	Complete 80 surveys over 5 years	1.A Expansion of Local Historic Districts	\$ 19,066		
2. Ensure City resources support the maintenance of historic resources	Finalize draft ordinance within 1 year	2.A Demolition by Neglect Ordinance			
3. Develop and implement programs that encourage the improvement of historic resources	Improve access to 1-2 historic resources over 5 years	3.A Historic Preservation Access Studies	\$ 18,720		
	Prepare work specs for 1-2 historic facilities over 5 years	3.B Prospect Hill Monument and Park Technical Evaluation	\$ 25,000		
4. Stabilize and support the character of individual neighborhoods	Distribute 14-150 plaques to eligible owners over 5 years	4.A Historic Plaque Program			
5. Highlight Somerville's unique resources	Sponsor 1-2 heritage tourism events annually	5.A Ongoing Tours, Events, Materials			

**\$ 62,786**



**UNION SQUARE NRSA**

5/5/2009

2008-2013 <u>Consolidated Plan Goals</u>		2008-2013 <u>Con Plan Goals</u>		2009-2010 <u>Action Plan*</u>		CDBG Est.	HOME Est.	ESG Est.
						<u>\$ Funding</u>	<u>\$ Funding</u>	<u>\$ Funding</u>
1. Increase permanently affordable housing stock	Rehabilitate 10 housing units annually	1.A	Housing Rehabilitation Program	\$ 463,612	\$ 250,000			
		1.B	Tenant Based Rental Assistance Program		\$ 100,000			
		1.C	Downpayment Assistance Program		\$ 50,000			
2. Increase economic opportunities	Increase paid membership to 70 businesses within 5 years Improve 1-2 storefronts annually Issue 1-2 loans annually	2.A	Union Square Main Streets	\$ 75,000				
		2.B	Storefront Improvements Program	\$ 135,000				
		2.C	Micro-Enterprise Loan Program	\$ 15,000				
3. Increase recreational opportunities		3.A	111 South Street Park	\$ 55,000				
		3.B	Prospect Hill Technical Evaluation	\$ 25,000				
		3.C	Quincy Street Park Design	\$ 26,704				
4. Increase attractiveness of Union Square	Collaborate with Arts Union	4.A	ArtsUnion	\$ 176,969				
		4.B	Street Tree Planting Program	\$ 75,000				
5. Improve Union Square infrastructure	Complete Union Square Transportation Study within 2 years	5.A	Union Square Infrastructure Project	\$ 101,865				
6. Improve status of historic areas	Conduct 2-3 Educational Outreach Tours annually	6.A	Expansion of Local Historic Districts	\$ 19,066				
<b>TOTAL</b>				\$ 1,168,216	\$ 400,000			

\* 2009 Action Plan projects and programs listed in this NRSA are also discussed under other categories of the Action Plan

**EAST SOMERVILLE NRSA**

5/5/2009

**2008-2013**

**2008-2013**

**2009-2010**

**2009-2010**

**Consolidated Plan Goals**

**Con Plan Goals**

**Action Plan\***

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

1. Increase permanently affordable housing stock	Rehabilitate 10 housing units annually	1.A Housing Rehabilitation Program	\$ 463,612	\$ 250,000	
		1.B Tenant Based Rental Assistance Program		\$ 100,000	
		1.C Downpayment Assistance Program		\$ 50,000	
2. Increase economic opportunities	Increase paid membership to 60 businesses within 5 years	2.A East Somerville Main Streets	\$ 75,000		
	Improve 1-2 storefronts annually	2.B Storefront Improvements Program	\$ 135,000		
	Issue 1-2 loans annually	2.C Micro-Enterprise Loan Program	\$ 15,000		
3. Increase recreational opportunities	Design landscaping improvements	3.A Harris Park Design & Construction	\$ 141,860		
	Complete 1 park within 5 years	3.C 0 New Washington Street Park	\$ 680,000		
4. Increase attractiveness of East Somerville	Design landscaping improvements	4.A Street Tree Planting Program	\$ 75,000		
5. Improve East Somerville infrastructure	Complete design of Lower Broadway within 2 years	5.A Lower Broadway Streetscape Project	\$ 875,051		
6. Improve status of historic areas	Conduct 2-3 Educational Outreach Tours annually	6.A Expansion of Local Historic Districts	\$ 19,066		
<b>TOTAL</b>			<b>\$ 2,479,589</b>	<b>\$ 400,000</b>	

\* 2009 Action Plan projects and programs listed in this NRSA are also discussed under other categories of the Action Plan

# TAB E



# Second Program Year Action Plan

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

SF 424

## Narrative Responses

GENERAL

### General Questions

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

Response: Map # 3 under Tab F of this plan identifies the planned projects for next year within the City. Geographically, the site-specific projects tend to be focused within one of the City's two NRSAs. These two NRSAs, in turn, are located generally in the eastern part of the City of Somerville. Please see Tab F for more details.

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

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

The Storefront Improvements Program is an example of a program encompassing projects that may be CDBG eligible based upon their locations, or projects that could be in other areas of the City but CDBG eligible based upon the status of the business as a microenterprise or through the creation of jobs for low-moderate income persons. These projects require the local business to leverage his/her funds alongside the federal CDBG funds. These same Storefront Improvement Projects, if carried out within the Union Square NRSA, may also strengthen the efforts of the Arts Union project – thereby magnifying the City’s investment in both projects. All of these projects, however, are considered within the light of the priorities and objectives of the City’s 2009-2013 Consolidated Plan.

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

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

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

Response:

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

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

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

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

## Managing the Process

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

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

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

Response: The City of Somerville's 2009 One Year Action Plan was developed by:

- 1) The first major step in the 2009 One Year Action Plan development process was taken with the public hearing held on November 6, 2009. Public comments were taken during this meeting and during the planning period to date in order to identify resource needs within the City. Representatives from a range of public service agencies (see Public Hearing transcript under Tab G), interested citizens, and members of City's Commission on Disabilities, participated in the public hearing and provided useful comments toward the development of this plan;
  - 2) From the November public hearing, the Office of Strategic Planning and Community Development began the internal process of soliciting requests for project needs from all relevant departments within the City;
  - 3) All resource needs were evaluated within the light of last year's Action Plan, the 2008-2013 Consolidated Plan, and comments from the first public hearing, and anticipated funding for next year;
  - 4) Meeting with various departments and administration officials to coordinate 2009 HUD programs with efforts and priorities for the City as a whole.
3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

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

## **Citizen Participation**

1. Provide a summary of the citizen participation process.

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

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

Response: These comments will be published once the second public hearing has been held and the public participation process has been completed.

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

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

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

Response: These comments will be published once the second public hearing has been held and the public participation process has been completed.

## **Institutional Structure**

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

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

## **Monitoring**

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

Response: Monitoring of all HUD programs will begin with comprehensive review of federal regulations to ensure that 2009 projects are in compliance with relevant Code of Federal Regulation's (CFR's). In addition, all relevant environmental reviews will be performed throughout the planning process in order to obtain release of funds for 2006.

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

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

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

## **Lead-based Paint**

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

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

Somerville will continue to support and expand the Housing Rehabilitation and Lead Abatement programs, which rehabilitates the existing housing stock while often placing rent restrictions on apartments in multi-family homes. This is especially important in Somerville, where 87% of all units are in two or three-family housing. Somerville's Lead Abatement program, which is



funded by a Lead Hazard Control grant from HUD, has been recognized by HUD as a national model and is often requested to conduct presentations during annual HUD Lead Abatement Conferences. The staff from the Lead Abatement program have been conducting Lead Education programs for children in our elementary school systems with great success.

## HOUSING

### Specific Housing Objectives

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

**Response:** The City's 2008 Five Year Consolidated Plan established a basic goal of creating, preserving or rehabilitating 406 units of housing for low and moderate-income households. This five-year goal includes the following objectives:

- o Developing new affordable rental units
- o Preserving existing affordable rental units
- o Helping Low and Moderate-Income households become homeowners
- o Stabilizing and renovating owner-occupied housing
- o Reducing the number of housing units with lead hazards, and
- o Expanding the supply of permanent housing for homeless individuals and families

<b>Program Year 2006 Goals and Objectives with Grant Funds (CDBG and HOME)</b>		
<b>Category</b>	<b>5 Year Goal</b>	<b>Year 4 Goal</b>
Create/Preserve Affordable Rental Housing	142	20
Increase LMI Homeownership	25	15
Housing Rehabilitation	230	35
Tenant-Based Rental Assistance	0	45
Permanent Housing for the Homeless	9	2
<b>TOTAL</b>	<b>406</b>	<b>117</b>

### Specific Housing Objectives

Despite indications that the housing market in Somerville is weakening, the past year has seen large increases in regional housing costs. In Somerville, the main barrier to homeownership and rental units is the high cost of housing. The Somerville Housing Needs Assessment, conducted in the fall of 2005 reveals that:

- Household size in Somerville decreased from 2.44 to 2.38 persons per household from 1990 to 2000
- Somerville has lost significant portions of both youth and elderly populations
- Only 34% of units are owner-occupied, compared to a national average of 65%
- Over 550 rental units were converted to condominiums in 2005
- The average price of a single family home rose to \$415,000, up by 9% since 2004
- A household must earn almost \$60,000 a year to afford the average two-bedroom apartment in Somerville

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

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

### **Needs of Public Housing**

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

### **Barriers to Affordable Housing**

The largest constraint facing Somerville's housing development is the lack of available land. Between 2002 and 2004, Somerville saw a net gain of only 64 housing units. Every year that Somerville sees a gain in housing units, land becomes sparser and more difficult to develop. Sparse land leads to higher land acquisition costs, making the development of affordable housing more challenging. Private developers, more capable of paying debt with high condo sales prices or high rents, are better able to buy and develop the few parcels that remain. An additional impediment is that as land costs rise, funding from state and federal agencies for affordable housing development simultaneously decreases.

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

### **Strategies for Affordable Housing**

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

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

- Somerville will work to create new programs to assist households with incomes over 110%. As housing burden statistics indicate, even families with higher income are having trouble in Somerville's housing market.
- Somerville will continue to support Lead Hazard Abatement and Housing Rehabilitation programs. Both of these programs are essential in maintaining affordable rents in Somerville, as well as improving deteriorating housing stock. The Lead Abatement program also reduces barriers to fair housing by helping landlords comply with lead regulations that require a significant dollar investment to make the housing unit safe for children. Many landlords simply refuse to rent to families with young children.
- Somerville will continue to assist individuals and families at risk of homelessness through the Prevention and Stabilization Services program, as well as to formerly homeless youth through the Wayside Inn program.
- The City will work with its designated Community Housing Development Organization, the Somerville Community Corporation (SCC), to develop affordable housing units at 65 Temple Street and 109 Gilman Street, as well as the proposed mixed-use development of the former St. Polycarp's site.
- The City will continue to work with the Visiting Nurse Association (VNA) to develop 95 units of affordable assisted living for Somerville's frail elderly population.
- The City will continue to promote our First Time Home Buyer Training Courses. In the next year, the City will conduct 4 training courses, providing training to roughly 200 households.
- The City's Inclusionary Housing Ordinance mitigates the impact of private development on the overall housing market by creating units affordable to low and moderate-income households. The City will continue to market these units and evaluate necessary changes to the ordinance. In the past year, the City made changes to improve the resale process of these properties and will work to implement these changes in the coming year.
- The City will continue to collect linkage fees for commercial developments over 30,000 SF. These monies are deposited into the Somerville

Affordable Housing Trust Fund to support affordable housing development and housing related activities for Somerville's low and moderate-income residents.

- The City will re-evaluate its down-payment assistance program to create a more effective program. The City will explore the possibility of an Employer Assisted Housing Program and will cultivate partnerships with major employers in the City to leverage additional down payment resources for Somerville employees and residents.
- The City will collaborate with the Somerville Homeless Providers Group (SHPG) to develop more permanent housing solutions for homeless and disabled populations. The City and the SHPG have been successful at creating homeless prevention programs, emergency shelters and transitional housing and will now work to increase permanent housing options for these populations to reduce reentry into homelessness.
- The City will work to preserve the 21 units at risk of expiring in the coming year. The City has contracted with an expert consultant to provide services to assist in negotiations with current owners, encouraging them to continue renting to low and moderate-income tenants. The City will also collaborate with the Somerville Community Corporation to preserve these units.
- The City will encourage the development of a wider range of unit sizes. Data suggests that there is a lack of larger rental units and smaller ownership units. The City will work with both private and non-profit developers to close the gaps between need and supply.
- The City will encourage in-fill development and the reuse of surplus and former church properties. With few developable land parcels remaining in the City, Somerville will work with property owners to develop the few remaining sites to their most effective use. The City will collaborate with SCC to redevelop the St. Polycarp's site into a mixed-use, mixed-income development and will seek out other partnerships to continue these efforts.
- The City will explore the possibility of offering post-homeownership counseling courses to help prevent foreclosures. With the prevalence of new mortgage products, many homeowners may not be able to maintain their loan payments. The City will work to educate these homebuyers about the risks of homeownership and the strategies to prevent foreclosure.
- With over 900 condominium conversions in the past two years, the City will explore the possibility of offering a Condominium Association Training Course. This course will educate new condo owners about the challenges and issues involved with condo associations, preventing problems that often result from shared property ownership.

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

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

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

## **Needs of Public Housing**

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

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

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

Response: Not Applicable.

## **Barriers to Affordable Housing**

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

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

## **HOME/ American Dream Down payment Initiative (ADDI)**

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

Response:

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

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

- c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

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## HOMELESS

### Specific Homeless Prevention Elements

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

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

- Develop a central prevention-oriented case management system for individuals and families at risk of homelessness so that basic services are accessible at one location
- Increase awareness of Homelessness in community and support for solutions
- Improve Coordination of Services for Homeless Population

- Determine the prevalence of chronic homelessness in Somerville
- Increase permanent housing stock for the chronically homeless
- Provide appropriate housing options for severely disabled homeless.
- Prevent those at risk of homelessness and transient and episodically homeless individuals from becoming chronically homeless through early intervention
- Transitional housing that is targeted to specific sub-populations and their needs

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

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

## **Emergency Shelter Grants (ESG)**

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

Response: Not Applicable.

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## COMMUNITY DEVELOPMENT



## Community Development

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

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

<b>Economic Development Objectives</b>	<b>Actions/Activities</b>
1. Increase employment opportunities for Somerville's low to moderate income residents	Assembly Sq. zoning; Assembly Sq. Orange Line feasibility study; 33 Allen Street (Head Start) facility; East Broadway Improvements;
2. Elimination of economic distress in CDBG eligible areas through building rehabilitation, acquisition, and construction	Storefront improvement projects; Somerville Main Streets; Somerville Avenue Improvements; 33 Allen Street; 30 Allen St. (garden site); Inner Belt gateway; Assembly Sq. gateway
3. Elimination of economic distress in CDBG eligible areas through land acquisition and disposition	Boynton Yards Phase I and II
4. Enhance and encourage commercial development and stabilization in CDBG eligible areas	Somerville Main Streets; East Broadway Improvements; Prospect/Webster Street Design; Storefront Improvement projects;
<b>Infrastructure</b>	<b>Actions/Activities</b>
5. Development of roadway improvements within core commercial areas of Assembly Sq., Inner Belt Park, Union Sq., Boynton Yards, and East Somerville	Assembly Sq. Gateway; Assembly Sq. zoning; Inner Belt Access Study; Inner Belt Gateway; Prospect/Webster Street Design; Somerville Avenue design; East Broadway Improvements.
6. Development of streetscape improvements with pedestrian amenities, including ADA, within core commercial areas of Assembly Sq., Inner Belt Park, Union Sq., Boynton Yards, and East Somerville	Assembly Sq. Gateway; Assembly Sq. zoning; Inner Belt Access Study; Inner Belt Gateway; Prospect/Webster Street Design; Somerville Avenue design; East Broadway Improvements.
7. Development of roadway	Route 28 study; Prospect/Webster

improvements within the major transportation corridors of McGrath Highway, Somerville Avenue, Beacon Street, and Broadway	Street Design; Somerville Avenue design; East Broadway Improvements.
8. Development of streetscape improvements with pedestrian amenities, including ADA, within the major transportation corridors of McGrath Highway, Somerville Avenue, Beacon Street, and Broadway	Route 28 study; Prospect/Webster Street Design; Somerville Avenue design; East Broadway Improvements.
<b>Parks &amp; Recreation and Other</b>	<b>Actions/Activities</b>
9. Reconstruct parks and playgrounds in eligible areas	Durrel Park; Allen Street Park; Kemp Nut Park; Perry Park; Stone Place Park; Harris Park, Groundwork Somerville;
10. Increase the number of trees in the city	Street tree program
11. Catalog and review historic properties	Historic property survey

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

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

**Public Service**

**Consolidated Plan Goal/Objective Description**

1.	Community Health –Increase awareness about violence against women & child abuse
2.	Improve programs to meet basic needs, such as income maintenance, food, shelter, adequate clothing
3.	Expand prevention & intervention for young families to reduce incidents of infant morbidity & mortality. Identify risk factors and early warning signs of developmental delays and educate families to implement behavioral changes
4.	Reduce substance abuse & destructive conduct through individual & group counseling
5.	Provide necessary transportation for medial appointments and emergencies
6.	Address the needs of emotionally disturbed & mentally ill youth & adults
7.	Support Family Employment –Increase affordable day care slots for working families
8.	Decrease isolation through education & workshops designed to empower & enable parents to share and support one another & form a community
9.	Support Youth Empowerment – Training youth in capacity building, leadership development & service-to-other skills
10.	Provide training to youth in how to reduce violence, create understanding, resolve conflicts & build community

11.	Discrimination & Diversity – Provide ESL, Citizenship & immigration instruction. Empower diverse groups to participate in the community and assist them to advocate for themselves & integrate into the community & economy. Provide representation in judicial proceedings
12.	Self-Sufficiency –Provide education, information, referral & training to enable residents to solve problems effectively & participate in the community

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

Response: Strengthening the community with a continuation of the Union Square Farmers Market will enhance the community, and attract an increased number of customers to local businesses, improving the streetscape and strengthening local businesses in low and moderate income neighborhoods through 2-3 new the Storefront Improvement Projects in 2006, and helping local business communities to identify common needs and opportunities through the formation of a second Main Streets Program East Somerville (in addition to the Union Square project) will create more jobs for low and moderate income persons, improve the quality of life for the low to moderate income persons, and the Wayfinding Kiosk will improve access to information and mobility for persons with disabilities in Union Square. The Main Streets project will go into its third year of an expected five year program.

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

## **Antipoverty Strategy**

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

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

public housing has enable residents to update their resumes and research job postings. Childcare training programs and business management courses have enabled 5 Haitian women to start their own day care centers while another 5 women are working as day care assistants.

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

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

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

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## NON-HOMELESS SPECIAL NEEDS HOUSING

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

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

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

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

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

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

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

Response: The City of Somerville has committed over \$1.2 million in CDBG and HOME funds toward the development of a (95) unit assisted living facility that will serve some frail elderly individuals under 30% of median area income. The City will continue to provide resources towards those agencies serving the needs of individuals and households who are on the verge of homelessness or in need of counseling or other mediation services to stabilize their environments. The City is considering funding renovations to the Walnut Street Center which houses individuals who are receiving services from the Department of Mental Health and Mental Retardation. The City has also provided Affordable Housing Trust funds towards the acquisition and rehabilitation of a home for battered women and children. Our federal resources have leveraged both federal, state, public and private resources in all of these projects.

## **Housing Opportunities for People with AIDS**

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

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

Response: Not Applicable.

7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.

Response: Not Applicable.

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

Response: Not Applicable.

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

Response: Not Applicable.

### **Specific HOPWA Objectives**

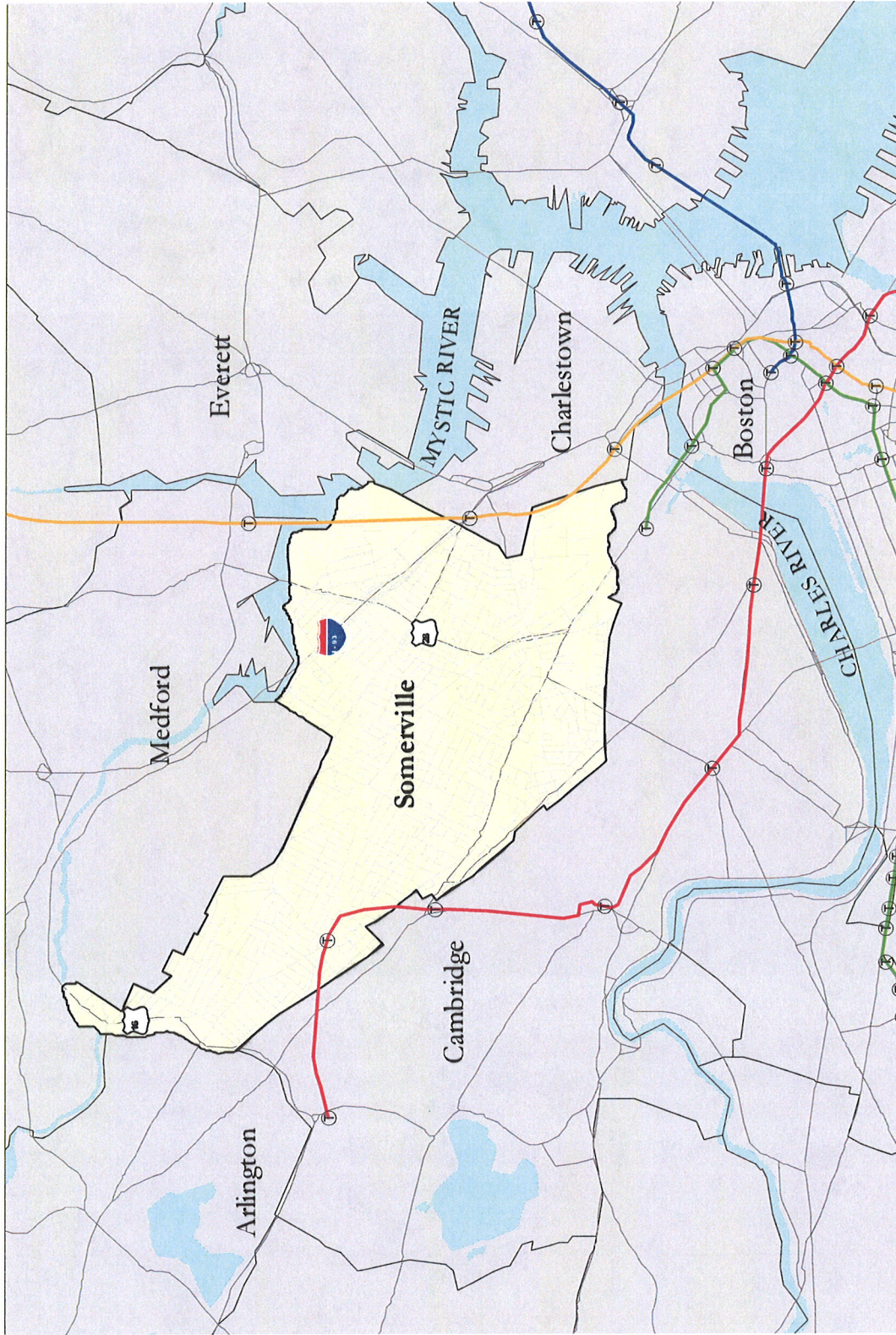
Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Response: Not Applicable.

TAB F

# HUD 2009-2010 ACTION PLAN

## REGIONAL CONTEXT



Map - 1

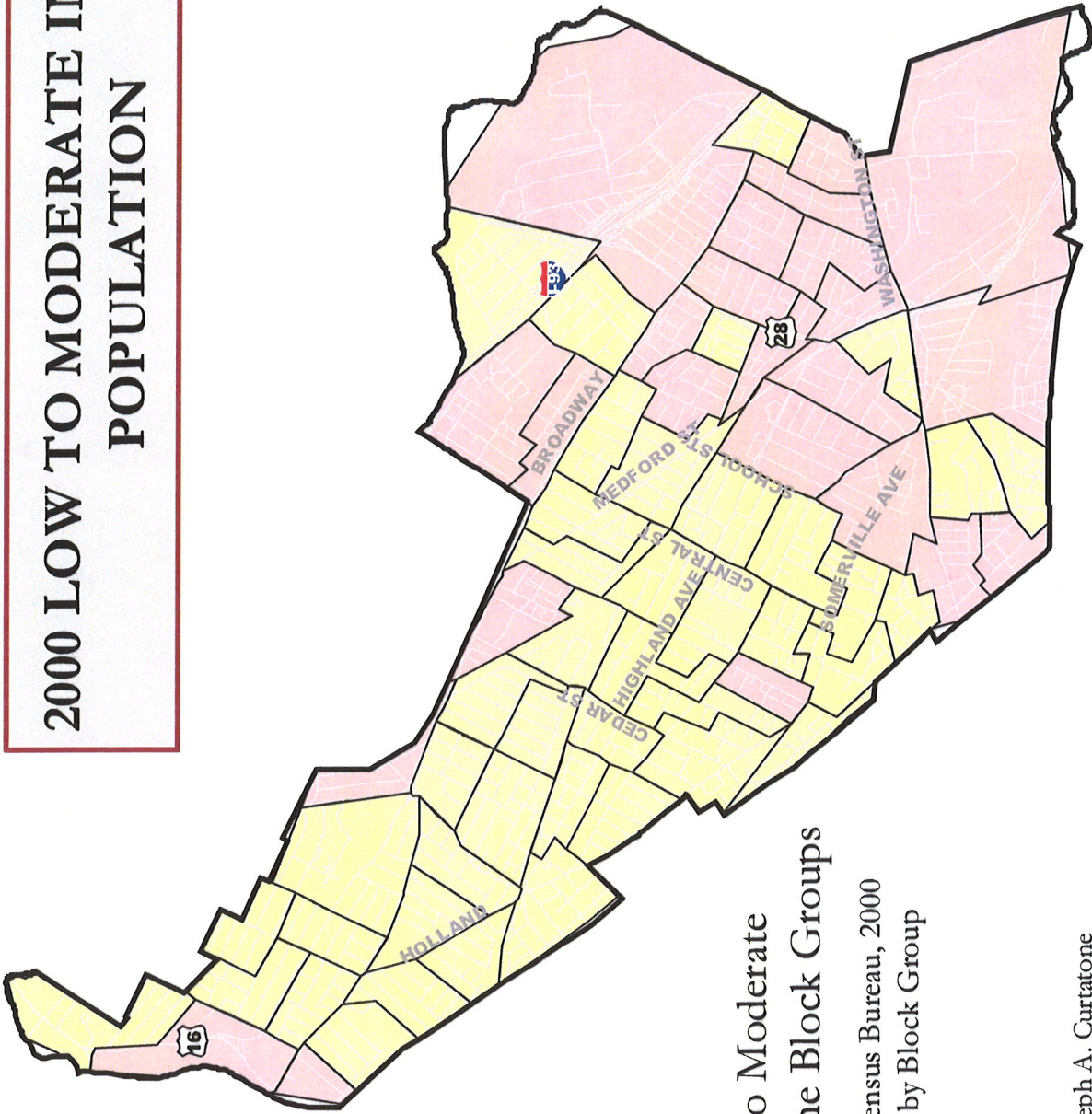


Mayor Joseph A. Curatone  
Office of Strategic Planning & Community Development  
Mapping prepared by City of Somerville





**2000 LOW TO MODERATE INCOME POPULATION**



Low to Moderate  
Income Block Groups

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










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

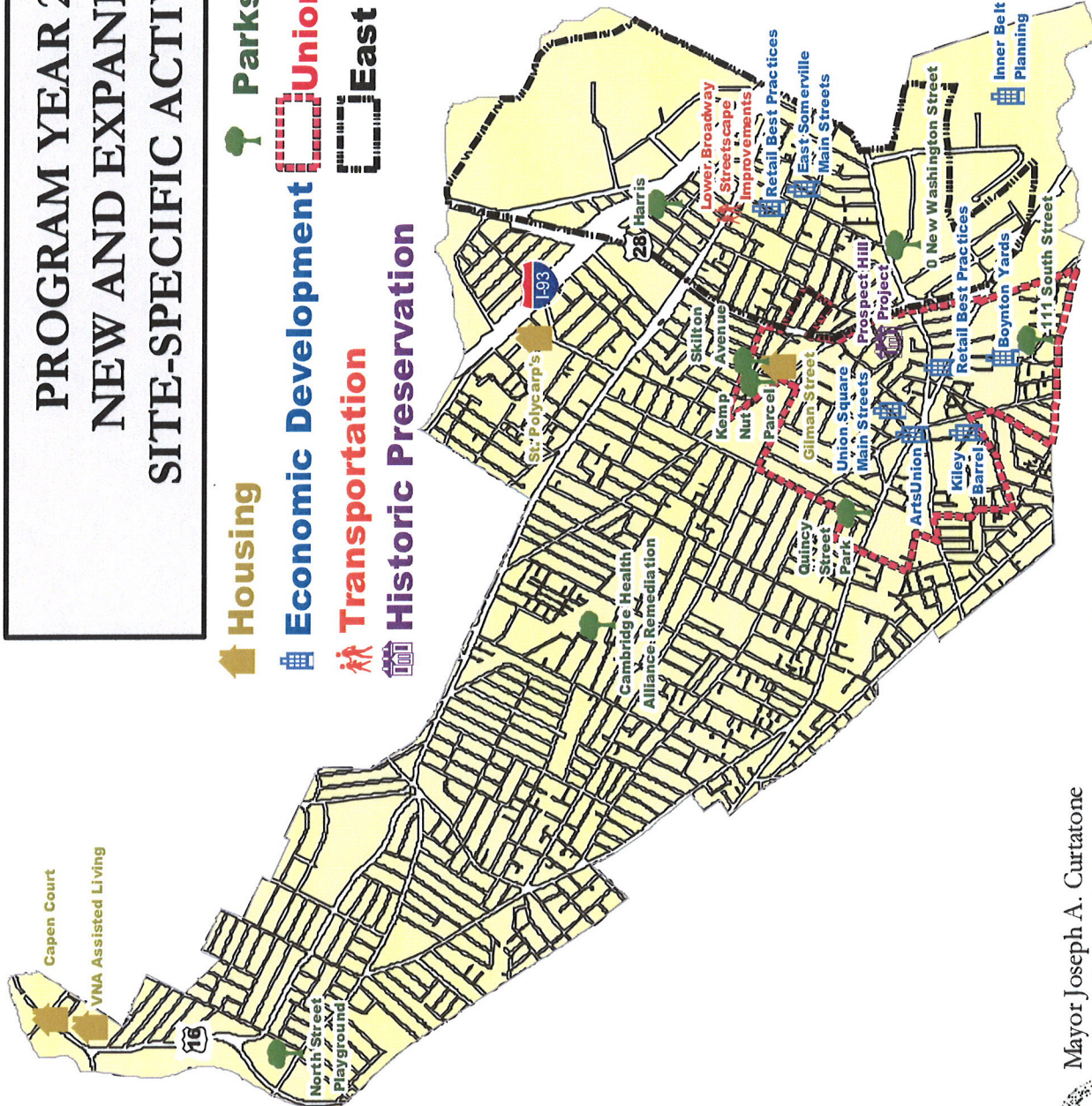


Map - 2

**PROGRAM YEAR 2009  
NEW AND EXPANDED  
SITE-SPECIFIC ACTIVITIES**

Capen Court  
VNA Assisted Living

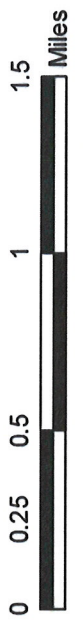
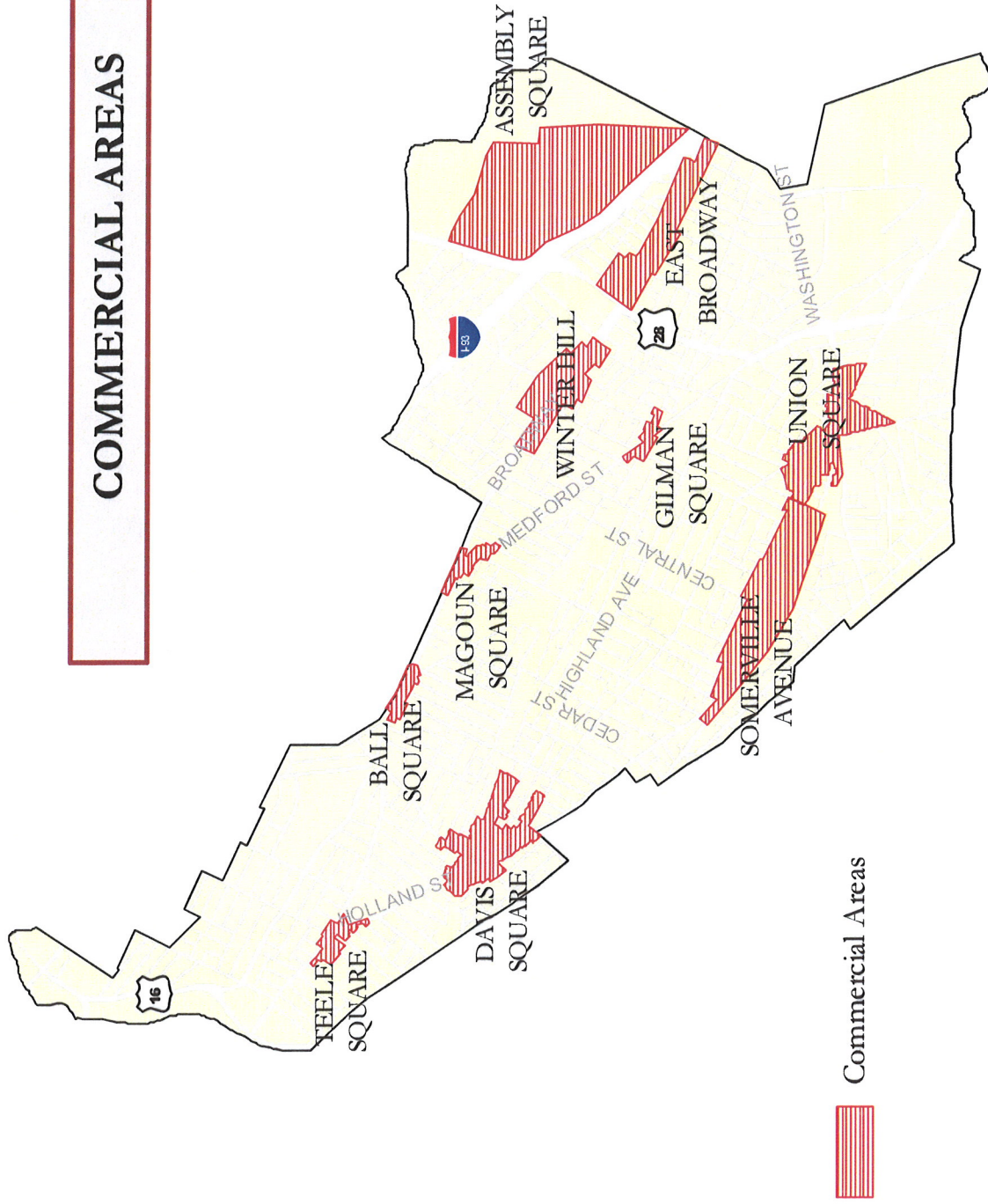
-  **Housing**
-  **Parks & Open Space**
-  **Economic Development**
-  **Union Square NRSA**
-  **Transportation**
-  **East Somerville NRSA**
-  **Historic Preservation**



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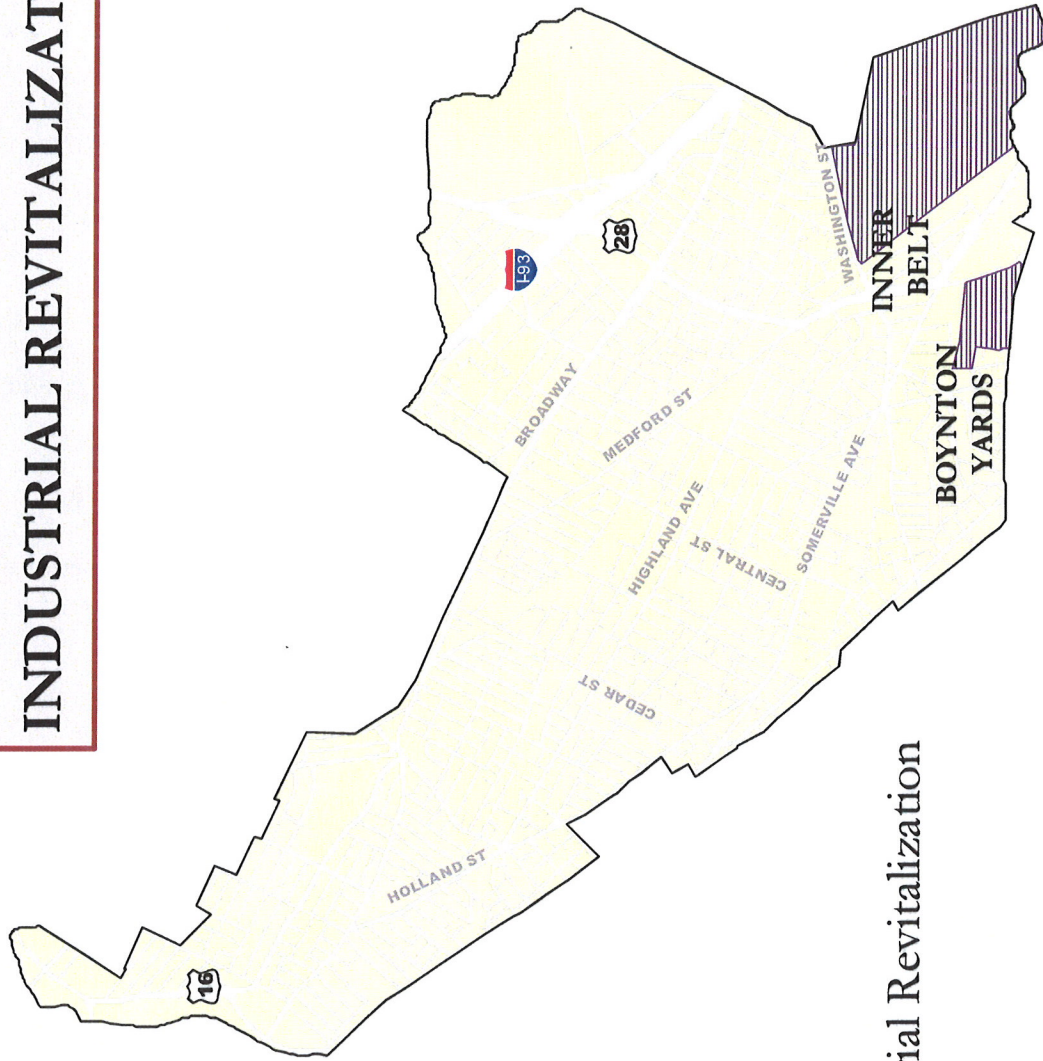
# HUD 2009-2010 ACTION PLAN



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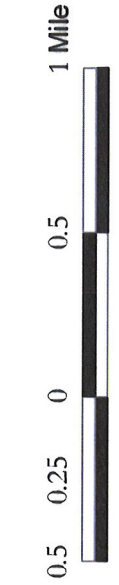
**INDUSTRIAL REVITALIZATION AREAS**



**Industrial Revitalization Areas**

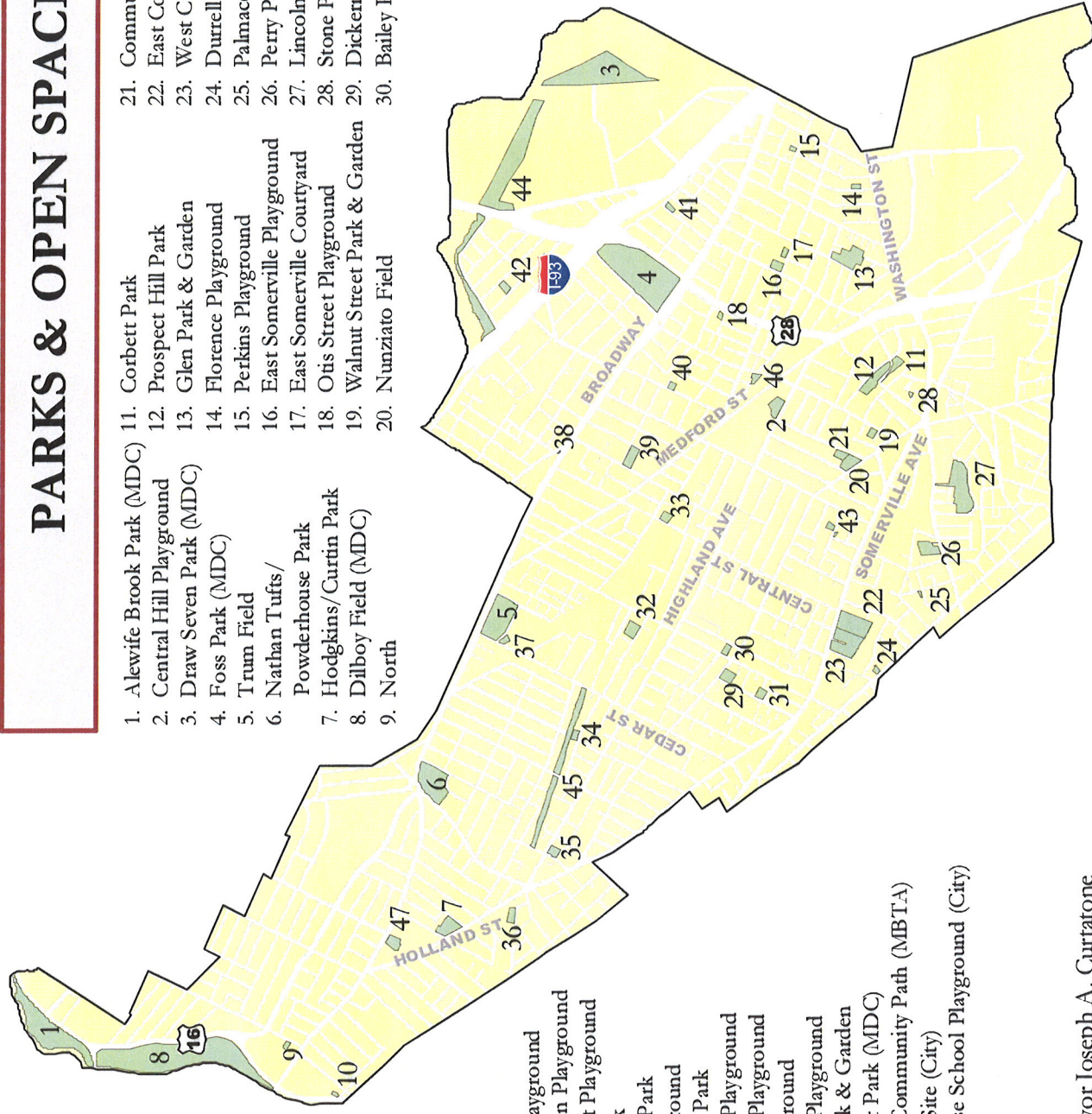


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# PARKS & OPEN SPACE

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



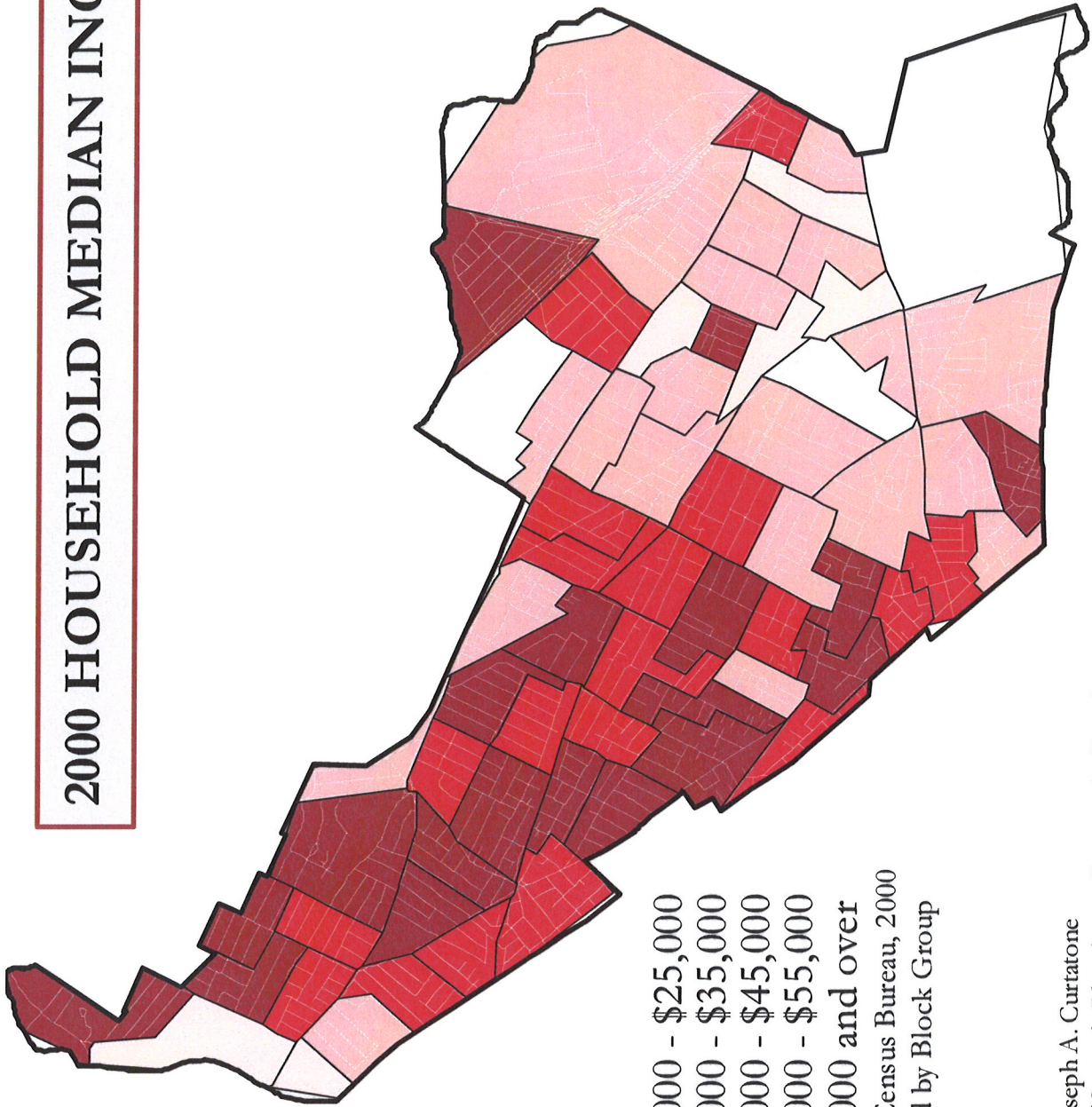
- 32. Albion St Playground
- 33. Hoyt-Sullivan Playground
- 34. Lexington St Playground
- 35. Kenney Park
- 36. Seven Hills Park
- 37. Trum Playground
- 38. Paul Revere Park
- 39. Winter Hill Playground
- 40. Marshall St Playground
- 41. Harris Playground
- 42. Grimmons Playground
- 43. Osgood Park &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



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2000 HOUSEHOLD MEDIAN INCOME



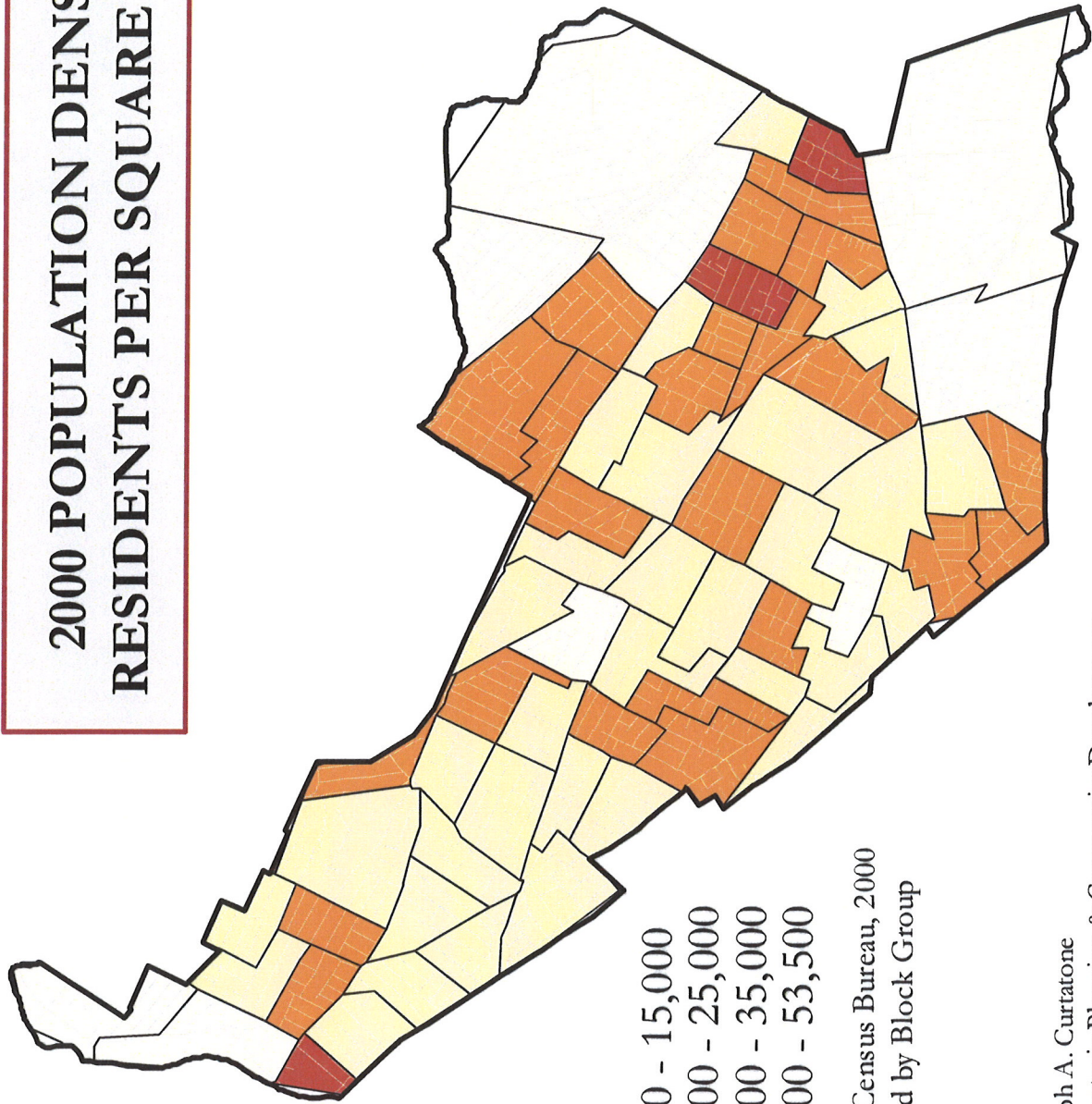
- \$14,000 - \$25,000
- \$25,000 - \$35,000
- \$35,000 - \$45,000
- \$45,000 - \$55,000
- \$55,000 and over

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



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**2000 POPULATION DENSITY  
RESIDENTS PER SQUARE MILE**



1,000 - 15,000  
15,000 - 25,000  
25,000 - 35,000  
35,000 - 53,500

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

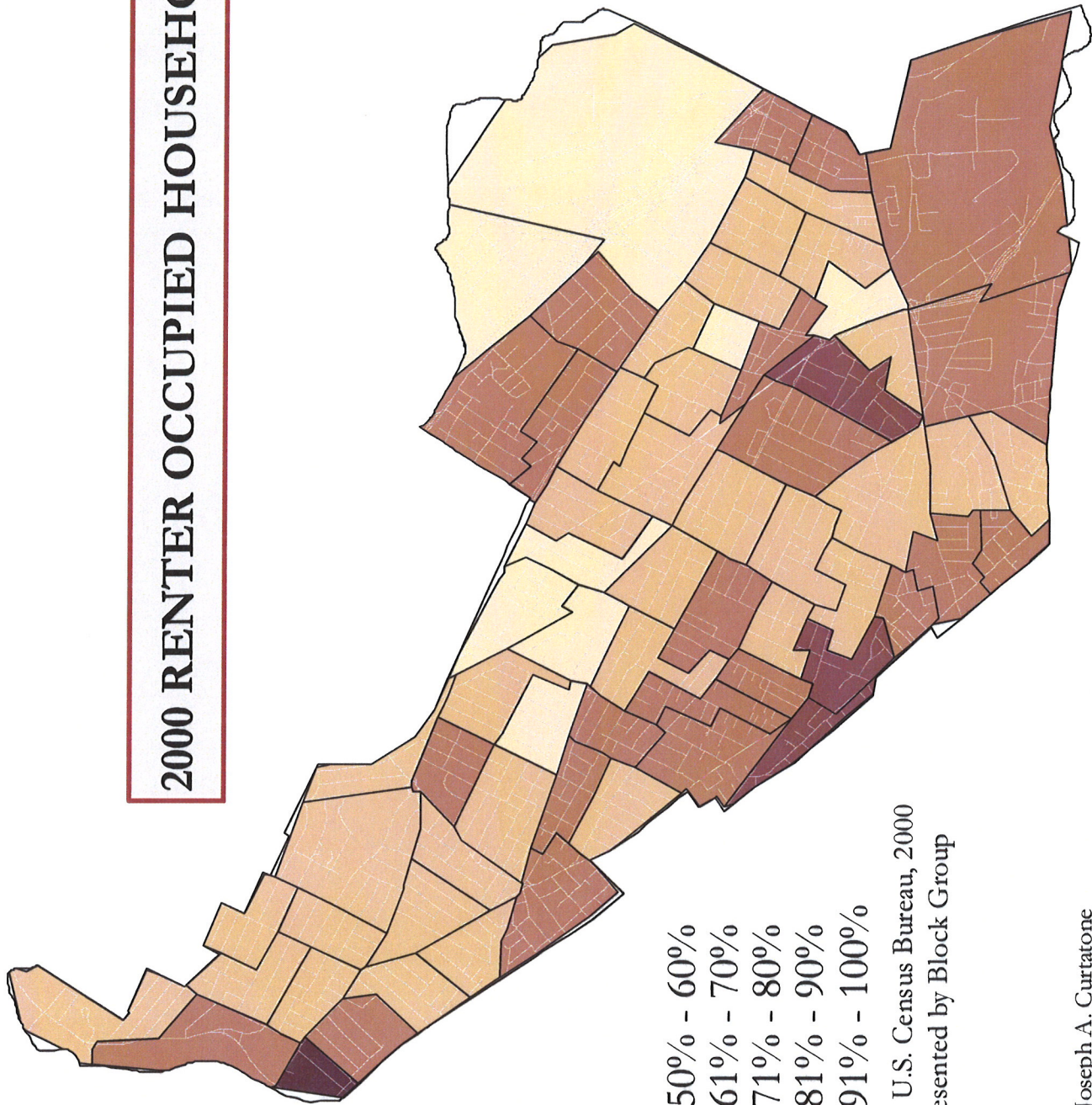


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Map - 8

2000 RENTER OCCUPIED HOUSEHOLDS



- 50% - 60%
- 61% - 70%
- 71% - 80%
- 81% - 90%
- 91% - 100%

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

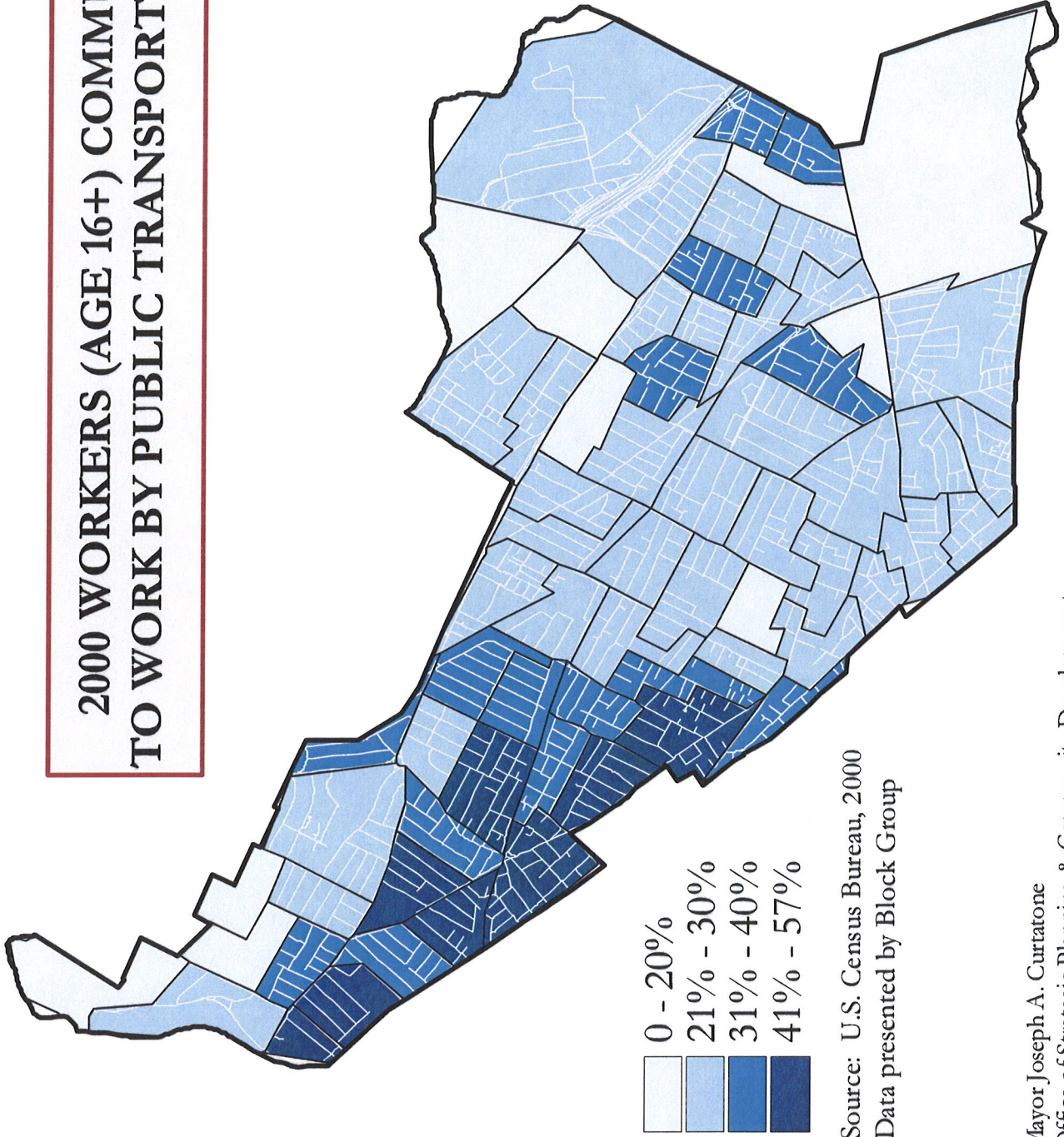


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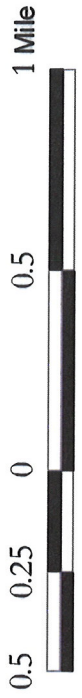




**2000 WORKERS (AGE 16+) COMMUTE TO WORK BY PUBLIC TRANSPORTATION**



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

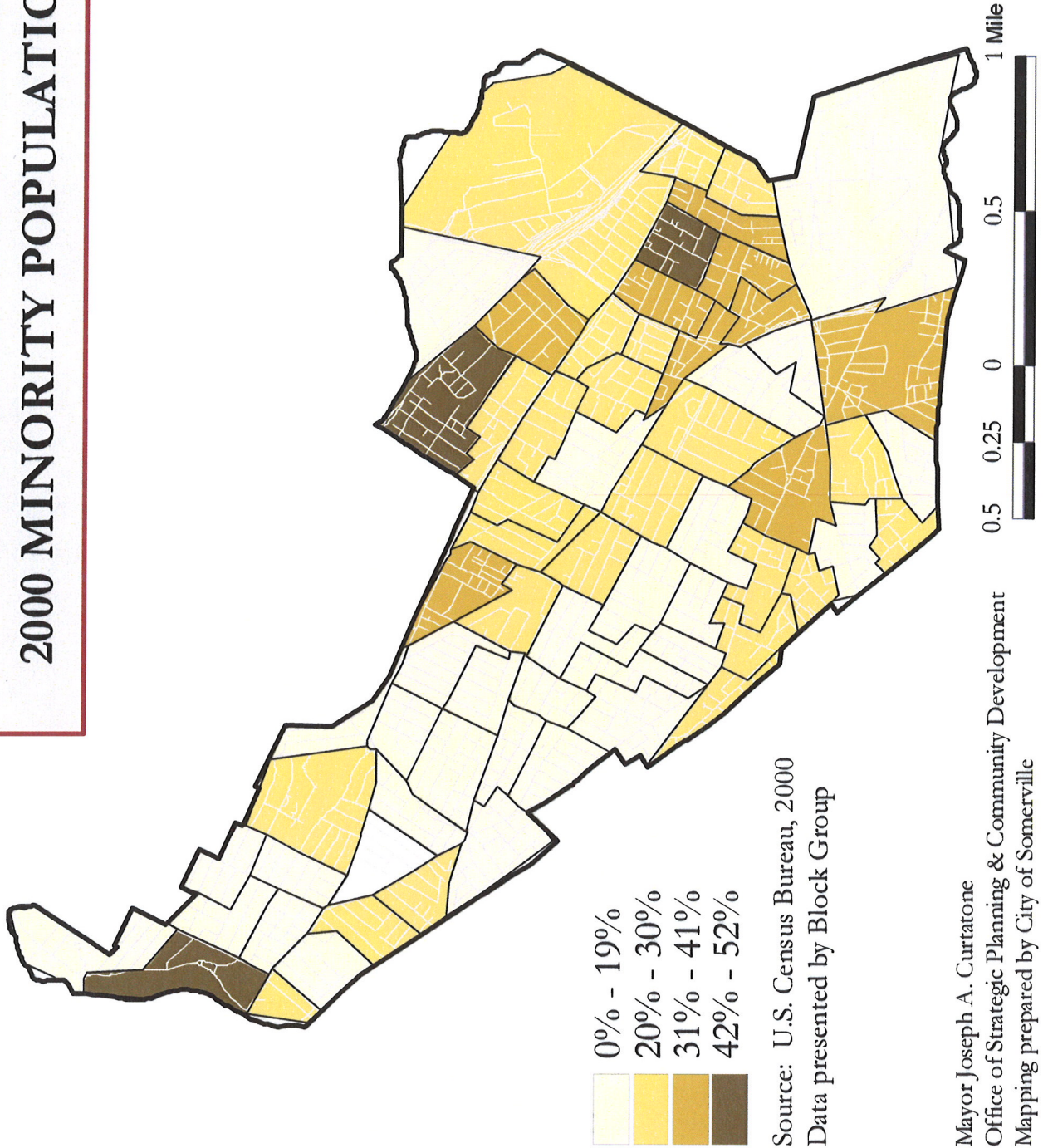


Map - 10

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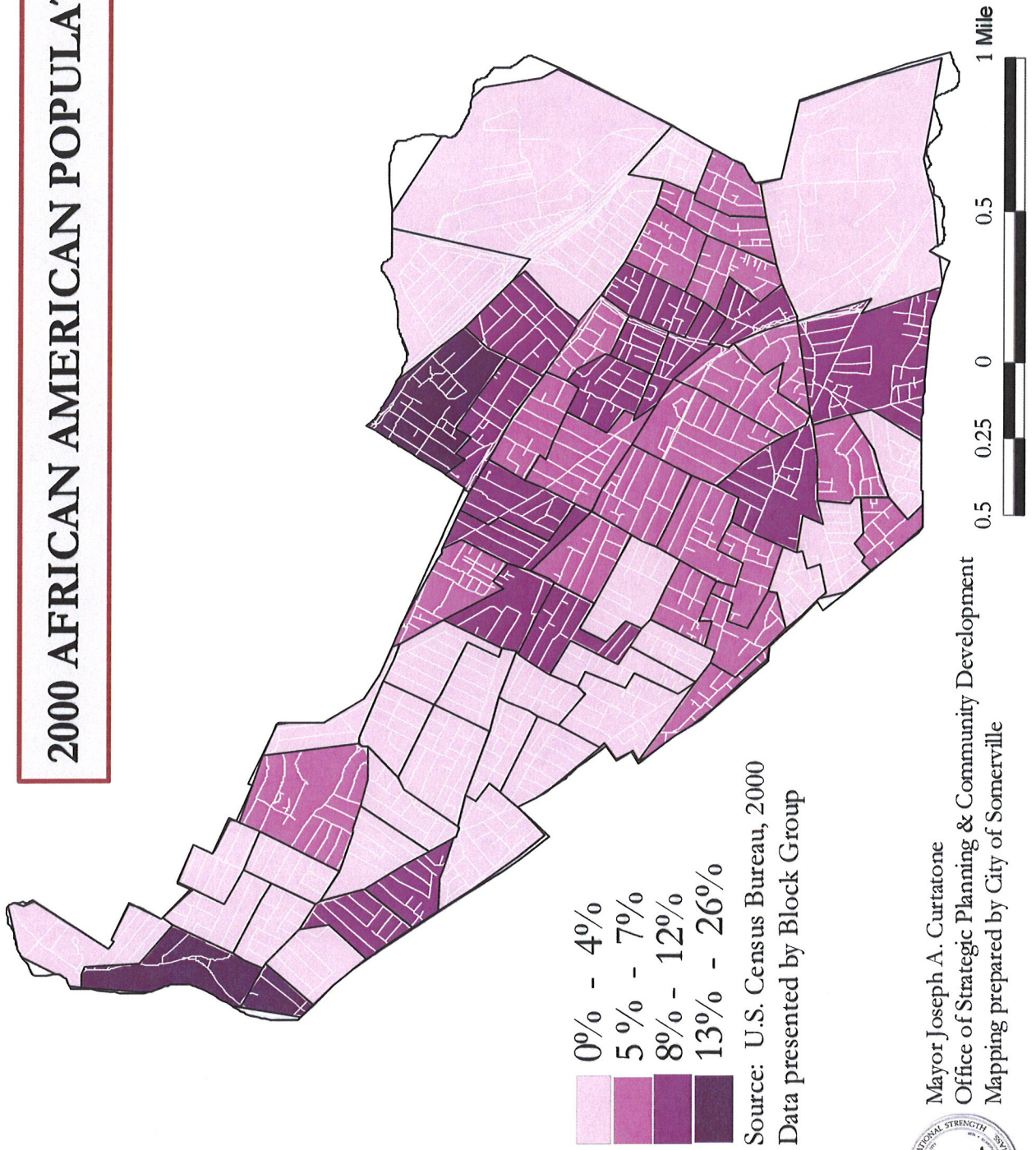


2000 MINORITY POPULATION

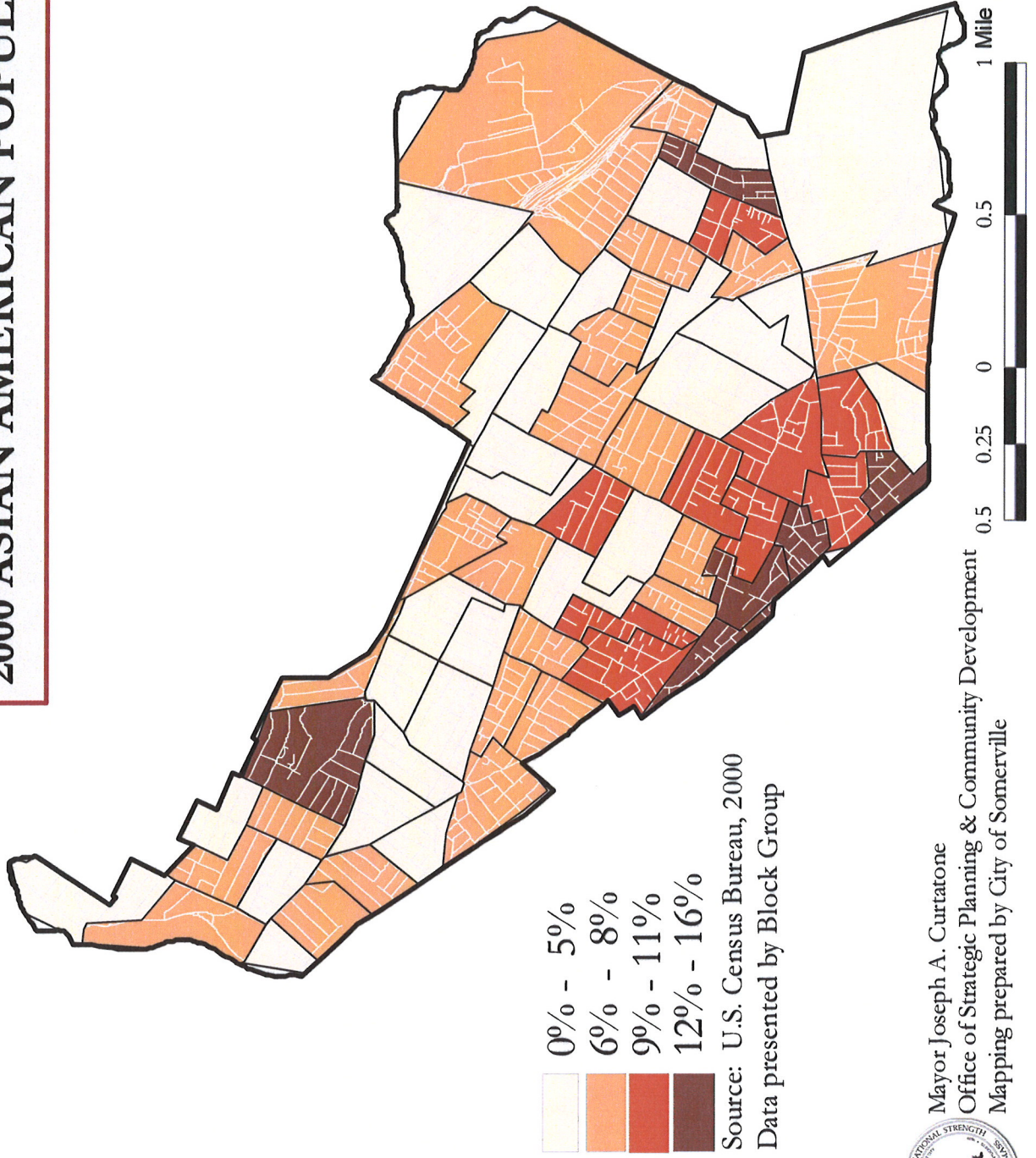


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2000 AFRICAN AMERICAN POPULATION

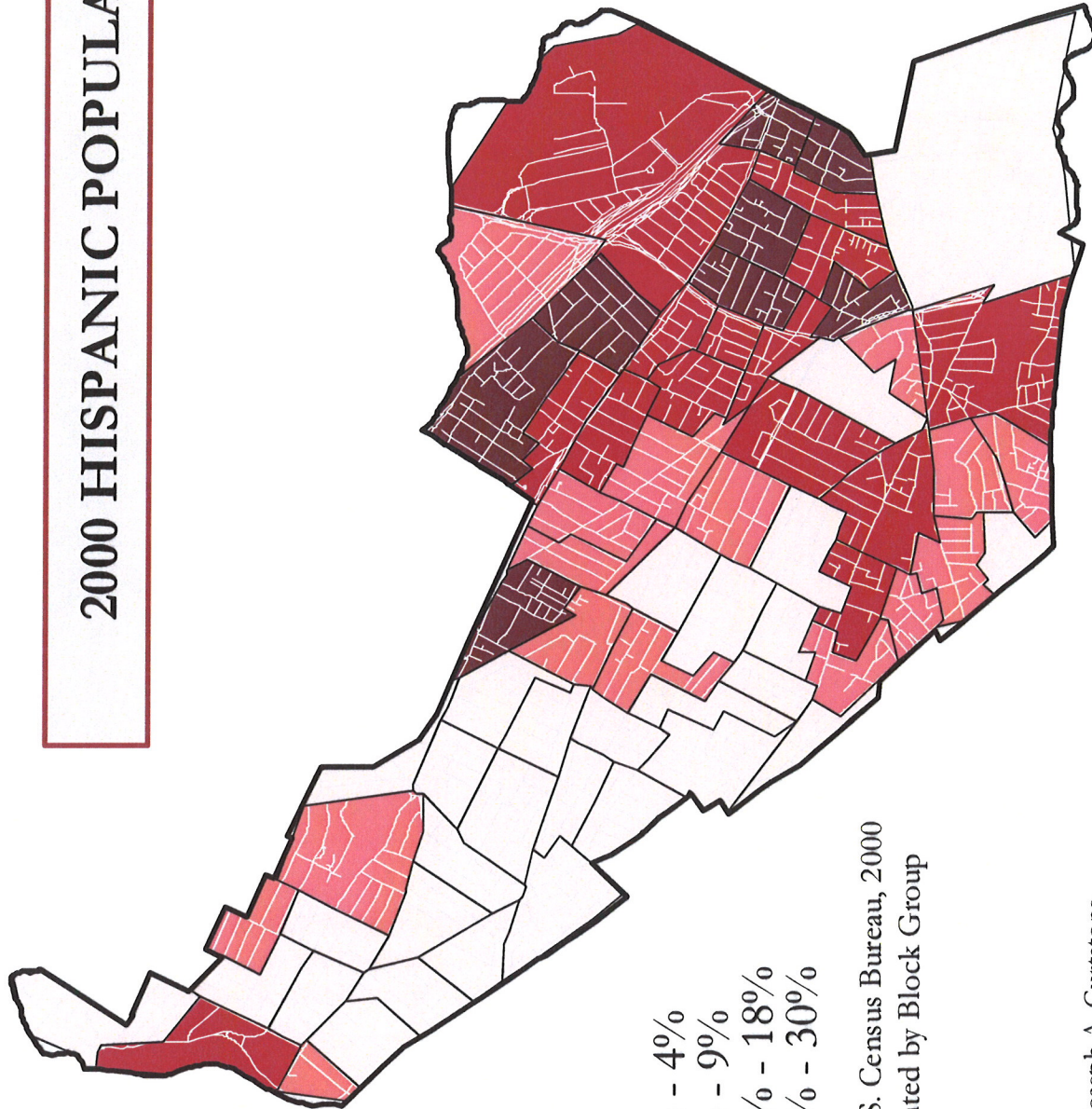


**2000 ASIAN AMERICAN POPULATION**



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2000 HISPANIC POPULATION



0% - 4%  
5% - 9%  
10% - 18%  
19% - 30%

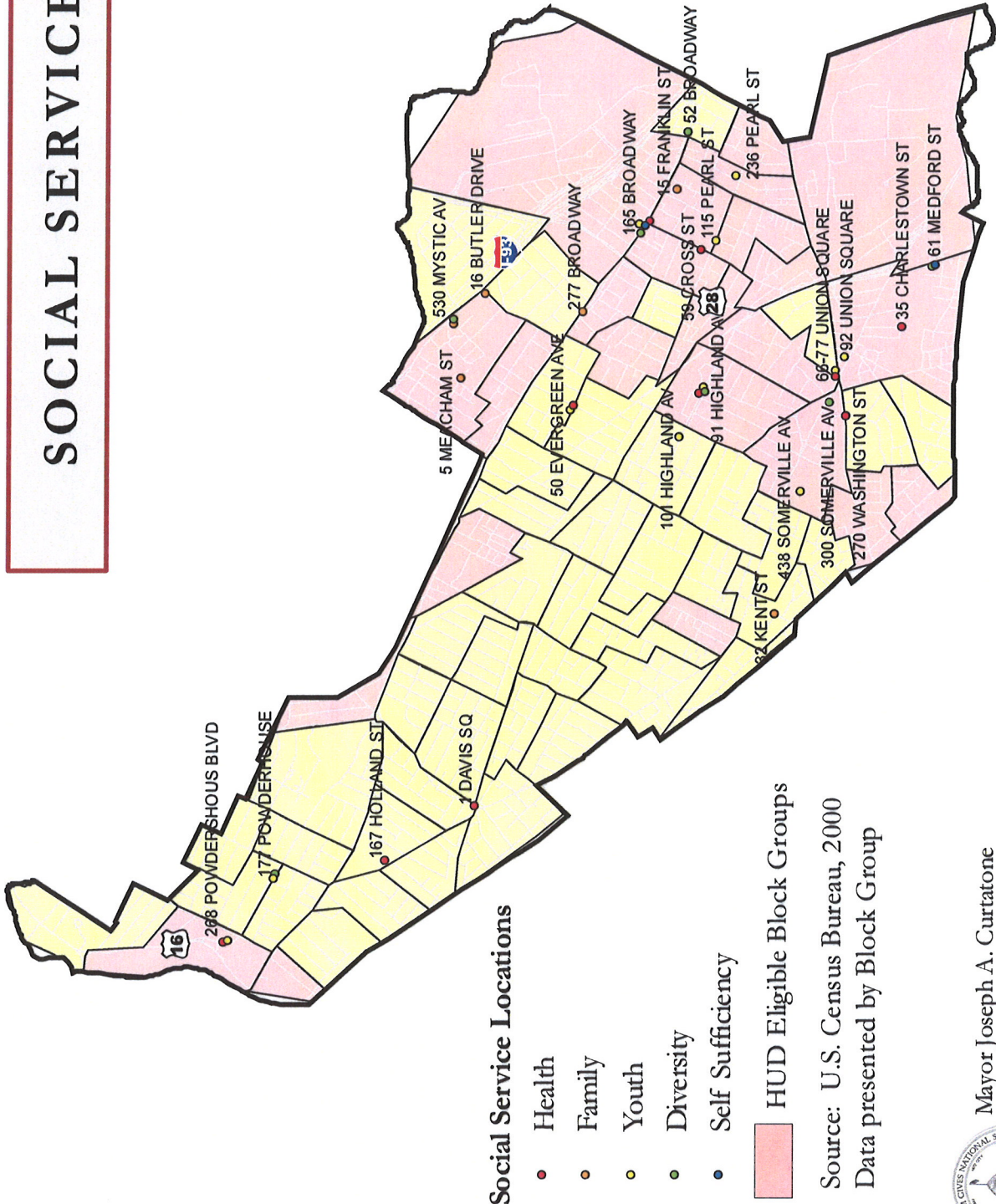
Source: U.S. Census Bureau, 2000  
Data presented by Block Group



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**SOCIAL SERVICES**



Map - 15



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TAB G

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**PUBLIC PARTICIPATION  
PLAN**

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## **I. Introduction**

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

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

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

## **II. Public Hearing Process**

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

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

### **III. Notification to Public Housing Authority**

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

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

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

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

## **V. Criteria for Amendments to the Consolidated Plan**

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

### *VI. Availability to the Public*

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

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

### *VII. Technical Assistance*

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

Public Hearing  
April 14, 2009  
Amendments to Action Plan  
HUD 2008-2009  
HUD 2009-2010

**Monica Lamboy** – Good evening everyone. My name is Monica Lamboy, the Executive Director of the Mayor's Office of Strategic Planning and Community Development. We have a few staff members with us tonight. Phil Ercolini, Director of Housing, Dan Federico, Director of Finance and Administration, Rob May, Director of Economic Development, and Penny Snyder, Public Services and ESG contract monitor. Very happy to see the attendance tonight. We're actually here to talk about the amendments to the HUD 2008-2009 and HUD 2009-2010. I tried to separate those 2 in the presentation tonight. A 1 Year Action Plan is a tool we use with the Board of Alderman and HUD to identify what the activities are for the HUD fiscal year. CDBG funds can be used for a lot of different purposes, Economic Development, improvements to parks, public services, housing and etc. We also have HOME and Emergency Shelter Grant (ESG) funds as well. Neighborhood Revitalization Strategy Areas (NRSA) are areas designated by the city as focus areas. There are two right now, East Somerville NRSA and Union Square NRSA. They give us flexibility in these areas. Other than the NRSA's we are dictated by census tracts, which have low-moderate income areas. On the screen in the orange color are the block groups that are eligible for CDBG funding and in the yellow are groups that aren't eligible. There are times when we can do projects outside the orange areas. Anything to do with disability is automatically assumed to benefit low-moderate income areas. Also with Store-Front program, if a business is willing to add a job for low-income people we can put storefront money into those types of business. The two new exciting events, American Recovery & Reinvestment Act (ARRA) is giving us funding called CDBG R, which is \$772,000 of additional resources and Homeless Prevention Funds is \$1.18 million is also coming to the City. The other is the Omnibus Budget Bill of 2009 has given us additional CDBG entitlement money, which is great but we don't know how much it is. The new entitlement money will be going into our 2009 HUD year. In addition to acknowledging the additional resources coming into the City, we're also proposing to amend the plans for time. With the current April 1<sup>st</sup> to March 31<sup>st</sup> year, means we have 2 fiscal years that we have to close March 31<sup>st</sup> and June 30<sup>th</sup>. It's a tremendous amount of work. We've been wanting to shift it for along time. With the change that's coming on, since the plans that were in the process of ending still have to go through the board. We weren't looking at getting a HUD letter till mid June anyway, so why not move it till July 1<sup>st</sup>. We have gone through the process of figuring out how we can accomplish that change and we can talk about that later on. Both plans need to be changed by the board of aldermen. The 2008 plan would be changed to run for 15 months from April 1<sup>st</sup> 2008 through June 30<sup>th</sup> 2009. And the 2009 year would start July 1<sup>st</sup>, 2009 and run for 12 months till June 30<sup>th</sup> 2010.

**Rob May** – I'm going to talk about the proposed 2008-2009 changes. \$772,000 new money under the AARA, so this illustrates how we are proposing to spend that money.

First housing rehab, there's a very long waiting list, the more money the better, we're also expanding the Retail Best Practices, where we work with local business to help them understand and position their stores better with the current economy and geared towards the NRSA districts. With federal funds, we were able to create grants to help them. The other step is to send them to ACCION. We're putting additional funds into the Storefront Improvement, \$168,000 there. We have a new program that we're working with Union Square Main Streets called Union Square Design Annex. It had a very successful kickoff this weekend. It's designed to be a place where people who work from home, can come share office equipment, space to have private meetings and presentation. We're going to spend the money on new designs of 2 parks in the city. Morse Kelly Park and the Dickerman Park. Also putting some money into the Inner Belt Planning Study. And lastly 15% we're putting into Public Service Grants, so there will be a second round of public service grants for people who are currently funded and people who don't get funded. It will be within 40 days. Some storefront improvement projects are, 22 Bow Street, 2 Main Street.

**Phil Ercolini** – Good evening. My name is Phil Ercolini, Director of Housing. The City was earmarked up to \$1.18 Million for homelessness prevention the focus being homelessness prevention and rapid re-housing. We have several homeless providers here tonight who are working with the City to craft a plan so that we will be successful in getting \$1.18 million. In terms of the homelessness eligible population, there are those folks who are housed, but at risk of becoming homeless and people who are already homeless. Some of the allowable uses are financial assistance, housing relocation and stabilization, data/evaluation, and administration up to 5%. Timelines of applications are due to HUD, May 18, 2009. The two important guidelines are that 60% of the expenditure has to be spent within 2 years or lose remaining balance and entire award must be spent within 3 years. It's a competitive process so the requests of proposals are available by June 1<sup>st</sup> and due by June 22<sup>nd</sup>. Will describe how proposal will address goals of Continuum of Care and City's 5 Year Consolidated Plan (2008-2013). Need to identify population to be served and estimate number of clients and indicate capacity/commitment to fulfill reporting requirements. HUD can't overstate the importance of this. The awards will be multi-year in length (up to 3 years).

**Monica Lamboy** – the additional amendments we're doing to 2008 are designed to help us extend that 90 day period when changing the fiscal year for HUD. Some of our programs that are summer programs that would normally be in the 2009 year, but we have to move them into the 2008 which includes, The Farmer's Market, Street Tree Planting, some ADA streetscape work, and Public Service and ESG. We're putting money into 2008 to help us cover that 90 day period. Additionally, we want that Retail Best Practices to start this spring because it will partner with the ARRA which has the goal to spend that money quickly. Part of that money is in the regular CDBG program and we want that available as well. Also we need staffing during the 90 day period; the projects that need staffing have to be continued. These are amendments for 2008, basically just shifting expenditures that would have been in 2009 into 2008 so we can keep going. Moving into the 2009 plan. Again in 2009, we have been told we are getting additional entitlement, but we haven't been told how much. Because we want to get your

feedback, we are putting percentages in as sort of priorities for the City that we're going to recommend to the Board of Alderman. Out of the additional entitlement we're recommending 5% for CDBG Admin and 5% for Employment Training Program. We have the benefit of \$100,000 from IKEA to start a job training program. We want to be able to add additional CDBG resources. IKEA gives the city \$100,000. We will get 6 computer terminals because all of their applications are online. We will have the application process open early for East Somerville residents, and then open for Somerville residents before anyone else. We will have a RFP to find providers to do that work. Public Service Grants were adding additional money to 2009. The application process has already opened. We are adding this money to expand services. Housing Rehab is a real priority so we are adding 25%. We have two transportation projects - Lower Broadway Improvements and Union Square Infrastructure which we're recommending 25% for both projects. Both are multi million dollar projects. Our original 2009 plan had very little funding for transportation projects. Our plan is on the website right now and it's subject to change as soon as we get the dollar amount. The additional amendments to 2009, include changing in Program Year. We did a few modest revisions to program allocations. We're reducing Storefront Improvement programs, and instead adding Land Acquisition for Union Square area. A technical change, in the original plan we referenced a new Skilton Avenue project, but instead we will continue to include with the Kemp Nut project.

## **PUBLIC COMMENTS**

My name is Mark Alston-Follansbee and I'm with the Somerville Homeless Coalition. We have been very excited about the stimulus money that's called ESG. It's really to do with homeless prevention and rapidly re-housing people who fall into homeless. There is a group of 6 that have been working together for about 6 years now doing different types of homeless prevention. There has been a move in the State to try to address the increase in homelessness. We're in agreement with the 5% of CDBG Administration and 5% of data collection. If you take out that 10% the other 90%, 40% is staffing, 50% of the other funds to prevention or rapid re-housing. Generally we hope that the recommendation to HUD is general. The majority of the money goes to prevention.

Hi. My name is Lois Josimorich, Director of MAPS. Massachusetts Alliance of Portuguese Speakers. We are very excited about more money coming to Somerville. We see people who can benefit from the money for homelessness prevention. Also excited about the increase in Public Service Grant Money. Any increase in the Public Service Grant money will be much appreciated.

Hi. My name is Daniele Levine. I work at Respond. It's wonderful to hear about new money rather than cuts. The demand that were seeing out there is increasing over the last couple of months. We have a 24 hour hotline and since October our calls have doubled and stayed at that level. In terms of Emergency Shelter, were noticing people are staying with us longer. It's exciting to hear about money to support people.

Hi. I'm Florence Bergman. I'm the Director of the Mystic Learning Center. I'm here to speak for youth of the City and hopes that the Jobs can be directed towards youth. 99% of the block grant money I receive goes towards hiring youth. We have 20 teenagers on staff and looking for money to keep them on staff.

Hi. I'm Lee Auspitz and I live near Davis Square. I'm concerned about the effect of an overly narrow interpretation of guidelines. Very quickly you can get demographic alterations just by the choices of people to live. Davis Square remains the highest concentration of social services in the city. I'm disturbed about the mind set in the City in which Davis Square has been written off as a yuppie ghetto. The only reason it has been attractive is it is stabilized by services that serve certain low-moderate income people by religious organizations, and general neighborhood attitude which has been very tolerate, and an upscale health services. The people access who Davis Square services are not of high incomes. I have a proposal for you to allocate \$10,000 to explore this issue. This would involve two initial aspects. First - survey what social services are in Davis Square and who the clientele are. And second, support a community process for preserving this because there is no one to speak for this clientele. They are not a business nor a resident but they do make use of Davis Square and the transportation aspect. I don't know if you can find a place to insert \$10,000 here but maybe somewhere. The only City project in Davis Square now is a hotel.

Hi. I'm Mimi Graney with Union Square Main Streets. I'm going to talk about the Design Annex. We've been working on the Design Community in Somerville. A study that was done for New England and Massachusettes looking at designers, Architect, Graphic Designers, Product Designers, found that Massachusetts is number 1 and 2 respected in terms of density. So were creating a space, so folks can work with one another. A conference room, a library. Were really excited to get it launched.

**Monica Lamboy** – Thank you for your comments. Tonight we are kicking off a 30 day comment period. You can also comment in writing or email, to Brianna O'Brien, [BObrien@somervillema.gov](mailto:BObrien@somervillema.gov). There is a board meeting on May 14<sup>th</sup>. We have until May 14<sup>th</sup>, 2009 at 5:00pm for public comment.

STATEMENT FOR OSPCD HUD-ACTION PLAN HEARING April 14, 2009  
Lee Auspitz, 17 Chapel Street

This statement is submitted to replace and supersede two earlier comments on the unintended “ghettoizing” effect of Somerville’s overall HUD action plan on Davis Square, and on the City more generally. In what follows I explain this problem and suggest the first steps to remedy it. Because the initial steps are virtually costless they are easily accommodated within the HUD supplemental process.

1. The micro-economics of ghettoization

A law in the microeconomics of real estate choices (we might call it "Schelling's Law" after Nobel economist Thomas Schelling) tells us that like begets like in real estate choices. Simply by expressing preferences to be near others who are similar to themselves, individual owners—both residential and business-- can produce rapid shifts that look as if they were planned. Schelling’s Law was originally conceived to explain how urban patterns of racial segregation can arise from uncoordinated choices. A recent article by Robert Campbell, the Globe’s specialist on urban architecture and planning, was informed by this insight. It mentions several areas in Greater Boston, Davis Square among them, that have emerged as desirable urban living centers, but also highlights the need for public policy role to assure diversity in the drive toward gentrification.

2. Somerville’s response

The remarkable thing in Somerville, as distinct from many parts of Boston, is that contrary to the usual NIMBY pattern, there has been steady support among residents and elected officials alike for well-designed social services and a diverse urban environment. With careful public processes, the presence of these has not depressed residential real estate even in a down market. The somewhat funky and gritty diversity of Davis Square has in fact been a key factor in its appeal.

3. Davis Square’s social service role

As a result of conscious City actions to moderate gentrification, Davis Square remains a for health and social services targeted at low to moderate income people. Within a seven-minute walk of the T Station one can find an HMO, half-way house and addiction facilities, subsidized elderly housing, mental health and counseling facilities, a social security office, homeless shelter, and numerous health and non-profit offices targeted at the non-affluent. For example, Davis Square Orthodontics, a large private practice which boasts some of the most advanced technical facilities in the state, estimates that 65-75% of its clientele are low to moderate income, and 85% are non-white. Somerville Mental Health and Homeless Coalition facilities in Davis Square are established recipients of HUD funding. The overall development of Davis Square to make place for social/health/non-profit services was itself the product of HUD-supported, transit-related CDBG planning: indeed, the Harvard-Vanguard HMO building sits on land taken by



eminent domain for public purposes as part of a HUD-supported urban revitalization plan.

In addition there are numerous religious and secular non-profit organizations with outreach programs to low and moderate income people. There is thus a pillar of the Davis Square economy that assures a steady clientele for moderately priced retail food stores, staples, used clothing, coffee and donuts, travel, insurance, accounting, beauty, dry cleaning and other commercial services. These secondary facilities are part of the balance that gives the Square its distinctive character.

#### 4. A blind spot in City planning and press coverage

Yet this aspect of Davis Square is not recognized explicitly in the City's current HUD Action Plan, in the City's ResiStat documents, in promotional materials or in press coverage. From what is written about Davis Square one would think it to be an urban playground for a post-college crowd, without any sense that the bedrock of the Square also includes a large concentration of social/health/nonprofit services.

For example, a recent Boston Globe newspaper article derived mainly from City sources describes a "bustling Davis Square with its T stop, theater, and restaurants" and also refers to the Tufts presence. It does not note, however, that these amenities thrive side by side with a Social Security office or that two prime pieces of public land have been used by the City for a medical services building and subsidized elderly housing. From journalistic and official City descriptions alike one might conclude that Davis is a yuppie ghetto, while in reality it exhibits a mixed demographic character-- something quite distinct from mixed-use real estate development-- that enables unusually diverse groups to enjoy the farmers market, the central plaza, the reasonably priced retail stores and each other.

#### 5. The bureaucratic problem: blacklining most of West Somerville out of HUD-supported planning

The Office of Strategic Planning and Community Development receives most of its budget from HUD under Community Development Block Grants that are related to HUD's Congressional mandate to promote urban development for the less advantaged. The core OSPCD staff is in fact underwritten by such federal funds, outside the normal City-funded budget. So its focus must by law be in areas compatible with HUD guidelines. If there is to be a city-wide planning vision, it requires that the City define the HUD portion of its mandate as broadly as possible. Since the social/health/nonprofit role of Davis Square is in large measure the product of HUD-supported investment, it is no stretch of HUD guidelines to provide for this role in current action plans.

Davis Square has for some time not been a HUD-eligible area by virtue of income averages, but it has continued as a leading provider of social services to eligible persons under HUD guidelines. In light of its social role, the City used to justify under HUD

guidelines spending some staff time every other month, or about 5-6 days a year, on the Davis Square Task Force, a non-statutory coordinating mechanism through which it had historically exercised a voice for a low to moderate income interests in Davis Square. Allowing even this minimal support to lapse, therefore, was a straw in the wind: evidence of a mindset to ride with Schelling's Law rather than to moderate it.

#### 6. Example from recent history: a self-defeating attempt to intensify luxury condo development

While the City continues to use HUD funds to support eligible social service facilities in Davis Square, it is instructive to recall an example of a failed attempt to over-gentrify Davis Square planning. A turning point in the planning mindset towards Davis Square occurred eight years ago under a previous administration. To accommodate a proposed luxury condo development in Davis Square using public land (from the MBTA), the City issued a special permit without the normal residential setbacks and height limitations, and with an artificially high floor-to-area ratio made possible by a permissive interpretation of local requirements. Under a loophole permitted by the City's affordable housing ordinance, the mandatory affordable units were located not on site but in another part of Somerville. Such devices to maximize tax yield from luxury condos backfired under neighborhood legal action that left the development site vacant so that even now, eight years later, a 16,000 square foot parcel at the gateway to Davis Square has a tax yield pegged at that of one typical single family dwelling, and an appraised value at only two-thirds of its vacant land sale price by the MBTA in 2001.

#### 7. A class gap in the City's planning vision

The City's consolidated plan 2008-2013 submitted to HUD is noteworthy for recognizing the importance to the City of both its large immigrant population and its "creative class" of professionals, artists, freelancers and students. But its plans to integrate these two sources of energy are hard to discern from the published documents. At best they are limited to other parts of the city. Schelling's Law tells us, and census data largely confirms, that in the absence of countervailing public policy, these two vital Somerville communities will move apart along the black demarcation lines that the City sets up for its own planning.

#### 8. First steps toward an administrative remedy

A simple first step towards a remedy would be a modest midcourse correction to devote staffing explicitly toward surveying and promoting diversity of Davis Square and, to this end, the health/social services/nonprofit network serving low to moderate income residents. There is, as mentioned, a long history of HUD-supported work to create such a center in Davis Square. As a result there is already a sufficient concentration of facilities to attract non-profit organizations, professional offices and other kindred facilities. As noted, some of these facilities continue to receive HUD funding by virtue of their service to HUD-eligible clients. The virtually costless first steps include:

-- OSPCD staff time to survey existing social/health/nonprofit services and their clientele— to a large extent this involves reanalyzing data already in the City's hands, but mined with an eye to commercial business development

--OSPCD staff support of overall community visioning processes for siting such facilities—the existing Davis Square Task Force mechanism was set up to give both unincorporated and incorporated voices a joint forum for such activity, with the City's HUD-supported role to voice the under-represented interests of low to moderate income people

It is important not merely that these steps be taken, but that the support for them be articulated and justified within HUD guidelines to give planners flexibility from overly compartmentalized approaches.

#### 9. Indirect benefits

a) Commercial stability—Retaining the human services base of Davis Square is as much a business development issue as a diversity issue. Thanks to statewide health insurance and federal stimulus spending, the health care/social services business is relatively counter-cyclical and thus provides a balance to more recession-sensitive commercial activity. That Davis Square can be a health and human services center as well as a restaurant and entertainment center and a banking/office center is already proven—these three functions already exist side by side. Each one, in different ways, can be leveraged to support, as a fourth economic pillar, a varied retail base that includes affordable meat and produce, used clothing, donuts and coffee as well as upscale boutiques, live music, and varied restaurants.

b) Federal compliance—amending the current action plan to provide for HUD-compatible planning activity outside the CDBG-eligible zones will serve to legitimate current OSPCD staff activities in West Somerville more generally. Willy nilly OSPCD devotes staff time underwritten by federal funds to Davis Square and West Somerville. A HUD-compliant rationale for doing so will avoid obvious pitfalls. It will also encourage an integrated view of the City as a whole.

c) Somerville showcase effects—This writer has found that when national planning .bodies come to Somerville, as they often have, they are most impressed with the political achievement of using transit-related development in support of a diverse community.

#### 10. Cost allocation

It is right and proper that other parts of Somerville should now benefit from HUD Community Development bloc grants, as Davis Square did in the past. But no time should be lost in correcting an overly narrow conception of the City's own vision for its HUD action plans. As already indicated, a nominal allocation of a few thousand dollars, which can appropriately be made as part of the HUD stimulus supplemental, would serve to recognize and legitimate HUD-supported staff time that will be made available in any case.

## 11. The political dimension

Preserving and promoting the integration of Somerville as a community requires planners alert to the operation of what I have called Schelling's Law. But it is not merely a professional or staffing issue. The character of Davis Square, as of Somerville more generally, has been shaped crucially by leadership from elected officials. Somerville, with its strong Mayoral-Aldermanic system is fortunate in having a succession of Mayors, Aldermen and School Committee members who understand the value of a mixed urban environment, and are devoted to the many small issues that maintain it. It is this homegrown political leadership that has been crucial in preserving the remarkable support in the Somerville community for diversity, tolerance and social justice.

**FOUR MATTERS OF ASSETS & EQUITY TO INCLUDE IN PY09/10 CDBG-R PROGRAMS Submitted May 4, 2009**

Monica Lamboy, Executive Director  
City of Somerville Office of Strategic Planning & Community Development (OSPCD)

Dear Director Lamboy,

I submit these comments on the amended CDBG Plans PY08/09 and 09/10. These amendments were necessary at this time as a result of Somerville receiving CDBG-R funding of \$772,044 per ARRA HUD investments in addition to existing CDBG/HOME/ESG funding of \$5,234,351. Active public involvement is encouraged and regulated by 24 CFR 91.105, to ensure that low income resident stakeholders have meaningful opportunities to participate in the formation of these Action Plans. The addition Recovery Act (ARRA) funding means that recipients shall give priority to projects that can award contracts based on bids within 120 days of the grant agreement.

The Mayor has signed the standard CDBG/HOME/ESG documents for the City, attesting that Somerville has developed these Action Plans so as to give maximal feasible priority to activities which benefit low or moderate income individuals and families, and/or aid in the elimination or prevention of areas of slum or blight. In addition, the Mayor attests that the City of Somerville takes affirmative steps to overcome discriminatory practices, and also takes steps to affirmatively overcome the effects of conditions that result in limiting the participation of individuals and families protected by antidiscrimination and Civil Rights laws.

Ongoing issues of inequitable distribution of municipal resources, assets and opportunities can be addressed forthrightly using these additional CDBG-R funds.

Nationally, it is encouraging to find an evolving consensus regarding the political, economic, social and cultural benefits derived from ensuring the provision of:

- architectural accessibility in all employment arenas, public programs, services, and events;
- accessible formats in communications and information procedures;
- reasonable accommodations in policies, and procedures;
- assistive technologies that enable a level "playing field."

In Massachusetts, resources are being gathered and invested to standardize and harmonize Federal, State and local codes, so that the UFAS, ADAAG and 521 CMR can be more readily checklisted by developers, contractors, and local building inspectors. However, in the City of Somerville,

- HUD-funded affordable rental housing and homeownership opportunities are carried forth in a manner that tends to exclude and segregate low income families and individuals with disabilities from all ethnic cultures;

**FOUR MATTERS OF ASSETS & EQUITY TO INCLUDE IN PY09/10 CDBG-R PROGRAMS Submitted May 4, 2009**

- Section 504 is not implemented throughout municipal programming. CDBG and HOME employment and economic opportunities are offered within facilities and settings that carry architectural barriers forward from year to year;
- Environmental “ADA improvements” are segregated within very limited-scope CDBG projects that supplant rather than supplement Somerville’s Capital Improvements planning priorities. Most are limited to streetscape improvements that should have already been integrated into the work from the very beginning of the project.
- Section 508 requirements are ignored. Even the city’s website, including OSPCD’s webpages and links, contain easily-remedied barriers, despite resident’s freely-offered recommendations and resources.

In addition, the Mayor’s nominally designated ADA Coordinator lacks the knowledge, experience and motivation to productively manage disability rights and accessibility improvements; and, instead, demands complaint-driven procedures which exploits, wastes and diminishes the assets and resources of residents and city-affiliated organizations.

Thus, although I congratulate your office for substantially improving the Storefront Improvement Program documents so as to include accessibility requirements in print, this document selectively addresses ongoing issues that result in a continuing and systematic lack of inclusion and access throughout Somerville’s Federally-funded municipal and subrecipient projects relevant to the CDBG-R 08/09 and 09/10 Action Plans. I offer four selected ideas here, and the first is initiated by a complaint.

These four ideas

- can be implemented quickly;
- can employ capable City residents and City-affiliated organizations; and
- can result in significant accessibility improvements and social sustainability throughout all municipal programs

DOJ ARRA Civil Rights guidance is copied into this document at the end.

Somerville does not have the leisure to be ambivalent, spotty or short sighted about its Civil Rights obligations and responsibilities.

If any of my comments do not result in substantial modifications to the CDBG or CDBG-R 09/10 Plans, your written response to the issues/ideas raised here is explicitly requested. Please respond no later than May 31. Thank you very much for your continuing hard and good work.

Sincerely,

Eileen Feldman, disability rights and community access Advocate

**1. COMPLAINT: IMPEDIMENTS TO FAIR HOUSING FOR INDIVIDUALS AND FAMILIES WITH DISABILITIES HAVE NOT BEEN ADEQUATELY ASSESSED. THE AI IS SUBSTANTIALLY INCOMPLETE.**

*OSPCD can use the CDBG-R funding to update its AI, and pay residents with culturally competent (including disabilities-relevant) resourcefulness to accomplish this necessary activity.*

OSPCD did not respond to this concern nor alter the Five year Plan in any way to show acceptance of this citizen comment when it was submitted in February 08 for the 08-13 ConPlan. How can the City of Somerville affirmatively further fair housing options for people with disabilities within all ethnic populations if data collection and analysis of needs for disabled residents (who comprise over 30% of our lowest income residents) are excluded from this city knowledge base?

In addition, it appears to this writer that there are gaps in assessing and providing for the needs of Somerville's Asian population in a manner at least equivalent to the efforts made to serve its Hispanic and Latino population, both in housing and non-housing programs. The 2007 ACS shows that at least 9.53% of Somervilleans are of Asian descent, including Chinese, Indian and Vietnamese cultures. Other immigrant groups may be similarly missing from affirmative analysis at this time.

The AI remains the blueprint for Somerville to make decisions and plans with regards to identifying problems, assembling fair housing information and increasing housing choice. Although Somerville recently finalized plans to replace 64 SHA units with 95 new one unit elderly/disabled units, families with disabilities remain on the long waiting lists and have little or no integrated, affordable, accessible housing choices. In addition, our elderly/disabled housing choices are largely segregated within the Housing Authority projects, which have not been evaluated for accessibility conditions since at least the early 1990's.

The AI, which was slightly updated most recently in 2005 also omits evaluation of possible gaps in the HOME projects created after 1991 plus the Homeownership programs advanced by the Special Housing Division: is there inclusion of visitable and accessible common spaces? are there an appropriate number of accessible and adapted affordable and integrated housing opportunities? have the architectural and communications accessibility of the real estate offices that take applications for, and manage Somerville's Inclusionary Housing and Homeownership units been audited? Going forward, it is necessary to note that housing projects that use LIHTC and are advertised by the City must also comply with Section 504.

For a more detailed discussion of the disproportionate exclusions found in the AI document, please see: pp. 3 - 8 of my Citizen Comments for the Five-Year ConPlan 08-13, found at: <http://www.slideshare.net/eilily/eis-final-08-cdbg-response>.

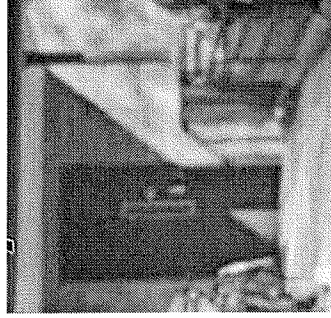
**2. MUNICIPAL PROGRAMS and SUBRECIPIENT PROGRAMS ARE REGULARLY OPERATED WITHIN FACILITIES THAT CONTAIN MULTIPLE ARCHITECTURAL BARRIERS AND FAIL TO PROVIDE EQUALLY EFFECTIVE COMMUNICATION AND INFORMATION RESOURCES.**

OSPCD can use CDBG-R funding to hire independent consultants to perform comprehensive Self-Evaluations of municipal facilities and Federally-funded programs in PY09 and PY10.

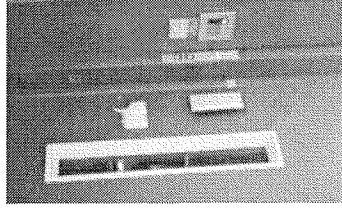
For example, the City's Special Housing Projects Department at 50 Evergreen Avenue, as well as the City's CHO (Somerville Community Corporation at 337 Somerville Avenue) both operate their Federally-funded housing and non-housing programs out of facilities that require a wheelchair user to either call ahead to request that someone come down to unlock the backside elevators and platform lifts, or require such participants to bring a phone to the program, in order to phone an inside staffer and request that person to locate a key and come down to unlock the elevator or lift. This is not equivalent access, because it requires mobility and other-impaired participants to ask for help, rather than being afforded the dignity of independent access.



**CITY HALL ANNEX, FRONT**  
50 Evergreen Street



**BACK "ACCESS"**

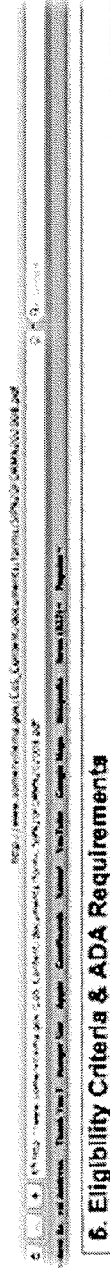


**CLOSE-UP OF BACK DOOR TO  
LOCKED ENTRANCE**



**3. CITY LACKS KNOWLEDGE, EXPERTISE & CAPACITY TO GUIDE SIP ACCESSIBILITY REQUIREMENTS**  
OSPCD can use the CDBG-R funding to pay knowledgeable independent consultants to provide on-site guidance to SIP applicants and recipients with regards to necessary barrier removal requirements.

First, I congratulate the Office of Strategic Planning and Community Development for its recent improvements to this Program's stated eligibility requirements as well as the improved Design Guidelines Brochure. This new document has some good requirements but begs the question: who, within the City's staff, is qualified to monitor these important program requirements at this time? Below is copied from the most recent **Storefront Improvement Program Guidelines & Application, page 2:**



**6. Eligibility Criteria & ADA Requirements**

All improvements must comply with standards set forth in the City's zoning ordinance and State of Massachusetts building codes. If you have any questions regarding these requirements, please contact the Program Coordinator.

- Buildings may also be required to review ADA accessibility and fire prevention requirements.
- Buildings which have significant architectural features are required to restore and maintain those features.
- Improvements to buildings without significant architectural features shall be carefully designed and constructed to be in scale with the existing structure and surroundings.
- Access for persons with disabilities is required by state law. If such access is required but is infeasible, an application for a variance must be filed with the Architectural Access Board. Funds are available to construct an ADA-compatible entryway.

Also, Applicants for participation in the program must meet the following eligibility criteria:

1. Applicants must be property owners or tenants operating retail businesses, service establishments or offices. (Tenants must have written approval from property owners);
2. Commercial properties must be up to date on all federal, state, and municipal fees and taxes prior to participation in the program;
3. All properties must comply with state and local code requirements;
4. Participants must comply with all state and local laws and regulations pertaining to licensing and permits;
5. Buildings with billboards are not eligible for assistance; and,
6. Participant must be willing to conform to the Program Guidelines of the SIP and make suggested changes to their design.

**However,** OSPCD has provided misleading illustrations within its SIP Design Guidelines. Pictured below is page 11 of the SIP Design Guidelines, called, "A Guide to Sign and Façade Design • City of Somerville • 2008."

On this page, OSPCD seems to be claiming that the Bloc 11 entrance, pictured here, is an example of a SIP Project that incorporated ADA access:



### ADA Access

Objective: Incorporate ADA access as an overall part of the entrance sequence

#### Recommendations



- Implement improvements according to the ADA standards for Handicapped Accessibility.
- Work with adjacent stores to coordinate shared ramps or stairs.
- Access for persons with disabilities as required by State Law.

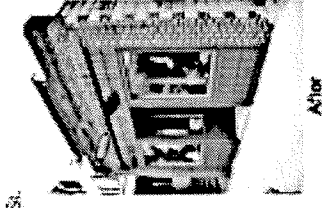
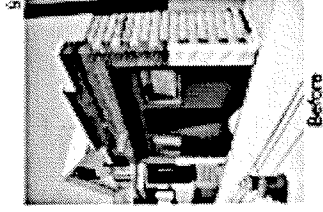
• Since that entrance ramp existed before this facility participated in SIP (i.e., when it was a bank, before it was bought by Bloc11 owners), **why is it pictured here as an example of SIP-improved ADA Access?**

• **FACT:** Since no SIP improvements have been made to this ramp since before it was owned by Bloc11, it remains sloped at 10.2% in the middle, and rises to 11.1% at the top. Therefore, it is not compliant with State or Federal access code. **QUESTION:** Was an AAB variance sought prior to this SIP-funded build?

• This example underscores that the City currently lacks staff or paid consultants who can provide the capacity to understand and accurately represent its own expressed requirements. Again, on page 25 of

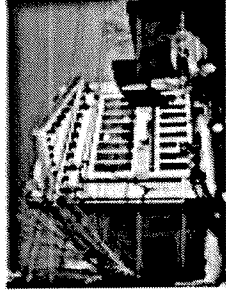
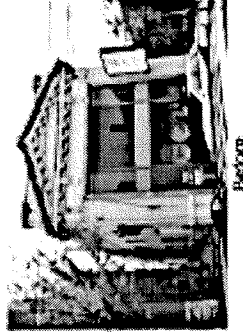
the SIP Design guidance, we have illustrations of projects with easily removable architectural barriers. It is important that the City not carry forward such practices:

This SIP has failed to eradicate a 3-inch step barrier which excludes mobility-impaired employees and customers from participation.



65 Beacon St.

BLOC 11, described on previous page



11 Bow Street

An inaccessible threshold and a tripping hazard that prevents this salon from employing and serving neighborhood residents with mobility impairments.

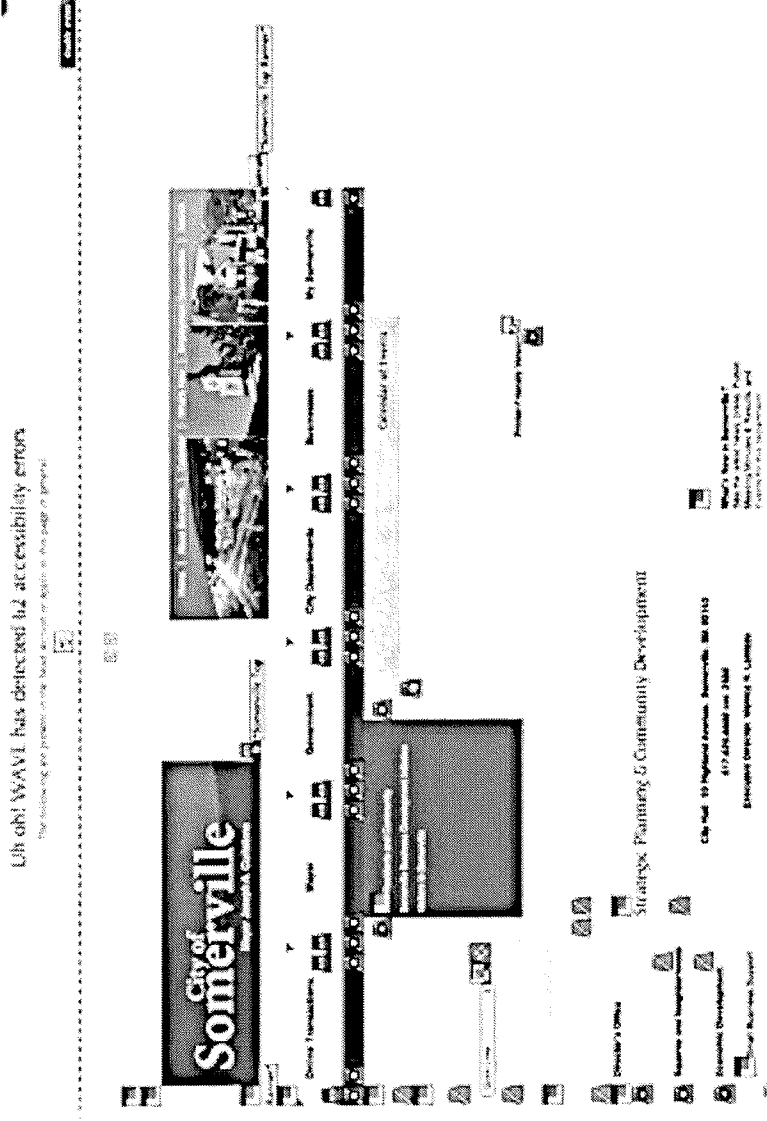


391 Somerville Avenue

**4. SECTION 508 REQUIREMENTS ARE NOT BEING MET.**

OSPCD can use CDBG-R funding to provide stipends to low income residents with disabilities, in return for their expert user guidance to tweak the City's website. In addition, residents can be hired to provide other accessible formats, such as Braille transcriptions etc. as needed

The City's webpages contain barriers to people who use screen readers and may contain other types of barriers also. I have contacted the City's IT Director and ADA Coordinator about these issues a number of times, but to no avail- no response. Below is a screen picture of OSPCD's main webpage, with 62 errors, as audited by the free WAVE tool on 5/2/09:



**Finally, below is copied the ARRA Civil Rights Implementation Guidance that came out of the Department of Justice in March, 2009.** This guidance says, "Please post this notice on your agency's website(s) that applicants and recipients will use to apply for Recovery Act funds and on all other relevant websites... The notice should also be available to members of the public." It is linked on the Massachusetts Recovery website at:  
<http://www.mass.gov/?pageID=stintopic&L=3&L0=Home&L1=Overview&L2=Laws+and+Legislation&sid=Fstim>

---BEGIN COPY ---

**U.S. Department of Justice**  
Civil Rights Division

*Assistant Attorney General*  
950 Pennsylvania Avenue, NW - RPK  
Washington, DC 20530

March 4, 2009

**TO:** Agency Senior Accountable Officials for Recovery Act Activities Agency Civil Rights Directors for Federally Assisted Programs  
**FROM:** Loretta King  
Acting Assistant Attorney General for Civil Rights  
United States Department of Justice

**SUBJECT:** The American Recovery and Reinvestment Act of 2009:  
Civil Rights Compliance Responsibilities of Federal Agencies and Recipients of Federal Financial Assistance

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I am writing to offer assistance from the Department of Justice as your agency prepares for and carries out the mission of the American Recovery and Reinvestment Act of 2009 (Recovery Act).

Federal agencies will shortly begin distributing Recovery Act funds. It is important to note that they must do so in accordance with all nondiscrimination and equal opportunity statutes, regulations, and Executive Orders that apply to the distribution of funds under the Recovery Act.

**FOUR MATTERS OF ASSETS & EQUITY TO INCLUDE IN PY09/10 CDBG-R PROGRAMS Submitted May 4, 2009**

Agencies that grant funds also must ensure that their recipients and subrecipients comply with Title VI of the Civil Rights Act of 1964 (prohibiting race, color, and national origin discrimination including language access for limited English proficient persons), Section 504 of the Rehabilitation Act of 1973 (prohibiting disability discrimination), Title IX of the Education Amendments of 1972 (prohibiting sex discrimination in education and training programs), the Age Discrimination Act of 1975 (prohibiting age discrimination in the provision of services), and a variety of program-specific statutes with nondiscrimination requirements.

Other civil rights laws may impose additional requirements on recipients and subrecipients. These laws include, but are not limited to, Title VII of the Civil Rights Act of 1964 (prohibiting race, color, national origin, religion, and sex discrimination in employment), the Americans with Disabilities Act (prohibiting disability discrimination in employment and in services provided by State and local governments, businesses, and non-profit agencies), and the Fair Housing Act (prohibiting race, color, national origin, age, family status, and disability discrimination in housing), as well as any other applicable civil rights laws.

Attached is a brief notice containing a summary of civil rights obligations of Federal agencies providing assistance and of the recipients and subrecipients of that assistance. Please post this notice on your agency's website(s) that applicants and recipients will use to apply for Recovery Act funds and on all other relevant websites. We also ask that you add to your posting contact information for your agency's external civil rights office(s) to help ensure that your agency's employees, as well as current and potential recipients and subrecipients, understand and comply with these laws. The notice should also be available to members of the public. This memorandum and the attachment are being sent to you in both pdf and fully accessible text format.

If you or your staff have any questions, please feel free to contact John Wodatch, Section Chief, Disability Rights Section, at (202) 307-0663, (202) 514-0301 (TDD), for information concerning disability-related questions. Information may also be found at: [www.ada.gov](http://www.ada.gov). For all other civil rights questions, please contact Merrily Friedlander, Section Chief, Coordination and Review Section, at (202) 307-2222, (202) 307-2678 (TDD). The Coordination and Review Section's website may be found at: [www.usdoj.gov/crt/cor](http://www.usdoj.gov/crt/cor).

We look forward to working with you to ensure that your recipients of Federal financial assistance through the Recovery Act operate their programs in a nondiscriminatory manner.

---END COPY---

TAB H

**APPLICATION FOR  
FEDERAL ASSISTANCE**

<b>1. TYPE OF SUBMISSION:</b> Application		<b>2. DATE SUBMITTED</b> May 15, 2009	Applicant Identifier
<input type="checkbox"/> Construction	Pre-application	<b>3. DATE RECEIVED BY STATE</b>	State Application Identifier
<input checked="" type="checkbox"/> Non-Construction	<input type="checkbox"/> Construction	<b>4. DATE RECEIVED BY FEDERAL AGENCY</b>	Federal Identifier B-09-MC-25-0022
<input type="checkbox"/> Non-Construction			
<b>5. APPLICANT INFORMATION</b>			
Legal Name: City of Somerville		<b>Organizational Unit:</b> Department: Office of Strategic Planning & Community Development	
Organizational DUNS: 061054693		Division:	
<b>Address:</b> Street: 93 Highland Avenue		<b>Name and telephone number of person to be contacted on matters involving this application (give area code)</b>	
City: Somerville		Prefix: Mr.	First Name: Daniel
County: Middlesex		Middle Name J.	
State: MA		Last Name Federico	
Zip Code 02143	Suffix:		
Country: United States of America		Email: dfederico@somervillema.gov	
<b>6. EMPLOYER IDENTIFICATION NUMBER (EIN):</b> <input type="text" value="0"/> <input type="text" value="4"/> <input type="text" value="-"/> <input type="text" value="6"/> <input type="text" value="0"/> <input type="text" value="0"/> <input type="text" value="1"/> <input type="text" value="4"/> <input type="text" value="1"/> <input type="text" value="4"/>		Phone Number (give area code) 617 625 6600 ext. 2536	Fax Number (give area code) 617 625 0722
<b>8. TYPE OF APPLICATION:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) <input type="checkbox"/> <input type="checkbox"/> Other (specify)		<b>7. TYPE OF APPLICANT:</b> (See back of form for Application Types) C. - Municipal Other (specify)	
<b>10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:</b> <input type="text" value="1"/> <input type="text" value="4"/> <input type="text" value="-"/> <input type="text" value="2"/> <input type="text" value="1"/> <input type="text" value="8"/> TITLE (Name of Program): Community Development Block Grant		<b>9. NAME OF FEDERAL AGENCY:</b> US Department of HUD - CPD	
<b>12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):</b> Somerville, MA		<b>11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:</b> Community Development Block Grant Projects and Programs in the City of Somerville, MA	
<b>13. PROPOSED PROJECT</b> Start Date: 07/01/2009		<b>14. CONGRESSIONAL DISTRICTS OF:</b> a. Applicant Eighth	
Ending Date: 6/30/2010		b. Project Eighth	
<b>15. ESTIMATED FUNDING:</b>		<b>16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?</b>	
a. Federal	\$ 2,879,025 <sup>00</sup>	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON	
b. Applicant	\$ <sup>00</sup>	DATE:	
c. State	\$ 804,039 <sup>00</sup>	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372	
d. Local	\$ <sup>00</sup>	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
e. Other	\$ 190,000 <sup>00</sup>	<b>17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?</b>	
f. Program Income	\$ 998,135 <sup>00</sup>	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No	
g. TOTAL	\$ 4,871,199 <sup>00</sup>		
<b>18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.</b>			
<b>a. Authorized Representative</b>			
Prefix Mr.	First Name Joseph	Middle Name A.	
Last Name Curtatone		Suffix	
b. Title Mayor		c. Telephone Number (give area code) 617 625 6600	
d. Signature of Authorized Representative		e. Date Signed 5/15/09	



## INSTRUCTIONS FOR THE SF-424

Public reporting burden for this collection of information is estimated to average 45 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0043), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

This is a standard form used by applicants as a required face sheet for pre-applications and applications submitted for Federal assistance. It will be used by Federal agencies to obtain applicant certification that States which have established a review and comment procedure in response to Executive Order 12372 and have selected the program to be included in their process, have been given an opportunity to review the applicant's submission.

Item:	Entry:	Item:	Entry:																
1.	Select Type of Submission.	11.	Enter a brief descriptive title of the project. If more than one program is involved, you should append an explanation on a separate sheet. If appropriate (e.g., construction or real property projects), attach a map showing project location. For preapplications, use a separate sheet to provide a summary description of this project.																
2.	Date application submitted to Federal agency (or State if applicable) and applicant's control number (if applicable).	12.	List only the largest political entities affected (e.g., State, counties, cities).																
3.	State use only (if applicable).	13.	Enter the proposed start date and end date of the project.																
4.	Enter Date Received by Federal Agency Federal identifier number: If this application is a continuation or revision to an existing award, enter the present Federal Identifier number. If for a new project, leave blank.	14.	List the applicant's Congressional District and any District(s) affected by the program or project																
5.	Enter legal name of applicant, name of primary organizational unit (including division, if applicable), which will undertake the assistance activity, enter the organization's DUNS number (received from Dun and Bradstreet), enter the complete address of the applicant (including country), and name, telephone number, e-mail and fax of the person to contact on matters related to this application.	15.	Amount requested or to be contributed during the first funding/budget period by each contributor. Value of in kind contributions should be included on appropriate lines as applicable. If the action will result in a dollar change to an existing award, indicate only the amount of the change. For decreases, enclose the amounts in parentheses. If both basic and supplemental amounts are included, show breakdown on an attached sheet. For multiple program funding, use totals and show breakdown using same categories as item 15.																
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**APPLICATION FOR  
FEDERAL ASSISTANCE**

Version 7/03

<b>1. TYPE OF SUBMISSION:</b> Application		<b>2. DATE SUBMITTED</b> May 15, 2009	Applicant Identifier
<input type="checkbox"/> Construction	<input type="checkbox"/> Pre-application	<b>3. DATE RECEIVED BY STATE</b>	State Application Identifier
<input checked="" type="checkbox"/> Non-Construction	<input type="checkbox"/> Construction	<b>4. DATE RECEIVED BY FEDERAL AGENCY</b>	Federal Identifier
	<input type="checkbox"/> Non-Construction		M-09-MC-25-0208

<b>5. APPLICANT INFORMATION</b>		<b>Organizational Unit:</b>	
Legal Name:		Department:	
City of Somerville		Office of Strategic Planning & Community Development	
Organizational DUNS: 061054693		Division:	
<b>Address:</b>		<b>Name and telephone number of person to be contacted on matters involving this application (give area code)</b>	
Street: 93 Highland Avenue		Prefix: Mr.	First Name: Daniel
City: Somerville		Middle Name A.	
County: Middlesex		Last Name Friedman	
State: MA	Zip Code 02143	Suffix:	
Country: United States of America		Email: mfriedman@ci.somervillema.gov	

<b>6. EMPLOYER IDENTIFICATION NUMBER (EIN):</b>	Phone Number (give area code)	Fax Number (give area code)
04-6001414	617 625 6600 ext. 2539	617 625 0722

<b>8. TYPE OF APPLICATION:</b>	<b>7. TYPE OF APPLICANT:</b> (See back of form for Application Types)
<input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	C. - Municipal
If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.)	Other (specify)
Other (specify)	
	<b>9. NAME OF FEDERAL AGENCY:</b> US Department of HUD - CPD

<b>10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:</b>	<b>11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:</b>
14-239	HOME Investment Partnership Grant Projects and Programs in the City of Somerville, MA
TITLE (Name of Program): Community Development Block Grant	
<b>12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):</b>	
Somerville, MA	

<b>13. PROPOSED PROJECT</b>	<b>14. CONGRESSIONAL DISTRICTS OF:</b>
Start Date: 07/01/2009	a. Applicant Eighth
Ending Date: 6/30/2010	b. Project Eighth

<b>15. ESTIMATED FUNDING:</b>	<b>16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?</b>
a. Federal \$ 967,305.00	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON
b. Applicant \$ .00	DATE:
c. State \$ .00	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372
d. Local \$ .00	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW
e. Other \$ .00	
f. Program Income \$ 50,000.00	<b>17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?</b>
g. TOTAL \$ 1,017,305.00	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No

**18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.**

<b>a. Authorized Representative</b>		
Prefix Mr.	First Name Joseph	Middle Name A.
Last Name Curtatone		Suffix
b. Title Mayor	c. Telephone Number (give area code) 617 625 6600	
d. Signature of Authorized Representative	e. Date Signed 5/15/09	

## INSTRUCTIONS FOR THE SF-424

Public reporting burden for this collection of information is estimated to average 45 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0043), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

This is a standard form used by applicants as a required face sheet for pre-applications and applications submitted for Federal assistance. It will be used by Federal agencies to obtain applicant certification that States which have established a review and comment procedure in response to Executive Order 12372 and have selected the program to be included in their process, have been given an opportunity to review the applicant's submission.

Item:	Entry:	Item:	Entry:																
1.	Select Type of Submission.	11.	Enter a brief descriptive title of the project. If more than one program is involved, you should append an explanation on a separate sheet. If appropriate (e.g., construction or real property projects), attach a map showing project location. For preapplications, use a separate sheet to provide a summary description of this project.																
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APPLICATION FOR  
FEDERAL ASSISTANCE

		<b>2. DATE SUBMITTED</b> May 15, 2009	Applicant Identifier	
<b>1. TYPE OF SUBMISSION:</b> Application		<b>3. DATE RECEIVED BY STATE</b>	State Application Identifier	
<input type="checkbox"/> Construction	<input type="checkbox"/> Pre-application	<b>4. DATE RECEIVED BY FEDERAL AGENCY</b>	Federal Identifier	
<input checked="" type="checkbox"/> Non-Construction	<input type="checkbox"/> Construction		S-09-MC-25-0012	
<input type="checkbox"/> Non-Construction	<input type="checkbox"/> Pre-application			
<b>5. APPLICANT INFORMATION</b>				
Legal Name:		<b>Organizational Unit:</b>		
City of Somerville		Department: Office of Strategic Planning & Community Development		
Organizational DUNS: 061054693		Division:		
<b>Address:</b>		<b>Name and telephone number of person to be contacted on matters involving this application (give area code)</b>		
Street: 93 Highland Avenue		Prefix: Mr.	First Name: Daniel	
City: Somerville		Middle Name J.		
County: Middlesex		Last Name Federico		
State: MA	Zip Code 02143	Suffix:		
Country: United States of America		Email: dfederico@somervillema.gov		
<b>6. EMPLOYER IDENTIFICATION NUMBER (EIN):</b>		Phone Number (give area code)	Fax Number (give area code)	
04-6001414		617 625 6600 ext. 2536	617 625 0722	
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<input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision		C. - Municipal		
If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.)		Other (specify)		
Other (specify)		<b>9. NAME OF FEDERAL AGENCY:</b> US Department of HUD - CPD		
<b>10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:</b>		<b>11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:</b>		
14-231		Emergency Shelter Grant Projects and Programs in the City of Somerville, MA		
TITLE (Name of Program): Community Development Block Grant				
<b>12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):</b>		<b>14. CONGRESSIONAL DISTRICTS OF:</b>		
Somerville, MA		a. Applicant Eighth	b. Project Eighth	
<b>13. PROPOSED PROJECT</b>		<b>16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?</b>		
Start Date: 07/01/2009	Ending Date: 6/30/2010	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON		
<b>15. ESTIMATED FUNDING:</b>		DATE:		
a. Federal	\$ 126,615 <sup>00</sup>	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372		
b. Applicant	\$ . <sup>00</sup>	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW		
c. State	\$ . <sup>00</sup>	<b>17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?</b>		
d. Local	\$ . <sup>00</sup>	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No		
e. Other	\$ . <sup>00</sup>			
f. Program Income	\$ . <sup>00</sup>			
g. TOTAL	\$ 126,615 <sup>00</sup>			
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a. Authorized Representative				
Prefix Mr.	First Name Joseph	Middle Name A.		
Last Name Curtatone		Suffix		
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10.	Use the Catalog of Federal Domestic Assistance number and title of the program under which assistance is requested.																		



# CPMP Non-State Grantee Certifications

**Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.**

- This certification does not apply.**  
 **This certification is applicable.**

## NON-STATE GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Drug Free Workplace** -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
  - a. The dangers of drug abuse in the workplace;
  - b. The grantee's policy of maintaining a drug-free workplace;
  - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
  - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
  - a. Abide by the terms of the statement; and
  - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted –
  - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Jurisdiction

---

**Anti-Lobbying** -- To the best of the jurisdiction's knowledge and belief:

8. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
9. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
10. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

---

Signature/Authorized Official 

Joseph A. Curtatone

Name

Mayor

Title

93 Highland Ave

Address

Somerville, Ma 02143

City/State/Zip

617-625-6600

Telephone Number

5/15/09

Date

- This certification does not apply.**  
 **This certification is applicable.**

### Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation --** It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan --** Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan --** It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds --** It has complied with the following criteria:

11. Maximum Feasible Priority - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
12. Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2009, 2010, 2011, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
13. Special Assessments - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force --** It has adopted and is enforcing:

14. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
15. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;



Jurisdiction

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**Compliance With Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

**Compliance with Laws** -- It will comply with applicable laws.



05/15/09

Signature/Authorized Official

Date

Joseph A. Curtatone

Name

Mayor

Title

93 Highland Ave

Address

Somerville, Ma 02143

City/State/Zip

617-625-6600

Telephone Number

- This certification does not apply.**  
 **This certification is applicable.**

**OPTIONAL CERTIFICATION  
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

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Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

- This certification does not apply.  
 This certification is applicable.

### Specific HOME Certifications

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance** -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



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- This certification does not apply.**  
 **This certification is applicable.**

### HOPWA Certifications

The HOPWA grantee certifies that:

**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

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Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

- |   |
|---|
| <input type="checkbox"/> <b>This certification does not apply.</b><br><input type="checkbox"/> <b>This certification is applicable.</b> |
|---|

### ESG Certifications

I, Joseph A. Curtatone, Chief Executive Officer of Jurisdiction, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 *CFR* 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

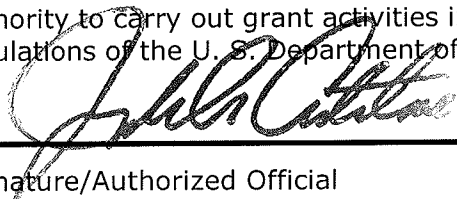
I further certify that the local government will comply with:

1. The requirements of 24 *CFR* 576.53 concerning the continued use of buildings for which Emergency Shelter Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.
2. The building standards requirement of 24 *CFR* 576.55.
3. The requirements of 24 *CFR* 576.56, concerning assurances on services and other assistance to the homeless.
4. The requirements of 24 *CFR* 576.57, other appropriate provisions of 24 *CFR* Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.
5. The requirements of 24 *CFR* 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
6. The requirement of 24 *CFR* 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
7. The requirements of 24 *CFR* Part 24 concerning the Drug Free Workplace Act of 1988.
8. The requirements of 24 *CFR* 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.
9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 76.56.
10. The requirements of 24 *CFR* 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related

authorities as specified in 24 *CFR* Part 58.

11. The requirements of 24 *CFR* 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.
12. The new requirement of the McKinney-Vento Act (42 *USC* 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.
13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.



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05/15/09

Signature/Authorized Official

Date

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Telephone Number

<input type="checkbox"/> This certification does not apply.
<input type="checkbox"/> This certification is applicable.

**APPENDIX TO CERTIFICATIONS**

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

**Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

**Drug-Free Workplace Certification**

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip
3 <sup>rd</sup> Floor City Hall	93 Highland Ave	Somerville	Middlesex	Ma	02143
2 <sup>nd</sup> Floor City Hall Annex	50 Evergreen St	Somerville	Middlesex	Ma	02143

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any

Jurisdiction

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controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

- a. All "direct charge" employees;
- b. all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
- c. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

- 1. Analysis of Impediments to Fair Housing
- 2. Citizen Participation Plan
- 3. Anti-displacement and Relocation Plan



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Signature/Authorized Official

05/15/09

Date

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