

# City of Somerville

## Action Plan 2008 – 2009



Mayor Joseph A. Curtatone

# **CITY OF SOMERVILLE 2008-2009 ACTION PLAN**

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CITY OF SOMERVILLE, MASSACHUSETTS  
JOSEPH A. CURTATONE  
MAYOR

December 13, 2007

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

Dear Members of the Board of Aldermen,

I hereby submit for your approval the City of Somerville's proposed 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. The total budget under the City's mandated program year 2008-2009 (4/1/08-3/31/09) is estimated at \$5,255,476 in new funding and program income.

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 a tremendous 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



**CITY OF SOMERVILLE  
2008-2009 HUD ONE YEAR ACTION PLAN**

**EXECUTIVE SUMMARY**

**Introduction**

In April of 2008, the City of Somerville will initiate 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.

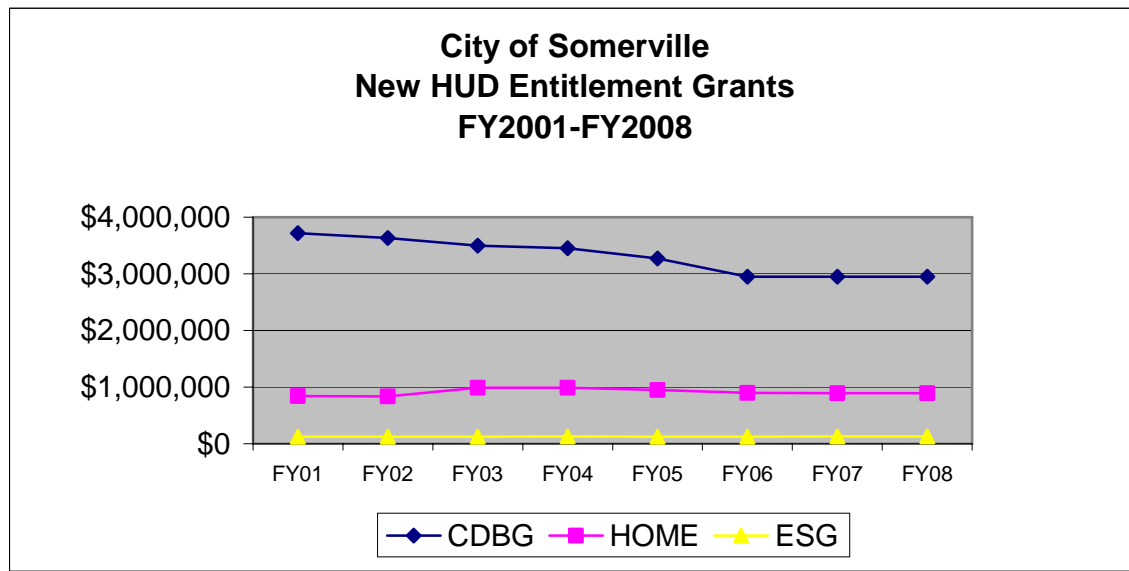
On an annual basis, the City of Somerville develops a One Year Action Plan delineating the specific efforts the City will undertake in order to meet the larger goals and objectives set forth in the Five Year Consolidated Plan. This document represents the first One Year Action Plan in that 2008-2013 cycle, which builds upon the efforts undertaken in the prior Five Year Consolidated Plan in 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 first One Year Action Plan under the 2008-2013 Consolidated Plan, the City of Somerville estimates total funding of \$9,188,031. 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 aggressive 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 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 in this 2008-2009 One Year Action Plan represent the final allocations from HUD of entitlement funds. This translates into new CDBG Entitlement Funds of \$2,843,782, HOME Entitlement Funds of \$865,345, and Emergency Shelter Entitlement Funds of \$127,110. In addition to these funds, the 2008-2009 One Year Action Plan projects \$1,298,114 of CDBG program income and \$100,000 of HOME program income, and the remainder of these funds are prior years' funds being carried forward to be utilized in the upcoming fiscal year.

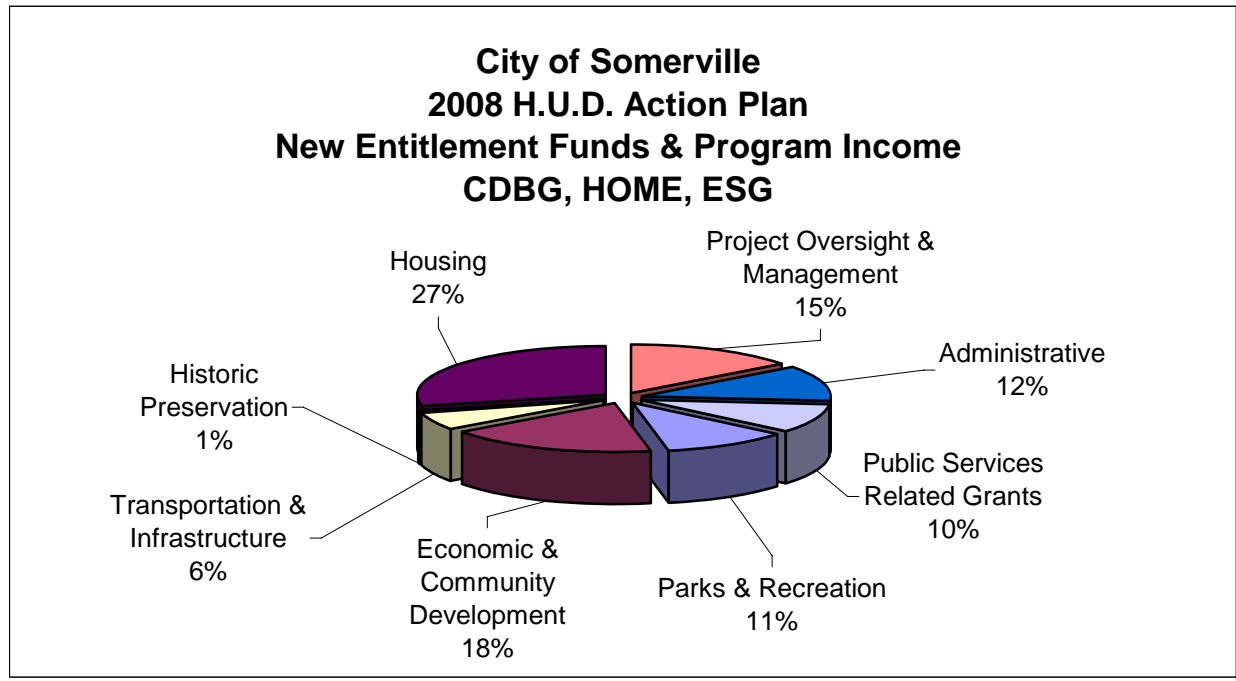
Chart 1: Historic HUD Funding



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 will continue to search for effective ways to program these funds so as to maximize their benefits for the entire community, and will seek to partner with the 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.

This year’s One Year Action Plan builds upon the momentum generated in 2007-2008 with additional tangible results in the areas of park reconstruction, economic development, and affordable housing, to name a few. In 2008-2009, a diverse set of programs and projects will help meet the City’s Five Year Consolidated Plan needs and goals. For next year’s projects and programs, 27% of CDBG, HOME, and/or ESG new entitlement funds, along with program income, is allocated to housing projects, 18% is earmarked for economic and community development projects, 11% is earmarked for parks and recreation projects, 1% is earmarked for historic preservation efforts, another 10% is allocated towards public service related grants, 6% is allocated to Transportation and Infrastructure, and the majority of the remainder support these projects either directly or indirectly (see Chart 2).

Chart 2: 2008-2009 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. Redevelopment in Assembly Square will continue to accelerate in 2008 with the sale of Yard 21 to Federal Realty Investment Trust and IKEA. Consistent with the City’s plans to create jobs and improve transportation, public open space, and other infrastructure, in 2008-2009 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 third year.

The Union Square NRSA also remains a focus for targeted improvements with the assistance of HUD funds. Planning efforts continue in 2008-2009 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 wayfinding enhancements; economic development will be facilitated through the assistance of the Union Square Main Streets organization and the Farmers’ Market; 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 first One Year Action Plan within the context of the new Five Year Consolidated Plan for the HUD year beginning April 1, 2008 represents the initiation of a unified vision for the next five years. This strategy is a culmination of months of planning within the various City departments and the participation of public agencies and community members.

### **EVALUATION OF PAST PERFORMANCE**

The City of Somerville is entering into the next Five Year Consolidated Plan period, of which this 2008-2009 Action Plan will be the first year of specific program and project implementation under the new Consolidated Plan. During the planning and analysis period for the new Five Year Consolidated Plan (which began in the summer of 2007 and will continue until submission of the final version of the 2008-2013 Consolidated Plan), 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 new 2008-2013 Five Year Consolidated Plan.

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

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

This year's Action Plan continues funding for the City's storefront improvement program in the amount of \$100,000, which provides financial and technical assistance to businesses in low-and-moderate-income areas for exterior/facade improvements. Up to \$40,000 in funding is available for each project, with a business required to equally match the City's investment.

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

The 2008-2009 Action Plan includes funding for year two of a small business/micro finance loan program targeted in the East Somerville NRSA and the Union Square NRSA. The City intends to partner with an outside micro-finance loan institution to promote access to capital for small and emerging businesses. Year two of this program will be funded with \$30,000 of CDBG funds.

**Union Square Farmers Market:**

The current Action Plan includes \$12,000 of funding for an additional year's support for the management of a Farmers Market in Union Square (NRSA). The market serves existing residents, and attracts customers from a wide area to help support existing businesses in this low- and moderate-income area.

**Section 108 Loan Payments:**

The City currently has two HUD Section 108 loans outstanding for the purchase of properties in Boynton Yards. These loans were placed in 1988 and 1997, and presently have principal balances outstanding of \$280,000 and \$1,200,000 respectively. The amount of \$649,109 represents the scheduled principal and interest payments for the year 2008-2009 on those loans.

**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. CBDO activities will focus on neighborhood revitalization and economic development activities.

**East Somerville Main Streets:**

The City of Somerville is allocating \$75,000 of CDBG funds to continue its third year of commitment to this local CBDO. East Somerville CBDO activities will continue to focus on increasing membership, public outreach through organizing events, neighborhood revitalization and economic development assistance for businesses.

**ArtsUnion Streetscape Project:**

The 2008-2009 One-Year Action Plan will continue to support the ArtsUnion project with an allocation of \$50,000 of CDBG funding. With the assistance of the City of Somerville Arts Council, the ArtsUnion project will continue the Streetscape and ArtSpace Improvement Programs to support physical infrastructure and other 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 2008-2009 Action Plan incorporates a change in the 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. CDBG funding carried forward for this project is projected to be \$126,023 in Program Year 2008-2009.



**Boynton Yards Pre-Development:**

The Boynton Yards project is being carried forward into 2008-2009 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. CDBG carry forward funding of \$30,877 is proposed for program year 2008-2009.

**Inner Belt Planning:**

As an underutilized industrial areas of the City, the Inner Belt is 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 2008-2009 Action Plan contains \$25,000 to initiate planning and other related studies and analyses for necessary planning in the Inner Belt section of the City.

**Wayfinding in Union Square:**

As an existing project for the City, Wayfinding in Union Square is intended for development of directional signage and parking identification in Union Square. The City is proposing to carry forward \$11,865 of prior year's CDBG funding to continue this program.

**Wayfinding Kiosk (Union Sq.):**

In previous years the City completed the first phase of an ongoing "wayfinding" project for Union Square, including design and signage improvements to help orient vehicular and pedestrian traffic to the Square. The City has also worked with the MBTA to install a stand-alone bus shelter for Union Square Plaza, serving five different routes. This year's project would earmark \$30,000 in Community Development Block Grant funds to build on both of these efforts, with an attention to ADA accessibility. These funds would be used to enhance the new shelter and wayfinding signage to create a central and accessible location for directional and other information.

**TRANSPORTATION & INFRASTRUCTURE PROJECTS**

**Union Square Infrastructure:**

Formerly Design for Prospect & Webster Avenue, the City is proposing to expand the scope of work for this project to include environmental assessment, financial feasibility, transportation, and other studies relating to the re-development of Union Square. CDBG funding of \$50,000 is available and being reprogrammed for this expanded scope of work in 2008-2009.

**Washington & Route 28 Design:**

In 2008-2009, the City will carry forward \$15,000 of prior year's budgeted CDBG funds for the purpose of conducting transportation design analysis for the Washington Street & Route 28

intersection. This project ultimately is intended to lead to additional funding for construction improvements by Mass Highway.

### **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 \$25,000 for Green Line planning efforts in CDBG eligible areas of the City in 2008-2009.

### **East Broadway Streetscape:**

The City has recently contracted with a design firm to move this project forward. The 2008-2009 Action Plan includes \$250,000 of new CDBG funding for this project, in addition to the existing CDBG funding of \$403,246 that the City expects to be carried forward. In 2008-2009, the City will continue to design and prepare for construction of comprehensive streetscape enhancements for an approximately ¼ mile long stretch of Broadway. Working with the East Somerville Main Streets organization, businesses and residents in East Somerville, the City will draft the scope of this project would include 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 amenities, bicycle lanes, and traffic calming measures. The City has leveraged a State Transit Oriented Development (TOD) grant for \$479,000 that will supplement 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 year-two of a pilot program 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 \$50,000 will be coupled with the new CDBG funding of \$50,000 in 2008-2009 for the 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:**

In 2008-2009 the City expects to complete design and initiate construction of a segment of the Community Path extension which runs from Cedar Street to Central Street. \$50,000 of CDBG funds will be allocated towards the Community Path Park construction and additional design work necessary to extend this path through East Somerville.

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

This park is currently under reconstruction at the site of the former Kemp Nuts factory and brownfields site on Walnut Street near Pearl Street, and when completed will be one of the largest open spaces (0.985 of an acre) in this part of the city which currently has limited available open space. Funding for this project includes \$180,000 in new 2008-2009 CDBG entitlement funds. These funds are being leveraged with a state grant of \$325,066 in order to complete this park project. Reconstruction of and improvements to Skilton Avenue, which runs along a significant portion of the park boundary is included in the scope of work for this project.

The criteria which formed the framework for the design of the park was developed by a panel of local constituents, educators, and outside planning professionals. As such it is being designed to serve as a vital link and gathering spot for members a diverse ethnic neighborhood, high school students, library users, artists in nearby work spaces, elderly residents of the Pearl Street Housing project, and potential future users of a possible extension of the community path and Green Line station.

Park features include: large lawn open space, grassy hilltop ridge, trees/urban forest, flowering gardens, pathways, play opportunities for children, and an off-leash dog area. Changes to the site also include: rebuilding a collapsing masonry wall near the Walnut Street Bridge and the rail corridor.

### **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 and the associated reconstruction of Skilton Avenue are progressing with the assistance of CDBG and State funding, the City is considering additional adjacent property to be joined with this park to create increased usable open space and enhanced access to this site. CDBG funding in the 2008-2009 Action Plan of \$115,000 has been allocated for this purpose.

### **Harris Park Design:**

CDBG funding of \$55,000 was allocated in 2007-2008 for the initial design work for the construction of Harris Park within the East Somerville NRSA. While efforts continue to resolve location issues for this park, these funds are being carried forward into 2008-2009 for this project.

**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 2008-2009.

**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. CDBG funds were set aside to re-mediate the property in conjunction with a \$200,000 grant from the U.S. Environmental Protection Agency. Due to the unknown conditions at this site, in program year 2007-2008 the City allocated \$40,000 of CDBG funds to assist with remediation of this site. In 2008-2009 the City expects to carry forward \$14,000 of the \$40,000 2007-2008 allocation, and is budgeting an additional CDBG amount of \$50,000 as a match for other State and federal funds for this project, as well as a contingency for environmental and other unforeseen conditions at this site.

**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 2008-2009 the City proposes to carry forward this funding and continue with the design process.

**0 New Washington Street:**

In 2007-2008 the City allocated \$15,000 of CDBG funds to initiate the design process for a new Offleash 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 will be allocating another \$135,000 of CDBG funding to continue design and construction efforts for this new 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 2008-2009, the City plans to allocate \$10,000 in new CDBG funds toward this program.

**HISTORIC PRESERVATION**

**Expansion of Local Historic Districts:**

In 2008-2009, 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 2008-2009 One-Year Action Plan includes \$19,416 of prior year's unspent CDBG funds the City expects to carry forward on this project.

### **Prospect Hill Park & Monument Technical Evaluation:**

In 1999 the City commissioned an analysis of the Prospect Hill Monument to assess its condition and to identify necessary repairs and cost estimates for those repairs. In 2008-2009 the City is allocating \$25,000 of CDBG funds to update this analysis to the present day and to potentially expand the scope of this analysis to the surrounding park as well.

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

The City is proposing to take the \$9,360 in CDBG funds for the Union Square Historic District project and add these funds to an equal amount of new 2008-2009 CDBG funding. At the same time, the City will revise the scope of work to include accessibility studies in Union Square and other areas of the City.

## **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 \$950,000 in prior year HOME funds carried-forward for the VNA project, \$500,000 in HOME funds carried forward for the Capen Court project, and \$235,741 in new HOME entitlement funds in 2008-2009, the City of Somerville will have available \$1,685,741 in total HOME funds in 2008-2009. Carry-forward CDBG funding of \$237,000 will make a total of \$1,922,741 in CDBG and HOME funds available for these projects in program year 2008-2009.

### **Housing Rehabilitation Projects:**

The Housing Rehabilitation Program offers 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. The City is proposing a 5 percent increase in this program for 2008-2009 to a total of \$656,138 in total CDBG and HOME funding.

### **Down Payment & Closing Cost Assistance Program:**

The City will continue its financial support of the down payment assistance program provides up to 15% of the purchase price of a qualified property for income eligible first-time home buyers. The Closing Costs Assistance program provides up to \$5,000 for closing costs for income eligible first time home buyers. This program will be funded with \$90,000 of HOME funds in 2008-2009.

**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 \$120,000 in HOME funds towards this program in 2008.

**HOME CHDO Operating:**

As an eligible component of the HOME program, CHDO operating funds of 5% are set-aside from our annual HOME Program entitlement grant to assist our Community Housing Development Organization, the Somerville Community Corporation with its costs to operate its non-profit housing development department. The City is allocating \$43,267 towards this.

**HOME CHDO Set Aside:**

Also a HUD requirement, Community Housing Development Organization (CHDO) new entitlement project funds of 15% are set-aside from our annual HOME Program entitlement grant to assist our Community Housing Development Organization - the Somerville Community Corporation (new entitlement funds of \$129,802). These funds can be used to acquire, demolish and create affordable housing units within the City of Somerville. Including carried-forward funds for the St. Polycarps project, the City has \$1,304,802 available for these projects in 2008-2009.

**PUBLIC SERVICE GRANTS**

**Public Services Grants:**

The City of Somerville is utilizing 15% of its annual CDBG allocation (which equates to \$426,567 in 2008) 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. This is the maximum amount of new CDBG funding allowed under federal regulations. In program year 2007 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 2008-2009.

**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 \$127,110 in ESG funds to select programs to fund for 2008-2009.

# City of Somerville 2008-2009 Action Plan Funding Summary

<b>Entitlement Grant</b>		
CDBG	\$2,843,782	
ESG	\$127,110	
HOME	\$865,345	
HOPWA	\$0	
<b>Total</b>		<b>\$3,836,237</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	\$1,232,542	
ESG	\$0	
HOME	\$2,721,138	
HOPWA	\$0	
<b>Total</b>		<b>\$3,953,680</b>
<b>Total Estimated Program Income</b>		
CDBG Econ Development Reimbursement	\$1,104,102	
CDBG Housing Rehab Revol Loan Fund	\$194,012	
CDBG Special Projects Revol Loan	\$0	
HOME Rehab Revol Loan Fund	\$100,000	
<b>Total</b>		<b>\$1,398,114</b>
<b>Section 108 Loan Guarantee Fund</b>		<b>\$0</b>
<b>TOTAL FUNDING SOURCES</b>		<b>\$9,188,031</b>
<b>Other Funds*</b>		<b>\$1,144,066</b>
<b>Submitted Proposed Projects Totals</b>		<b>\$10,332,097</b>
<b>TOTAL Entitlement &amp; Program Income</b>		<b>\$5,234,351</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  
PROGRAM YEAR 2008 (APRIL 1, 2008 - MARCH 31, 2009)  
PROPOSED PROJECTS  
CDBG, HOME, and EMERGENCY SHELTER GRANTS PROGRAMS

Activity Name	Address	Descrip	Reprogrammed CDBG Funds	Reprogrammed HOME Funds	PY07 CDBG Carryforward	PY07 HOME Carryforward	Total Carryforward & Reprogrammed	PY08 "New" CDBG Entitle	PY08 CDBG Program Income	PY08 HOME Program Income	Total CDBG	PY08 "New" HOME Entitle	Total HOME	Total ESG	Total Program	HUD Objective	HUD Outcome
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.					0	30,762	69,238		100,000		-		100,000	Create Economic Opportunities	Sustainability
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	30,000			30,000		-		30,000	Create Economic Opportunities	Sustainability
UNION SQUARE FARMERS' MARKET	UNION SQUARE NRSA SOMERVILLE, MA 02143	Grant to non-profit to organize and manage Union Square Farmers' Market.					0		12,000		12,000		-		12,000	Create Economic Opportunities	Sustainability
SECTION 108 LOANS PAYMENTS	93 HIGHLAND AVE SOMERVILLE, MA 02143	Interest and principal on the City's outstanding Section 108 Loan Balance.					0	621,839	27,270		649,109		-		649,109	Create Economic Opportunities	Sustainability
UNION SQUARE MAIN STREETS	UNION SQUARE NRSA	Support for Main Streets organization and initiatives in Union Square.					0	75,000			75,000		-		75,000	Create Economic Opportunities	Sustainability
EAST SOMERVILLE MAIN STREETS	EAST SOMERVILLE NRSA	Support for Main Streets organization and initiatives in East Somerville.					0	75,000			75,000		-		75,000	Create Economic Opportunities	Sustainability
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.					0		50,000		50,000		-		50,000	Create Economic Opportunities	Sustainability
KITLEY 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	Create Economic Opportunities	Sustainability
BOYNTON YARDS PRE-DEVELOPMENT	UNION SQUARE NRSA	Environmental reviews, Surveys, Appraisals, and other pre-development costs.			30,877		30,877				30,877		-		30,877	Create Economic Opportunities	Sustainability
INNER BELT PLANNING	EAST SOMERVILLE NRSA	Planning, feasibility, and other related planning funds for the redevelopment of the Inner Belt section of the city.							25,000		25,000		-		25,000	Create Economic Opportunities	Sustainability
WAYFINDING in UNION SQUARE	UNION SQUARE NRSA	Development and Implementation of directional signage and parking identification program in Union Square.			11,865		11,865				11,865		-		11,865	Create a Suitable Living Environment	Accessibility/Availability
WAYFINDING KIOSK in UNION SQUARE	UNION SQUARE NRSA SOMERVILLE, MA 02143	To design and install ADA-accessible wayfinding signage for Union Square.			30,000		30,000				30,000		-		30,000	Create a Suitable Living Environment	Accessibility/Availability
<b>Total Economic &amp; Community Development Project Costs</b>			-	-	198,765	-	198,765	832,601	183,508	0	1,214,874	-	-	-	1,214,874		
					17%		5%	29%	14%		23%				13%		
UNION SQUARE INFRASTRUCTURE	UNION SQUARE NRSA	Revised scope of work for former Webster & Prospect Streets Design to include Environmental Assessment, Financial Feasibility, Transportation, and Other Studies and Designs relating to the re-development of Union Square.	\$50,000				50,000				50,000		-		50,000	Create Economic Opportunities	Accessibility/Availability
WASHINGTON & ROUTE 28 DESIGN	Washington Street & McGrath Highway, Somerville, MA	Design of this area for Mass Highway improvements.			15,000		15,000				15,000		-		15,000	Create Economic Opportunities	Accessibility/Availability



CITY OF SOMERVILLE  
PROGRAM YEAR 2008 (APRIL 1, 2008 - MARCH 31, 2009)  
PROPOSED PROJECTS  
CDBG, HOME, and EMERGENCY SHELTER GRANTS PROGRAMS

Activity Name	Address	Descrip	Reprogrammed CDBG Funds	Reprogrammed HOME Funds	PY07 CDBG Carryforward	PY07 HOME Carryforward	Total Carryforward & Reprogrammed	PY08 "New" CDBG Entitle	PY08 CDBG Program Income	PY08 HOME Program Income	Total CDBG	PY08 "New" HOME Entitle	Total HOME	Total ESG	Total Program	HUD Objective	HUD Outcome
GREEN LINE EXTENSION PLANNING	UNION SQUARE NRSA AND EAST SOMERVILLE NRSA	Revised scope of work for former Webster & Prospect Streets Design to include Environmental Assessment, Financial Feasibility, Transportation, and Other Studies and Designs relating to the re-development of Union Square.							25,000		25,000				25,000	Create Economic Opportunities	Accessibility/Availability
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 \$403,246, \$250,000 in new CDBG funds and \$479,000 from a state T.O.D. grant.			403,246		403,246		250,000		653,246		-		653,246	Create Economic Opportunities	Accessibility/Availability
ADA STREETScape IMPROVEMENTS	CITY-WIDE	For ADA improvements to sidewalks, curb cuts, and pedestrian signals & signage throughout the city.			50,000		50,000		50,000		100,000		-		100,000	Create a Suitable Living Environment	Accessibility/Availability
<b>Total Transportation &amp; Infrastructure Project Costs</b>			<b>50,000</b>	<b>-</b>	<b>468,246</b>	<b>-</b>	<b>518,246</b>	<b>0</b>	<b>325,000</b>	<b>0</b>	<b>843,246</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>843,246</b>		
			84%		40%		13%		25%		16%				9%		
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.					0	75,000			75,000		-		75,000	Create a Suitable Living Environment	Sustainability
COMMUNITY PATH DESIGN & CONSTRUCTION	COMMUNITY PATH FROM EAST SOMERVILLE/CAMBRIDGE LINE TO CEDAR STREET	Design and construction of a segment (between Cedar to Central) of the Community Path through a new park.			95,795		95,795		50,000		145,795		-		145,795	Create a Suitable Living Environment	Sustainability
KEMP NUT PARK/SKILTON AVE. CONSTRUCTION	WALNUT STREET SOMERVILLE, MA 02143	Construction and design costs related to site improvements at existing park in CDBG eligible neighborhood. Includes improvements to Skilton Avenue.					0		180,000		180,000		-		180,000	Create a Suitable Living Environment	Sustainability
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.							115,000		115,000		-		115,000	Create a Suitable Living Environment	Sustainability
HARRIS PARK	EAST SOMERVILLE NRSA SOMERVILLE, MA 02145	Design of park in CDBG eligible area.			55,000		55,000				55,000		-		55,000	Create a Suitable Living Environment	Sustainability
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	Create a Suitable Living Environment	Sustainability
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.			14,000		14,000		50,000		64,000		-		64,000	Create a Suitable Living Environment	Sustainability
NORTH STREET PLAYGROUND	NORTH STREET	Design costs related to site improvements at existing park in CDBG eligible neighborhood.			15,000		15,000				15,000		-		15,000	Create a Suitable Living Environment	Sustainability
0 NEW WASHINGTON STREET	0 NEW WASHINGTON STREET	Design and Construction of Off Leash Recreation Area park in East Somerville NRSA.			15,000		15,000		135,000		150,000		-		150,000	Create a Suitable Living Environment	Sustainability

CITY OF SOMERVILLE  
PROGRAM YEAR 2008 (APRIL 1, 2008 - MARCH 31, 2009)  
PROPOSED PROJECTS  
CDBG, HOME, and EMERGENCY SHELTER GRANTS PROGRAMS

Activity Name	Address	Descrip	Reprogrammed CDBG Funds	Reprogrammed HOME Funds	PY07 CDBG Carryforward	PY07 HOME Carryforward	Total Carryforward & Reprogrammed	PY08 "New" CDBG Entitle	PY08 CDBG Program Income	PY08 HOME Program Income	Total CDBG	PY08 "New" HOME Entitle	Total HOME	Total ESG	Total Program	HUD Objective	HUD Outcome
GROUNDWORK SOMERVILLE	93 HIGHLAND AVE SOMERVILLE, MA 02143	Landscaping and planting improvements in schools and other eligible public areas.					0		10,000		10,000		-		10,000	Create a Suitable Living Environment	Sustainability
<b>Total Parks &amp; Open Space Project Costs</b>			<b>0</b>	<b>-</b>	<b>249,755</b>	<b>-</b>	<b>249,755</b>	<b>75,000</b>	<b>540,000</b>	<b>0</b>	<b>864,755</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>864,755</b>		
					21%		6%		42%		16%				9%		
CD PROJECT COSTS	93 HIGHLAND AVE SOMERVILLE, MA 02143	Projects costs associated with activities carried out by the Community Development Division, including staff salaries.					0	493,662			493,662		-		493,662	Create Economic Opportunities	Sustainability
<b>Total Economic &amp; Community Development Costs</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>493,662</b>	<b>0</b>	<b>0</b>	<b>493,662</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>493,662</b>		
								17%			9%				5%		
EXPANSION OF LOCAL HISTORIC DISTRICTS	CDBG ELIGIBLE AREAS OF THE CITY	Increase the number of properties surveyed and inventories for historic designation.			19,416		19,416				19,416		-		19,416	Create a Suitable Living Environment	Sustainability
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	Create a Suitable Living Environment	Sustainability
HISTORIC PRESERVATION ACCESS STUDIES	CDBG ELIGIBLE AREAS OF THE CITY	Revise scope of work for 2007 Union Square Historic District Funds to include Historic Preservation Accessibility Analysis of targeted properties in CDBG eligible areas of City.	\$9,360				9,360		9,360		18,720		-		18,720	Create a Suitable Living Environment	Sustainability
<b>Total Historic Preservation Project Costs</b>			<b>9,360</b>	<b>0</b>	<b>19,416</b>	<b>0</b>	<b>28,776</b>	<b>0</b>	<b>34,360</b>	<b>0</b>	<b>63,136</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>63,136</b>		
			15.8%		1.7%		0.7%		2.6%		1.2%				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 \$239,741, and carried forward HOME funds of \$950,000 (VNA project) and \$500,000 (SHA Capen project) from prior years.			237,000	\$1,450,000	1,687,000			0	237,000	239,741	1,685,741		1,922,741	Provide Decent Affordable Housing	Affordability
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.		56,138			56,138	105,988	194,012	100,000	300,000	200,000	356,138		656,138	Provide Decent Affordable Housing	Affordability
DOWNPAYMENT ASSISTANCE PROGRAM	50 EVERGREEN STREET SOMERVILLE, MA 02143	Downpayment and closing cost assistance of up to 15% to income eligible Somerville residents.				\$40,000	40,000					50,000	90,000		90,000	Provide Decent Affordable Housing	Affordability
HOUSING DIVISION PROJECT COSTS	50 EVERGREEN STREET SOMERVILLE, MA 02143	Costs associated with project oversight of the Housing Division CDBG program.					0	341,207			341,207		-		341,207	Provide Decent Affordable Housing	Affordability
HOME ADMIN	50 EVERGREEN STREET SOMERVILLE, MA 02143	Staff salaries and overhead costs associated with administering the HOME program.					0				-	86,535	86,535		86,535	Provide Decent Affordable Housing	Affordability
HOME TBRA	50 EVERGREEN STREET SOMERVILLE, MA 02143	Funds to provide subsidies for Tenant Based Rental Assistance to formerly homeless young people.					0				-	120,000	120,000		120,000	Provide Decent Affordable Housing	Affordability

CITY OF SOMERVILLE  
PROGRAM YEAR 2008 (APRIL 1, 2008 - MARCH 31, 2009)  
PROPOSED PROJECTS  
CDBG, HOME, and EMERGENCY SHELTER GRANTS PROGRAMS

Activity Name	Address	Descrip	Reprogrammed CDBG Funds	Reprogrammed HOME Funds	PY07 CDBG Carryforward	PY07 HOME Carryforward	Total Carryforward & Reprogrammed	PY08 "New" CDBG Entitle	PY08 CDBG Program Income	PY08 HOME Program Income	Total CDBG	PY08 "New" HOME Entitle	Total HOME	Total ESG	Total Program	HUD Objective	HUD Outcome
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				-	43,267	43,267		43,267	Provide Decent Affordable Housing	Affordability
HOME CHDO SET ASIDE	50 EVERGREEN STREET SOMERVILLE, MA 02143	Minimum 15% of the HOME entitlement set aside to fund projects of the City's designated CHDO. New HOME funds of \$134,304. Includes \$750,000 (St. Polycarps Phase I) and \$425,000 (St. Polycarps Phase II) of HOME funds carried forward from prior year grants.				1,175,000	1,175,000				-	129,802	1,304,802		1,304,802	Provide Decent Affordable Housing	Affordability
<b>Total Housing Project Costs</b>			<b>0</b>	<b>56,138</b>	<b>237,000</b>	<b>2,665,000</b>	<b>2,958,138</b>	<b>447,195</b>	<b>194,012</b>	<b>100,000</b>	<b>878,207</b>	<b>865,345</b>	<b>3,686,483</b>	<b>-</b>	<b>4,564,690</b>		
			100%	20%	100%	75%	16%	15%	100%	16%	100%	100%	0%	50%			
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	426,567			426,567		-		426,567	Create a Suitable Living Environment	Accessibility/Availability
ESG PROGRAM ADMINISTRATION	93 HIGHLAND AVE. SOMERVILLE, MA	A portion of the staff and administrative costs associated with administering ESG Grant.					0				-		5,030		5,030	Create a Suitable Living Environment	Accessibility/Availability
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				-		122,080		122,080	Create a Suitable Living Environment	Accessibility/Availability
<b>Total Public Service Related Grants</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>426,567</b>	<b>0</b>	<b>0</b>	<b>426,567</b>	<b>-</b>	<b>-</b>	<b>127,110</b>	<b>553,677</b>		
								15%			8%		100%	6%			
CDBG ADMIN	93 HIGHLAND AVE. SOMERVILLE, MA 02143	Staff salaries and overhead costs associated with administering the CDBG ESG and HOME programs.					0	568,756	21,234		589,990		-		589,990	Create Economic Opportunities	Sustainability
<b>Total CDBG Administration</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>568,756</b>	<b>21,234</b>	<b>0</b>	<b>589,990</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>589,990</b>		
											11%				11%		
<b>PROJECT TOTAL</b>			<b>59,360</b>	<b>56,138</b>	<b>1,173,182</b>	<b>2,665,000</b>	<b>3,953,680</b>	<b>2,843,782</b>	<b>1,298,114</b>	<b>100,000</b>	<b>5,374,438</b>	<b>865,345</b>	<b>3,686,483</b>	<b>127,110</b>	<b>9,188,031</b>		

Matching Federal Grant	Matching State Grant	Matching Private Funds	HUD Matrix Code	Regulation
		100,000	14E	570.202
			18C	570.203C
			19C	570.204a1
			19F	
			19C	570.204a1
			19C	570.204a1
	40,000		03E	570.201c
			04A	570.201d
			17D	570.203a
			21A	570.206
			03	570.201c
			03	570.201c
-	40,000	100,000		

			21A	570.206
			21A	570.206

Matching Federal Grant	Matching State Grant	Matching Private Funds	HUD Matrix Code	Regulation
			21A	570.206
	479,000		03K	570.201c
			10	570.201k
-	479,000	-		

			03N	570.201c
			03	570.201c
	325,066		03F	570.201c
			01	570.201a
			03F	570.201c
			03F	570.201c
200,000			03F	570.201c
			03F	570.201c
			03F	570.201c

Matching Federal Grant	Matching State Grant	Matching Private Funds	HUD Matrix Code	Regulation
			03F	570.201c
200,000	325,066	-		

			03	570.201c
-	-	-		

			16A	570.202d
			16B	570.202d
			21A	570.206
-	-	-		

			14A	570.202
			14A	570.202
			13	570.201n
			14H	570.202
			14H	92.207
			055	92.209

Matching Federal Grant	Matching State Grant	Matching Private Funds	HUD Matrix Code	Regulation
			21I	92.208
			19B	92.300
-	-	-		

			05	570.201e
			21A	Title IV
			03T	Title IV
-	-	-		

			21A	570.206
-	-	-		

**\$ 200,000 \$ 844,066 \$ 100,000**

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0031	Storefront Improvement Program	18C Micro-Enterprise Assistance	CDBG	\$ 30,762
			ESG	\$ 0
	Economic Development	570.201(o)	HOME	\$ 0
			HOPWA	\$ 0
	Expansion of economic opportunities for low- and moderate-income residents by providing 500 additional jobs and elimination of economic distress. Provide physical improvements and infrastructure development in commercial districts to attract new businesses to the City and provide for suitable living environments within Somerville's neighborhoods.	3 Businesses	TOTAL	\$ 30,762
			Other Funding	
			CDBG PROGRAM INCOME	\$ 69,238
			Total Other Funding	\$ 69,238
	Grant funds for the renovation of commercial retail facades. Provides 50% reimbursement of the construction cost of exterior renovations, up to a maximum reimbursement of \$40,000.			

Help the Homeless? No Start Date: 04/01/07  
 Help those with HIV or AIDS? No Completion Date: 03/31/08

Eligibility:  
 Subrecipient: Subrecipient Private 570.500(c)  
 Location(s): Community Wide



**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0026	Small Business and Microenterprise Loan Program	18C Micro-Enterprise Assistance	CDBG	\$ 30,000
			ESG	\$ 0
	Economic Development	570.201(o)	HOME	\$ 0
			HOPWA	\$ 0
	Expansion of economic opportunities for low- and moderate-income residents by providing 500 additional jobs and elimination of economic distress. Provide physical improvements and infrastructure development in commercial districts to attract new businesses to the City and provide for suitable living environments within Somerville's neighborhoods.	15 Businesses	TOTAL	\$ 30,000
			Total Other Funding	\$ 0
	Financial support to microenterprises and small businesses through the establishment of micro-enterprise loan program to eligible businesses City-wide.			

Help the Homeless? No  
 Help those with HIV or AIDS? No

Start Date: 04/01/08  
 Completion Date: 03/31/09

Eligibility:  
 Subrecipient: Local Government  
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0025	Farmers Market	19C CDBG Non-profit Organization Capacity Building	CDBG	\$ 0
	Other	570.201(p)	ESG	\$ 0
	NRSA Activity - During the consolidated plan period, the City will focus on making the Union Square and East Somerville NRSA's attractive, inviting and safe neighborhoods by undertaking the following: improve public transportation, open space, public areas and streetscapes; utilize housing programs to promote increased homeownership and condition of existing housing stock; increase neighborhood participation in community planning and events; and strengthen existing businesses, attract new businesses, create new jobs and grow existing businesses.	1 Organizations	HOME	\$ 0
			HOPWA	\$ 0
			TOTAL	\$ 0
			Other Funding	
			CDBG PROGRAM INCOME	\$ 12,000
		Total Other Funding	\$ 12,000	

Grant to nonprofit to operate and manage Union Sq. Farmers Market.

Help the Homeless? No Start Date: 04/01/08  
 Help those with HIV or AIDS? No Completion Date: 03/31/09

Eligibility:  
 Subrecipient: Subrecipient Private 570.500(c)  
 Location(s): Addresses

Union Sq. NRSA, Somerville, MA 02143

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0006	Section 108 Loan Repayments for Boynton Yards	19F Repayments of Section 108 Loan Principal	CDBG	\$ 621,839
	Economic Development	570.705(c)	ESG	\$ 0
	Expansion of economic opportunities for low- and moderate-income residents by providing 500 additional jobs and elimination of economic distress. Provide physical improvements and infrastructure development in commercial districts to attract new businesses to the City and provide for suitable living environments within Somerville's neighborhoods.	0 N/A	HOME	\$ 0
			HOPWA	\$ 0
			TOTAL	\$ 621,839
			Other Funding	
			CDBG PROGRAM INCOME	\$ 27,270
			Total Other Funding	\$ 27,270
	Interest and principal payments on the City's outstanding Section 108 Loan balance.			

Help the Homeless? No Start Date: 04/01/08  
 Help those with HIV or AIDS? No Completion Date: 03/31/09

Eligibility:  
 Subrecipient: Local Government  
 Location(s): Addresses

495 Columbia St, Somerville, MA 02143

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0032	Union Square Main Streets	17D Other Commercial/Industrial Improvements	CDBG	\$ 75,000
	Other		ESG	\$ 0
		570.203(a)	HOME	\$ 0
			HOPWA	\$ 0
	NRSA Activity - During the consolidated plan period, the City will focus on making the Union Square and East Somerville NRSA's attractive, inviting and safe neighborhoods by undertaking the following: improve public transportation, open space, public areas and streetscapes; utilize housing programs to promote increased homeownership and condition of existing housing stock; increase neighborhood participation in community planning and events; and strengthen existing businesses, attract new businesses, create new jobs and grow existing businesses.	500 Businesses	TOTAL	\$ 75,000
			Total Other Funding	\$ 0

Funds provided under grant agreement to assist CBDO in the Union Square NRSA district

Help the Homeless? No Start Date: 04/01/08  
 Help those with HIV or AIDS? No Completion Date: 03/31/09

Eligibility:  
 Subrecipient: Subrecipient Private 570.500(c)  
 Location(s): Addresses

Union Square NRSA, Somerville, MA 02145

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0029	East Somerville Main Streets	17D Other Commercial/Industrial Improvements	CDBG	\$ 75,000
			ESG	\$ 0
	Other	570.203(a)	HOME	\$ 0
			HOPWA	\$ 0
	NRSA Activity - During the consolidated plan period, the City will focus on making the Union Square and East Somerville NRSA's attractive, inviting and safe neighborhoods by undertaking the following: improve public transportation, open space, public areas and streetscapes; utilize housing programs to promote increased homeownership and condition of existing housing stock; increase neighborhood participation in community planning and events; and strengthen existing businesses, attract new businesses, create new jobs and grow existing businesses.	500 Businesses	TOTAL	\$ 75,000
			Total Other Funding	\$ 0

Funds provided under grant agreement to assist CBDO in the East Somerville NRSA district.

Help the Homeless? No Start Date: 04/01/08  
 Help those with HIV or AIDS? No Completion Date: 03/31/09

Eligibility:  
 Subrecipient: Subrecipient Private 570.500(c)  
 Location(s): Addresses

East Somerville-NRSA, Somerville, MA 02145

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0023	ArtsUnion	03 Public Facilities and Improvements (General)	CDBG	\$ 0
			ESG	\$ 0
	Other	570.201(c)	HOME	\$ 0
			HOPWA	\$ 0
	NRSA Activity - During the consolidated plan period, the City will focus on making the Union Square and East Somerville NRSA's attractive, inviting and safe neighborhoods by undertaking the following: improve public transportation, open space, public areas and streetscapes; utilize housing programs to promote increased homeownership and condition of existing housing stock; increase neighborhood participation in community planning and events; and strengthen existing businesses, attract new businesses, create new jobs and grow existing businesses.	500 Businesses	TOTAL	\$ 0
			Other Funding	
			CDBG PROGRAM INCOME	\$ 50,000
			Total Other Funding	\$ 50,000

For streetscape and artscape improvements in Union Square. Match to grant from the MA Cultural Council.

Help the Homeless? No Start Date: 04/01/08  
 Help those with HIV or AIDS? No Completion Date: 03/31/09

Eligibility:  
 Subrecipient: Local Government  
 Location(s): Addresses

Union Sq. NRSA, Somerville, MA 02143

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0022	Kiley Barrel Pre-Development	03 Public Facilities and Improvements (General)	CDBG	\$ 0
	Other	570.201(c)	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
	NRSA Activity - During the consolidated plan period, the City will focus on making the Union Square and East Somerville NRSA's attractive, inviting and safe neighborhoods by undertaking the following: improve public transportation, open space, public areas and streetscapes; utilize housing programs to promote increased homeownership and condition of existing housing stock; increase neighborhood participation in community planning and events; and strengthen existing businesses, attract new businesses, create new jobs and grow existing businesses.	8600 People (General)	Prior Funding	
			CDBG	\$ 126,023
			TOTAL	\$ 126,023
			Total Other Funding	\$ 0

Environmental remediation and construction of temporary parking lot on Kiley Barrel property as an expansion to the existing, adjacent municipal lot.

Help the Homeless? No Start Date: 04/01/08  
 Help those with HIV or AIDS? No Completion Date: 03/31/09

Eligibility:  
 Subrecipient: Local Government  
 Location(s): Addresses

U Sq. NRSA, Somerville, MA 02143

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0039	Boynton Yards Pre-Development	03 Public Facilities and Improvements (General)	CDBG	\$ 0
			ESG	\$ 0
0080	Economic Development	570.201(c)	HOME	\$ 0
	Expansion of economic opportunities for low- and moderate-income residents by providing 500 additional jobs and elimination of economic distress. Provide physical improvements and infrastructure development in commercial districts to attract new businesses to the City and provide for suitable living environments within Somerville's neighborhoods.	1 People (General)	HOPWA	\$ 0
			Prior Funding	
			CDBG	\$ 30,877
			TOTAL	\$ 30,877
	Pre-Development activities such as environmental assessment & remediation, financial and planning studies, etc...		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 04/01/08  
 Help those with HIV or AIDS? No Completion Date: 03/31/09

Eligibility:  
 Subrecipient: Local Government  
 Location(s): Addresses

Boynton Yards Union Square NRSA, Somerville, MA 02143



**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0040	Inner Belt Planning	17D Other Commercial/Industrial Improvements	CDBG	\$ 0
	Planning & Administration	570.203(a)	ESG	\$ 0
	Preserve the quality of life and characteristics of the city's neighborhoods by increasing the collaboration with City residents, developers and city departments on zoning issues, street scape density and open space over the five year period. Administratively, the City, through OSPCD, will increase community awareness of the programs it administers by enhancing outreach efforts, by utilizing advanced communications technology to neighborhood groups, advisory boards, non-profit organizations, city departments and officials during the next five years. The city anticipates serving 25,000 low/moderate income persons.	10 Businesses	HOME	\$ 0
			HOPWA	\$ 0
			TOTAL	\$ 0
			Other Funding	
			CDBG PROGRAM INCOME	\$ 25,000
			Total Other Funding	\$ 25,000
	Environmental Assessment, Financial Feasibility, Transportation, Surveys, Appraisals, and other costs relating to the re-development of the Inner Belt			

Help the Homeless? No Start Date: 04/01/08  
 Help those with HIV or AIDS? No Completion Date: 03/31/09

Eligibility:  
 Subrecipient: Local Government  
 Location(s): Addresses

East Somerville NRSA, Somerville, MA 02143

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0041	Union Square Wayfinding Program	03 Public Facilities and Improvements (General)	CDBG	\$ 0
			ESG	\$ 0
0054	Other	570.201(c)	HOME	\$ 0
			HOPWA	\$ 0
	NRSA Activity - During the consolidated plan period, the City will focus on making the Union Square and East Somerville NRSA's attractive, inviting and safe neighborhoods by undertaking the following: improve public transportation, open space, public areas and streetscapes; utilize housing programs to promote increased homeownership and condition of existing housing stock; increase neighborhood participation in community planning and events; and strengthen existing businesses, attract new businesses, create new jobs and grow existing businesses.	1 Public Facilities	Prior Funding	
			CDBG	\$ 11,865
			TOTAL	\$ 11,865
			Total Other Funding	\$ 0

Develop and implement directional signage and a parking identification program in Union Square

Help the Homeless? No Start Date: 04/01/08  
 Help those with HIV or AIDS? No Completion Date: 03/31/09

Eligibility:  
 Subrecipient: Local Government  
 Location(s): CT & BG's

CT: 351200 BG: 2 County: 25017  
 CT: 351200 BG: 3 County: 25017

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0015	Union Square Universal Wayfinding Kiosk	03 Public Facilities and Improvements (General)	CDBG	\$ 0
			ESG	\$ 0
	Other		HOME	\$ 0
		570.201(c)	HOPWA	\$ 0
	NRSA Activity - During the consolidated plan period, the City will focus on making the Union Square and East Somerville NRSAs attractive, inviting and safe neighborhoods by undertaking the following: improve public transportation, open space, public areas and streetscapes; utilize housing programs to promote increased homeownership and condition of existing housing stock; increase neighborhood participation in community planning and events; and strengthen existing businesses, attract new businesses, create new jobs and grow existing businesses.	1 Public Facilities	Prior Funding	
		CDBG	\$ 30,000	
		TOTAL	\$ 30,000	
		Total Other Funding	\$ 0	

Design and install ADA-accessible wayfinding signage for Union Square.

Help the Homeless? No Start Date: 04/01/06  
 Help those with HIV or AIDS? No Completion Date: 03/31/09

Eligibility:  
 Subrecipient: Local Government  
 Location(s): CT & BG's

CT: 351200 BG: 2 County: 25017  
 CT: 351200 BG: 3 County: 25017

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0042	Union Square Infrastructure	03 Public Facilities and Improvements (General)	CDBG	\$ 0
			ESG	\$ 0
0081	Infrastructure	570.201(c)	HOME	\$ 0
	<p>In an effort to increase jobs and the vitality of the community, the City will be concentrating physical improvements and infrastructure improvements in the East Somerville NRSA, the Union Square NRSA including Assembly Square, Inner Belt Park, Boynton Yards, and within the major transportation corridors of McGrath Highway, Somerville Ave., Beacon St. and Broadway. These improvements will be in the form of improved public transportation, and roadways designed to accommodate a variety of transportation modes, pedestrian amendments and ADA improvements to sidewalks and street crossings.</p>	1 Public Facilities	Prior Funding	
			CDBG	\$ 50,000
			TOTAL	\$ 50,000
			Total Other Funding	\$ 0

Environmental assessment, financial feasibility, transportation, surveys, appraisals, and other related costs for the re-development of Union Square

Help the Homeless? No Start Date: 04/01/08  
 Help those with HIV or AIDS? No Completion Date: 03/31/09

Eligibility: 570.208(a)(1) - Low / Mod Area  
 Subrecipient: Local Government  
 Location(s): Addresses

union Square NRSA, Somerville, MA 02143

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0013	Washington St. at Route 28 Design	03K Street Improvements	CDBG	\$ 0
			ESG	\$ 0
	Other	570.201(c)	HOME	\$ 0
			HOPWA	\$ 0
	NRSA Activity - During the consolidated plan period, the City will focus on making the Union Square and East Somerville NRSA's attractive, inviting and safe neighborhoods by undertaking the following: improve public transportation, open space, public areas and streetscapes; utilize housing programs to promote increased homeownership and condition of existing housing stock; increase neighborhood participation in community planning and events; and strengthen existing businesses, attract new businesses, create new jobs and grow existing businesses.	3500 People (General)	Prior Funding	
			CDBG	\$ 15,000
			TOTAL	\$ 15,000
			Total Other Funding	\$ 0

Completion of Washington St. and Route 28 reconstruction design. Construction to be completed and funded by MA Highway.

Help the Homeless? No Start Date: 05/01/04  
 Help those with HIV or AIDS? No Completion Date: 09/01/09

Eligibility:  
 Subrecipient: Local Government  
 Location(s): Addresses

E. Somerville NRSA, Somerville, MA 02145

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0018	Green Line Planning	03 Public Facilities and Improvements (General)	CDBG	\$ 0
	Infrastructure	570.201(c)	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
	In an effort to increase jobs and the vitality of the community, the City will be concentrating physical improvements and infrastructure improvements in the East Somerville NRSA, the Union Square NRSA including Assembly Square, Inner Belt Park, Boynton Yards, and within the major transportation corridors of McGrath Highway, Somerville Ave., Beacon St. and Broadway. These improvements will be in the form of improved public transportation, and roadways designed to accommodate a variety of transportation modes, pedestrian amendments and ADA improvements to sidewalks and street crossings.	1 Public Facilities	TOTAL	\$ 0
			Other Funding	
			CDBG PROGRAM INCOME	\$ 25,000
			Total Other Funding	\$ 25,000

Design of green line extension to Union Sq. for submission to MBTA.

Help the Homeless? No Start Date: 04/01/08  
 Help those with HIV or AIDS? No Completion Date: 03/31/09

Eligibility:  
 Subrecipient: Local Government  
 Location(s): Addresses

Union Sq. NRSA

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0016	Lower Broadway Improvements	03K Street Improvements	CDBG	\$ 0
			ESG	\$ 0
	Other	570.201(c)	HOME	\$ 0
			HOPWA	\$ 0
	NRSA Activity - During the consolidated plan period, the City will focus on making the Union Square and East Somerville NRSA's attractive, inviting and safe neighborhoods by undertaking the following: improve public transportation, open space, public areas and streetscapes; utilize housing programs to promote increased homeownership and condition of existing housing stock; increase neighborhood participation in community planning and events; and strengthen existing businesses, attract new businesses, create new jobs and grow existing businesses.  Streetscape improvements, including curb extensions, crosswalks, street furniture, trees, sidewalks and signalization improvements. Also, City recently was awarded \$479,000 in a State TOD grant.	5 Housing Units	Prior Funding	
			CDBG	\$ 403,246
			TOTAL	\$ 403,246
			Other Funding	
			CDBG PROGRAM INCOME	\$ 250,000
			Total Other Funding	\$ 250,000

Help the Homeless? No Start Date: 04/01/03  
 Help those with HIV or AIDS? No Completion Date: 03/31/09

Eligibility:  
 Subrecipient: Local Government  
 Location(s): Addresses

East Somerville NRSA, Somerville, MA 02145

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0033	ADA Streetscape Improvements	03L Sidewalks	CDBG	\$ 0
			ESG	\$ 0
	Infrastructure	570.201(c)	HOME	\$ 0
			HOPWA	\$ 0
	In an effort to increase jobs and the vitality of the community, the City will be concentrating physical improvements and infrastructure improvements in the East Somerville NRSA, the Union Square NRSA including Assembly Square, Inner Belt Park, Boynton Yards, and within the major transportation corridors of McGrath Highway, Somerville Ave., Beacon St. and Broadway. These improvements will be in the form of improved public transportation, and roadways designed to accommodate a variety of transportation modes, pedestrian amendments and ADA improvements to sidewalks and street crossings.	500 Persons with Special Needs	Prior Funding	
			CDBG	\$ 50,000
			TOTAL	\$ 50,000
			Other Funding	
			CDBG PROGRAM INCOME	\$ 50,000
			Total Other Funding	\$ 50,000
	ADA improvements to sidewalks, curbcuts, signals & signage, and other pedestrian related accessibility infrastructure.			

Help the Homeless? No Start Date: 04/01/08  
 Help those with HIV or AIDS? No Completion Date: 03/31/09

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
 Subrecipient: Local Government  
 Location(s): Community Wide



**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0014	Street Tree Planting Program	03N Tree Planting	CDBG	\$ 75,000
			ESG	\$ 0
	Public Facilities	570.201(c)	HOME	\$ 0
			HOPWA	\$ 0
	The City intends to increase open space and neighborhood facilities; create and renovate parks and playgrounds; plant trees in eligible neighborhoods; review historic properties for capital improvements; and make ADA improvements to streets, playgrounds and other public facilities.	100 Public Facilities	TOTAL	\$ 75,000
		Total Other Funding	\$ 0	

Funding will provide for the planting of approximately 100 trees in CDBG eligible areas, city wide.

Help the Homeless? No Start Date: 04/01/08  
 Help those with HIV or AIDS? No Completion Date: 04/30/10

Eligibility:  
 Subrecipient: Local Government  
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0020	Somerville Community Path	03 Public Facilities and Improvements (General)	CDBG	\$ 0
			ESG	\$ 0
	Public Facilities	570.201(c)	HOME	\$ 0
			HOPWA	\$ 0
	The City intends to increase open space and neighborhood facilities; create and renovate parks and playgrounds; plant trees in eligible neighborhoods; review historic properties for capital improvements; and make ADA improvements to streets, playgrounds and other public facilities.	1 Public Facilities	Prior Funding	
			CDBG	\$ 95,755
Design the bicycle/pedestrian/linear park facility identified in the Somerville Community Path Feasibility Study conducted in the year 2000.		TOTAL	\$ 95,755	
		Other Funding		
		CDBG PROGRAM INCOME	\$ 50,000	
		Total Other Funding	\$ 50,000	

Help the Homeless?

No

Start Date: 06/01/03

Help those with HIV or AIDS?

No

Completion Date: 01/01/09

Eligibility:

Subrecipient:

Local Government

Location(s):

CT & BG's

CT: 350200 BG: 6 County: 25017

CT: 350200 BG: 7 County: 25017

CT: 351300 BG: 2 County: 25017

CT: 351300 BG: 3 County: 25017

CT: 351500 BG: 1 County: 25017

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0027	Kemp Nut Park - Design / Construction	03F Parks, Recreational Facilities	CDBG	\$ 0
			ESG	\$ 0
	Public Facilities	570.201(c)	HOME	\$ 0
			HOPWA	\$ 0
	The City intends to increase open space and neighborhood facilities; create and renovate parks and playgrounds; plant trees in eligible neighborhoods; review historic properties for capital improvements; and make ADA improvements to streets, playgrounds and other public facilities.	1 Public Facilities	TOTAL	\$ 0
			Other Funding	
			CDBG PROGRAM INCOME	\$ 180,000
			Total Other Funding	\$ 180,000
	Park construction at former "Kemp Nut" site.			

Help the Homeless? No Start Date: 04/01/07  
 Help those with HIV or AIDS? No Completion Date: 03/31/09

Eligibility:  
 Subrecipient: Local Government  
 Location(s): CT & BG's

CT: 351400 BG: 7 County: 25017

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0043	Kemp Nut Parcel Acquisition	01 Acquisition of Real Property	CDBG	\$ 0
			ESG	\$ 0
	Public Facilities	570.201(a)	HOME	\$ 0
			HOPWA	\$ 0
	The City intends to increase open space and neighborhood facilities; create and renovate parks and playgrounds; plant trees in eligible neighborhoods; review historic properties for capital improvements; and make ADA improvements to streets, playgrounds and other public facilities.	2 Public Facilities	TOTAL	\$ 0
			Other Funding	
			CDBG PROGRAM INCOME	\$ 115,000
			Total Other Funding	\$ 115,000
	Acquisition of parcels of land adjacent to Kemp Nut/ Ed Leathers Park to expand this park.			

Help the Homeless? No Start Date: 04/01/08  
 Help those with HIV or AIDS? No Completion Date: 03/31/09

Eligibility:  
 Subrecipient: Local Government  
 Location(s): CT & BG's

CT: 351400 BG: 7 County: 25017

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0045	Prospect Hill Park & Monument Technical Evaluation  Public Facilities  The City intends to increase open space and neighborhood facilities; create and renovate parks and playgrounds; plant trees in eligible neighborhoods; review historic properties for capital improvements; and make ADA improvements to streets, playgrounds and other public facilities.  Funds for the technical evaluation, including architectural, engineering, historical, and financial feasibility of repairing and improving the Prospect Hill Monument and the surrounding park	16B Non-Residential Historic Preservation	CDBG	\$ 0
			ESG	\$ 0
		570.202(d)	HOME	\$ 0
			HOPWA	\$ 0
		0 N/A	TOTAL	\$ 0
			Other Funding	
			CDBG PROGRAM INCOME	\$ 25,000
	Total Other Funding	\$ 25,000		

Help the Homeless? No Start Date: 04/01/08  
 Help those with HIV or AIDS? No Completion Date: 03/31/09

Eligibility:  
 Subrecipient: Local Government  
 Location(s): Addresses

Munroe Street, Somerville, MA 02143

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0044	Historic Preservation Access Studies	16B Non-Residential Historic Preservation	CDBG	\$ 0
			ESG	\$ 0
0101	Public Facilities	570.202(d)	HOME	\$ 0
			HOPWA	\$ 0
	The City intends to increase open space and neighborhood facilities; create and renovate parks and playgrounds; plant trees in eligible neighborhoods; review historic properties for capital improvements; and make ADA improvements to streets, playgrounds and other public facilities.	1000 People (General)	Prior Funding	
			CDBG	\$ 9,360
			TOTAL	\$ 9,360
	Revised scope of work for the Union Square Historic District Funds to include Historic Preservation Accessibility Analysis of targeted properties in CDBG eligible areas of the City.		Other Funding	
			CDBG PROGRAM INCOME	\$ 9,360
			Total Other Funding	\$ 9,360

Help the Homeless? No  
 Help those with HIV or AIDS? No

Start Date: 04/01/08  
 Completion Date: 03/31/09

Eligibility:  
 Subrecipient: Local Government  
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources		
0019	Housing Special Projects	14A Rehab; Single-Unit Residential	CDBG	\$ 0	
			ESG	\$ 0	
	Housing	570.202	HOME	\$ 235,741	
			HOPWA	\$ 0	
	The primary objective of the City of Somerville's affordable housing programs is to create and preserve affordable housing for low and moderate-income individuals and families. The City seeks to maximize the number of units created with funds available; leverage additional non-city funding; restrict affordability for the longest term possible; avoid concentrations of poverty or minorities in certain census tracts; revitalize neighborhoods and provide access to all residents of the City through 350 units or rehabilitation, 200 new housing units in addition to 50 residents receiving down payment assistance.	15 Housing Units	Prior Funding		
			CDBG	\$ 237,000	
				HOME	\$ 1,450,000
				TOTAL	\$ 1,922,741
				Total Other Funding	\$ 0

These funds will go toward the creation of LMI housing units at various sites throughout the City.

Help the Homeless? No Start Date: 04/01/08  
 Help those with HIV or AIDS? No Completion Date: 03/31/09

Eligibility:  
 Subrecipient: Subrecipient Private 570.500(c)  
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0007	Housing Rehabilitation Program	14A Rehab; Single-Unit Residential	CDBG	\$ 105,988
			ESG	\$ 0
	Housing	570.202	HOME	\$ 200,000
			HOPWA	\$ 0
		29 Housing Units	Prior Funding	
			CDBG REPROGRAMED	\$ 56,138
			TOTAL	\$ 362,126
			Other Funding	
			CDBG PROGRAM INCOME	\$ 194,012
			HOME PROGRAM INCOME	\$ 100,000
		Total Other Funding	\$ 294,012	
	The primary objective of the City of Somerville's affordable housing programs is to create and preserve affordable housing for low and moderate-income individuals and families. The City seeks to maximize the number of units created with funds available; leverage additional non-city funding; restrict affordability for the longest term possible; avoid concentrations of poverty or minorities in certain census tracts; revitalize neighborhoods and provide access to all residents of the City through 350 units or rehabilitation, 200 new housing units in addition to 50 residents receiving down payment assistance.			
	Funds to rehabilitate rental units occupied by and or affordable to tenants who are income eligible under HOME and/or CDBG regulations.			

Help the Homeless? No Start Date: 04/01/08  
 Help those with HIV or AIDS? No Completion Date: 03/31/09

Eligibility:  
 Subrecipient: Local Government  
 Location(s): Community Wide



**U.S. Department of Housing & Urban Development  
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Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0021	Down Payment & Closing Cost Assistance  Housing  The primary objective of the City of Somerville's affordable housing programs is to create and preserve affordable housing for low and moderate-income individuals and families. The City seeks to maximize the number of units created with funds available; leverage additional non-city funding; restrict affordability for the longest term possible; avoid concentrations of poverty or minorities in certain census tracts; revitalize neighborhoods and provide access to all residents of the City through 350 units or rehabilitation, 200 new housing units in addition to 50 residents receiving down payment assistance.  Down payment and closing cost assistance of up to 15% of the acquisition cost of eligible properties through the City's Inclusionary Housing Program or on the open market to income eligible Somerville residents creating home ownership opportunities for people at or below 80% AMI.	13 Direct Homeownership Assistance	CDBG	\$ 0
			ESG	\$ 0
		570.201(n)	HOME	\$ 50,000
			HOPWA	\$ 0
		5 Housing Units	Prior Funding	
			HOME	\$ 40,000
			TOTAL	\$ 90,000
	Total Other Funding	\$ 0		

Help the Homeless? No Start Date: 04/01/08  
 Help those with HIV or AIDS? No Completion Date: 03/31/09

Eligibility:  
 Subrecipient: Local Government  
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0004	Housing Division Project Costs	14H Rehabilitation Administration	CDBG	\$ 341,207
			ESG	\$ 0
	Housing	570.202	HOME	\$ 0
			HOPWA	\$ 0
	The primary objective of the City of Somerville's affordable housing programs is to create and preserve affordable housing for low and moderate-income individuals and families. The City seeks to maximize the number of units created with funds available; leverage additional non-city funding; restrict affordability for the longest term possible; avoid concentrations of poverty or minorities in certain census tracts; revitalize neighborhoods and provide access to all residents of the City through 350 units or rehabilitation, 200 new housing units in addition to 50 residents receiving down payment assistance.	29 Housing Units	TOTAL	\$ 341,207
			Total Other Funding	\$ 0

Salaries, fringe benefits and overhead costs associated with administering Housing Division CDBG programs.

Help the Homeless? No Start Date: 04/01/08  
 Help those with HIV or AIDS? No Completion Date: 03/31/09

Eligibility:  
 Subrecipient: Local Government  
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0012	Home Program Administration	14H Rehabilitation Administration	CDBG	\$ 0
			ESG	\$ 0
	Planning & Administration	570.202	HOME	\$ 86,535
			HOPWA	\$ 0
	Preserve the quality of life and characteristics of the city's neighborhoods by increasing the collaboration with City residents, developers and city departments on zoning issues, street scape density and open space over the five year period. Administratively, the City, through OSPCD, will increase community awareness of the programs it administers by enhancing outreach efforts, by utilizing advanced communications technology to neighborhood groups, advisory boards, non-profit organizations, city departments and officials during the next five years. The city anticipates serving 25,000 low/moderate income persons.	24 Housing Units	TOTAL	\$ 86,535
			Total Other Funding	\$ 0
	Salaries, fringe benefits and overhead costs associated with administering Housing Division HOME Program activities.			

Help the Homeless? No Start Date: 04/01/08  
 Help those with HIV or AIDS? No Completion Date: 03/31/09

Eligibility:  
 Subrecipient: Local Government  
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development  
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Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0008	Tenant Based Rental Assistance	05S Rental Housing Subsidies (tenant-based rental assistance)	CDBG	\$ 0
	Housing		ESG	\$ 0
		570.204	HOME	\$ 120,000
			HOPWA	\$ 0
	The primary objective of the City of Somerville's affordable housing programs is to create and preserve affordable housing for low and moderate-income individuals and families. The City seeks to maximize the number of units created with funds available; leverage additional non-city funding; restrict affordability for the longest term possible; avoid concentrations of poverty or minorities in certain census tracts; revitalize neighborhoods and provide access to all residents of the City through 350 units or rehabilitation, 200 new housing units in addition to 50 residents receiving down payment assistance.	45 Youth	TOTAL	\$ 120,000
			Total Other Funding	\$ 0

These funds will be used to provide rental subsidies to formerly homeless young people (aged 18-24) in conjunction with Wayside, Inc. and the Pass Program. Also, funds will be used to provide rental subsidies to individuals at risk of eviction or homelessness.

Help the Homeless? Yes Start Date: 04/01/08  
 Help those with HIV or AIDS? No Completion Date: 03/31/09

Eligibility:  
 Subrecipient: Subrecipient Private 570.500(c)  
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0010	CHDO Operating Support	21I HOME CHDO Operating Expenses (subject to 5% cap)	CDBG	\$ 0
	Housing		ESG	\$ 0
			HOME	\$ 43,267
			HOPWA	\$ 0
	The primary objective of the City of Somerville's affordable housing programs is to create and preserve affordable housing for low and moderate-income individuals and families. The City seeks to maximize the number of units created with funds available; leverage additional non-city funding; restrict affordability for the longest term possible; avoid concentrations of poverty or minorities in certain census tracts; revitalize neighborhoods and provide access to all residents of the City through 350 units or rehabilitation, 200 new housing units in addition to 50 residents receiving down payment assistance.	9 Housing Units	TOTAL	\$ 43,267
			Total Other Funding	\$ 0
	5% of the Home Entitlement set aside for the City's designated CHDO's operating costs.			

Help the Homeless? No Start Date: 04/01/08  
 Help those with HIV or AIDS? No Completion Date: 03/31/09

Eligibility:  
 Subrecipient: CHDO - 92.2  
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0009	CHDO Project Funds  Housing  The primary objective of the City of Somerville's affordable housing programs is to create and preserve affordable housing for low and moderate-income individuals and families. The City seeks to maximize the number of units created with funds available; leverage additional non-city funding; restrict affordability for the longest term possible; avoid concentrations of poverty or minorities in certain census tracts; revitalize neighborhoods and provide access to all residents of the City through 350 units or rehabilitation, 200 new housing units in addition to 50 residents receiving down payment assistance.	14A Rehab; Single-Unit Residential	CDBG	\$ 0
			ESG	\$ 0
			HOME	\$ 129,802
			HOPWA	\$ 0
			Prior Funding	
			CDBG	\$ 1,175,000
TOTAL	\$ 1,304,802			
		Total Other Funding	\$ 0	

15% CHDO funds in projects of the City's designated CHDO to complete HOME eligible projects.

Help the Homeless? No Start Date: 04/01/08  
 Help those with HIV or AIDS? No Completion Date: 03/31/09

Eligibility:  
 Subrecipient: CHDO - 92.2  
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0003	Public Services	05 Public Services (General)	CDBG	\$ 426,567
			ESG	\$ 0
	Public Services	570.201(e)	HOME	\$ 0
			HOPWA	\$ 0
	The City will continue its financial obligation to the non-profit organizations serving the low and moderate income residents by providing 15% of its annual CDBG grant for public services. Also, increase outreach and collaborative efforts of the organizations by incorporating these efforts into their contracts. The City anticipates funding approximately 30-35 agencies annually.	9000 People (General)	TOTAL	\$ 426,567
			Total Other Funding	\$ 0
	Funds are available for competitive bid by agencies providing human and social services to low income residents			

Help the Homeless? No Start Date: 04/01/08  
 Help those with HIV or AIDS? No Completion Date: 03/31/09

Eligibility:  
 Subrecipient: Subrecipient Private 570.500(c)  
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0024	Emergency Shelter Grant Program Administration	21A General Program Administration	CDBG	\$ 0
			ESG	\$ 5,030
	Planning & Administration	570.206	HOME	\$ 0
			HOPWA	\$ 0
	Preserve the quality of life and characteristics of the city's neighborhoods by increasing the collaboration with City residents, developers and city departments on zoning issues, street scape density and open space over the five year period. Administratively, the City, through OSPCD, will increase community awareness of the programs it administers by enhancing outreach efforts, by utilizing advanced communications technology to neighborhood groups, advisory boards, non-profit organizations, city departments and officials during the next five years. The city anticipates serving 25,000 low/moderate income persons.	700 People (General)	TOTAL	\$ 5,030
			Total Other Funding	\$ 0
	Portion of staff salary and overhead cost associated with administering funds to individual and family shelters.			

Help the Homeless? Yes Start Date: 04/01/08  
 Help those with HIV or AIDS? Yes Completion Date: 03/31/09

Eligibility:  
 Subrecipient: Subrecipient Public 570.500(c)  
 Location(s): Community Wide



**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0038	Emergency Shelter Grant Program	03T Operating Costs of Homeless/AIDS Patients Programs	CDBG	\$ 0
			ESG	\$ 122,080
0071	Homeless & HIV/AIDS	570.201(e)	HOME	\$ 0
			HOPWA	\$ 0
	The City of Somerville will work with its Homeless Shelter and Service providers in partnership during the coming 5 years to continue to fill identified gaps in the City's Continuum of Care and to meet the more specific objectives identified in the 5 Year Strategic Plan for the Housing and Homelessness section of this Consolidated Plan. Projects will provide case management for sheltered guests, as well as, support services for persons on the street, voice mail capability for housing and/or employment, eviction prevention assistance and the hiring of a consultant for financial stability & coordination of services. The City anticipates serving 700 homeless individuals and families during the 5 year consolidated plan.	700 Persons who are Homeless	TOTAL	\$ 122,080
			Total Other Funding	\$ 0
	Funds for emergency shelter, crisis intervention and homeless prevention grants to area shelters			

Help the Homeless? Yes Start Date: 04/01/08  
 Help those with HIV or AIDS? Yes Completion Date: 03/31/09

Eligibility:  
 Subrecipient: Subrecipient Private 570.500(c)  
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0001	Program Administration	21A General Program Administration	CDBG	\$ 568,756
			ESG	\$ 0
	Planning & Administration	570.206	HOME	\$ 0
			HOPWA	\$ 0
	Preserve the quality of life and characteristics of the city's neighborhoods by increasing the collaboration with City residents, developers and city departments on zoning issues, street scape density and open space over the five year period. Administratively, the City through OSPCD, will increase community awareness of the programs it administers by enhancing outreach efforts, by utilizing advanced communications technology to neighborhood groups, advisory boards, non-profit organizations, city departments and officials during the next five years. The city anticipates serving 25,000 low/moderate income persons.	25000 People (General)	TOTAL	\$ 568,756
			Other Funding	
			CDBG PROGRAM INCOME	\$ 21,234
			Total Other Funding	\$ 21,234

Staff salaries and overhead costs associated with administering the CDBG, ESG and HOME programs.

Help the Homeless? No Start Date: 04/01/08  
 Help those with HIV or AIDS? No Completion Date: 03/31/09

Eligibility:  
 Subrecipient: Local Government  
 Location(s): N/A

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0028	Harris Park - Design Services	03F Parks, Recreational Facilities	CDBG	\$ 0
			ESG	\$ 0
	Other	570.201(c)	HOME	\$ 0
			HOPWA	\$ 0
	<p>NRSA Activity - During the consolidated plan period, the City will focus on making the Union Square and East Somerville NRSA's attractive, inviting and safe neighborhoods by undertaking the following: improve public transportation, open space, public areas and streetscapes; utilize housing programs to promote increased homeownership and condition of existing housing stock; increase neighborhood participation in community planning and events; and strengthen existing businesses, attract new businesses, create new jobs and grow existing businesses.</p>	1 Public Facilities	Prior Funding	
			CDBG	\$ 55,000
			TOTAL	\$ 55,000
			Total Other Funding	\$ 0

Design/Construction of one park in East Somerville NRSA.

Help the Homeless? No Start Date: 04/01/07  
 Help those with HIV or AIDS? No Completion Date: 03/31/09

Eligibility:  
 Subrecipient: Local Government  
 Location(s): Addresses

East Somerville-NRSA, Somerville, MA 02145

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0034	111 South Street Park	03F Parks, Recreational Facilities	CDBG	\$ 0
			ESG	\$ 0
	Public Facilities	570.201(c)	HOME	\$ 0
			HOPWA	\$ 0
	The City intends to increase open space and neighborhood facilities; create and renovate parks and playgrounds; plant trees in eligible neighborhoods; review historic properties for capital improvements; and make ADA improvements to streets, playgrounds and other public facilities.	1 Public Facilities	Prior Funding CDBG	\$ 55,000
		TOTAL	\$ 55,000	
	Design and construction of an Off Leash Recreational Area park		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 04/01/08  
 Help those with HIV or AIDS? No Completion Date: 03/31/09

Eligibility: 570.208(a)(1) - Low / Mod Area  
 Subrecipient: Local Government  
 Location(s): Addresses

111 South Street, Somerville, MA 02143

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0037	Cambridge Health Alliance Remediation	03F Parks, Recreational Facilities	CDBG	\$ 0
			ESG	\$ 0
	Public Facilities	570.201(c)	HOME	\$ 0
			HOPWA	\$ 0
	The City intends to increase open space and neighborhood facilities; create and renovate parks and playgrounds; plant trees in eligible neighborhoods; review historic properties for capital improvements; and make ADA improvements to streets, playgrounds and other public facilities.	1 Public Facilities	Prior Funding	
			CDBG	\$ 14,000
			TOTAL	\$ 14,000
Remediation of the former Cambridge Health Alliance site. These funds would be matched against a \$200K grant application to EPA.		Other Funding		
		CDBG PROGRAM INCOME	\$ 50,000	
		Total Other Funding	\$ 50,000	

Help the Homeless?

No

Start Date: 04/01/07

Help those with HIV or AIDS?

No

Completion Date: 03/31/09

Eligibility:

Subrecipient:

Local Government

Location(s):

Addresses

112 Central Street, Somerville, MA 02143

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0035	North Street Playground	03F Parks, Recreational Facilities	CDBG	\$ 0
			ESG	\$ 0
	Public Facilities	570.201(c)	HOME	\$ 0
			HOPWA	\$ 0
	The City intends to increase open space and neighborhood facilities; create and renovate parks and playgrounds; plant trees in eligible neighborhoods; review historic properties for capital improvements; and make ADA improvements to streets, playgrounds and other public facilities.	1 Public Facilities	Prior Funding	
			CDBG	\$ 15,000
		TOTAL	\$ 15,000	
	Design funds to renovate park adjacent to the Somerville Housing Authority complex on North Street		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 04/01/07  
 Help those with HIV or AIDS? No Completion Date: 03/31/09

Eligibility:  
 Subrecipient: Local Government  
 Location(s): Addresses

North Street, Somerville, MA 01245

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0036	0 New Washington Street	03F Parks, Recreational Facilities	CDBG	\$ 0
			ESG	\$ 0
	Public Facilities	570.201(c)	HOME	\$ 0
			HOPWA	\$ 0
	The City intends to increase open space and neighborhood facilities; create and renovate parks and playgrounds; plant trees in eligible neighborhoods; review historic properties for capital improvements; and make ADA improvements to streets, playgrounds and other public facilities.	1 Public Facilities	Prior Funding	
			CDBG	\$ 15,000
			TOTAL	\$ 15,000
	Design of an Off Leash Recreational Area park within the East Somerville NRSA		Other Funding	
			CDBG PROGRAM INCOME	\$ 135,000
			Total Other Funding	\$ 135,000

Help the Homeless? No Start Date: 04/01/08  
 Help those with HIV or AIDS? No Completion Date: 03/31/09

Eligibility: 570.208(a)(1) - Low / Mod Area  
 Subrecipient: Local Government  
 Location(s): Addresses

0 Washington Street, Somerville, MA 02143

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0005	Groundwork Somerville	03 Public Facilities and Improvements (General)	CDBG	\$ 0
	Public Facilities	570.201(c)	ESG	\$ 0
	The City intends to increase open space and neighborhood facilities; create and renovate parks and playgrounds; plant trees in eligible neighborhoods; review historic properties for capital improvements; and make ADA improvements to streets, playgrounds and other public facilities.	2 Public Facilities	HOME	\$ 0
	Support landscaping and planting improvements in schools and other public eligible areas.		HOPWA	\$ 0
			TOTAL	\$ 0
			Other Funding	
			CDBG PROGRAM INCOME	\$ 10,000
			Total Other Funding	\$ 10,000

Help the Homeless? No Start Date: 04/01/08  
 Help those with HIV or AIDS? No Completion Date: 03/31/09

Eligibility:  
 Subrecipient: Local Government  
 Location(s): Community Wide



**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0002	Community & Economic Development Project Costs	03 Public Facilities and Improvements (General)	CDBG \$ 493,662
	Public Facilities	570.201(c)	ESG \$ 0
	The City intends to increase open space and neighborhood facilities; create and renovate parks and playgrounds; plant trees in eligible neighborhoods; review historic properties for capital improvements; and make ADA improvements to streets, playgrounds and other public facilities.	18000 People (General)	HOME \$ 0
			HOPWA \$ 0
			TOTAL \$ 493,662
			Total Other Funding \$ 0
	Project costs associated with activities carried out by the Community & Economic Development Divisions, including staff salaries, to manage project development and construction.		

Help the Homeless? No Start Date: 04/01/08  
 Help those with HIV or AIDS? No Completion Date: 03/31/09

Eligibility:  
 Subrecipient: Local Government  
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0011	Expansion of Local Historic Districts	16B Non-Residential Historic Preservation	CDBG	\$ 0
	Other	570.202(d)	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
	<p>NRSA Activity - During the consolidated plan period, the City will focus on making the Union Square and East Somerville NRSA's attractive, inviting and safe neighborhoods by undertaking the following: improve public transportation, open space, public areas and streetscapes; utilize housing programs to promote increased homeownership and condition of existing housing stock; increase neighborhood participation in community planning and events; and strengthen existing businesses, attract new businesses, create new jobs and grow existing businesses.</p> <p>To significantly increase the number of properties surveyed and inventoried for historic designation on both the State and National Register of Historic Places in order to further enhance the City's ability to preserve properties of special value. This is necessary for purposes of neighborhood livability, economic development and community revitalization.</p>	1 Organizations	Prior Funding	
			CDBG	\$ 19,416
			TOTAL	\$ 19,416
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/05  
 Help those with HIV or AIDS? No Completion Date: 03/31/09

Eligibility:  
 Subrecipient: Local Government  
 Location(s): Addresses

East Somerville-NRSA, Somerville, MA 02145      Union Sq.-NRSA, Somerville, MA 02143



# First Program Year Action Plan 2008-2009

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 # 2 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, most eligible site-specific projects tend to fall within certain geographic areas – and those areas are largely encompassed within one of the two established NRSA's. City-wide projects are considered based upon their planned overall benefit to the city, and how that benefit may help to further strengthen other city goals.

The prioritization of projects and programs is derived from the goals, strategies, and benchmarks contained in the City's 2008-2013 Consolidated Plan.

The Storefront Improvements Project is an example of a city-wide project. This project which requires the local business owner to leverage his/her funds alongside the federal CDBG funds, may have a benefit of strengthening local businesses within a certain neighborhood, thereby creating new jobs for low-to - moderate income persons. That same Storefront Improvement Project, 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 2008-2013 Consolidated Plan.

Funds allocated to the Public Services Grants and ESG programs may be city-wide in their distribution, depending upon the needs identified through the Request For Proposal process. Parks & Open Space projects are identified based upon their location within a CDBG eligible area – either within a NRSA or within a low-to-moderate income area of the city as defined by the 2000 census data.

Economic and Community Development projects primarily are identified and funds allocated depending upon their locations within low-and-moderate income areas. The micro-enterprise program in turn can benefit small businesses anywhere in the city – depending upon the size and characteristics of the business.

Transportation and Infrastructure projects are identified in relationship to low-and-moderate income block groups according to the 2000 U.S. census. These projects typically include roadway and streetscape improvement projects, and are frequently located within one of the City's two NRSAs (East Broadway Streetscapes, Green Line Feasibility Study). ADA streetscapes projects may be located city-wide, and are identified and prioritized in consultation with the Somerville Commission for Persons with Disabilities.

Housing Projects are 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 needs the Commonwealth and other Federal sources of funds to pay a share in order to meet these underserved needs effectively.

**Housing:** Affordable housing is an underserved need of very high importance in the City. The City is currently over-subscribed by homeowners seeking the City's homeowner rehab funds and has created a wait list to assist only that most seriously blighted properties. 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 service and some HOME funds to programs that provide transitional housing.
- Reinstating the Down Payment and Closing Cost Assistance programs to facilitate first-time homebuyer opportunities.
- 

**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. 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 implementation 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 2008-2009 One Year Action Plan was developed in the following manner:

- 1) Beginning the summer of 2007, the City of Somerville, through the Mayor's Office of Strategic Planning & Community Development, convened a working group to create a new 5 Year Consolidated Plan. Both internal and external members to Somerville municipal government were invited to participate in this planning process. At the same time the needs, priorities, and goals of the next Consolidated Plan were being identified, the City's One-Year Action Plan was beginning to be formulated.

The first notable public step in the 2008-2009 One Year Action Plan development process was taken with public hearings held on October 11, 2007, October 15, 2007 and on December 16, 2007. Public comments were taken during this meeting and during the planning period through November 4, 2007. Representatives from a range of public service agencies (see Public Hearing transcripts under Tab G), interested citizens, members of City's Commission on Persons with Disabilities participated in the public hearings and provided useful input towards the development of this plan;

- 2) From the October public hearings, the Office of Strategic Planning & Community Development conducted a series of focus groups to elicit more detailed needs and priorities for the Consolidated Plan – much of which was also noted for the 1-Year Action Plan development.
  - 3) 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;
  - 4) All resource needs were evaluated by a 1 Year Action Plan Advisory Group within the context of the goals being established in the 2008-2013 Consolidated Plan, the comments from the first public hearing, and the anticipated funding for next year;
  - 5) All during this process, meetings and coordinated activities took place with various departments and administration officials, outside organizations – both educational, non-profit to coordinate 2008 HUD programs. Please see Tab G for more information.
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 will take the initial approach of solidifying processes and lines of communication which already exist to coordinate these programs. 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 2007 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.

One of the recommendations coming out of the October, 2007 public hearings and focus group meetings is that more frequent coordination among the local organizations and service providers, perhaps in the form of bi-annual meetings or forums, would likely prove beneficial. The City is also taking increasing advantage of electronic forms of communication – particularly the City's website and official email communications. Increasing use of bilingual notices also is intended to enhance communication to the public.

## **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: Transcripts of the public hearings are included under Tab G, which also include the responses to any questions that may have been asked. Public comments are also included under Tab G.

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. The City held 4 public hearings and 1 public meeting regarding the development of the 1 Year Action Plan and the Consolidated Plan. In addition, the City held a series of 6 focus group discussions with various stakeholders throughout the City. Included in each of these focus groups was the invitation of members of the Somerville Commission for Persons with Disabilities. Through alternative language legal notices, postings on the City's website, flyers, local access cable television viewings of our public hearings, as well as working with some of the City's public service agencies whose mission it is to serve non-English speaking persons and other communities, the City made a concerted effort to reach out to as many of the constituencies affected by these programs as possible.

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.

Working with organizations and agencies at the federal level (including the Department of Housing and Urban Development, the Environmental Protection Agency, and the National Community Development Association), the State Level (including the Executive Office of Transportation, the Executive Office of Environmental Affairs, the Massachusetts Historic Commission, the Department of Conservation and Recreation, the Massachusetts Bay Transportation Authority, the Metropolitan Planning Organization, and the Metropolitan Area Planning Council), and the local level (including the Somerville Housing Authority, the Somerville Community Corporation, the Community Action Agency of Somerville, and many others), the City of Somerville and the Mayor's Office of Strategic Planning and Community Development will continue to pursue strong ties and relationships with all these and other institutions.

The Mayor's Office of Strategic Planning and Community Development will continue to refine systems and procedures involved with the administration of these and other grant funds, and will continue to reach out through new methods of communication to expand public participation in 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 2008 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 financial monitoring of each project. Variances will be noted and unexpected variances will be researched.

The Mayor's Office of Strategic Planning and Community Development intends to initiate quarterly review meeting on all projects with project managers. Financial and output variances will be noted and explained, and substantive reviews of project goals and objectives should help ensure longer term goals are being met.

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 received 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 in accordance with the laws of the state of Massachusetts. 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.



Lead Abatement Statistics for Program Year 2007:

Number of units abated:	37	
Number of properties abated:	24	
LMI units:	37	
Section 8 units:	05	
Total Lead Grant Loans given in 2007:		\$398,747

Lead Hazard Abatement	
	Total Units
5-year goal	160
Year one actual	66
Year two actual	45
Year three actual	71
Year four actual	37
% of 5-year goal completed	137%

Somerville will continue to support 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 has been recognized by HUD as a national model and is often requested to conduct presentations during annual HUD Lead Abatement Conferences.

**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 675 units of housing for low and moderate-income households. This five-year goal includes the following objectives:

- o Maintain and Improve Housing Stock
- o Create New Affordable Housing
- o Increase Affordability of Rental Housing
- o Increase Affordable Homeownership
- o Prevent and End Homelessness
- o Remove Barriers to Housing

5 Year Goal	5 Year	Year 1
-------------	--------	--------

	Goal	Goal
Create Affordable Housing	200	40
Create Housing for Chronically Homeless	25	5
Avoid Poverty Concentration through Housing Development	200	40
Increase Homeownership	50	10
Prevent Foreclosure	50	10
Rehabilitate Housing Stock	350	70

**Specific Housing Objectives**

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:

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

- o New Housing Development
- o Continued Lead Abatement and Housing Rehabilitation
- o Decreasing Barriers to Existing Housing
- o 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. 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. In past years, litigation and environmental concerns held up development of some larger mixed-use sites, which provide the City both units and funds through the Inclusionary Housing Ordinance and Linkage Fees. These litigation and environmental issues have been resolved and the new development will result in approximately 2100 new housing units, of which 12.5% will be deemed as affordable.

### **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 and contributions from focus groups in the fall of 2007. 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.

- 1.1 **Preservation of Expiring Use Properties:** Many properties built in the city are currently affordable but have contracts that will expire and leave them vulnerable to increased rents or condominium conversions. Currently, there are twenty-two (22) different expiring use buildings in Somerville representing a total of 152 units that are due to expire during the period of time covered by this Consolidated Plan. OSPCD has contracted for the services of a nationally recognized consultant with particular experience doing HUD and other mortgage and Section 8 contract workouts for Expiring Use developments to work with the City and our community partners to preserve these units as affordable.
- 1.2 **Prevention of Foreclosures:** In response to rising foreclosures (according to Warren Group data, foreclosures in Somerville have tripled over the past three years), the Housing Division, with the assistance of an intern from the Kennedy School of Government, is exploring some of the root causes of and strategies to prevent foreclosure. The City will explore the possibility of creating a revolving loan fund for homeowners who need assistance in paying their mortgage. The City will also work on increasing education efforts around avoiding foreclosure and will work with local banks and mortgage companies to provide post-purchase counseling.
- 1.3 **Housing Rehabilitation Program:** Since 1991, the City of Somerville has successfully operated housing rehabilitation programs that provide funding to low

and moderate-income residents for housing rehabilitation and heating system replacement. OSPCD is currently monitoring 140 ownership units that have received assistance. Every participating property has an affordability period during which low and moderate-income owners agree to maintain the property as their primary residence, serving to preserve the affordability of Somerville's housing stock. The City is committed to continuing this program over the next five years.

- 1.4 Lead Hazard Abatement Program: Since 2000, the City has identified the need for lead-safe housing in the community and has prioritized the abatement of lead paint hazards as part of an overall affordable housing strategy. As a recipient of more than \$10 Million in HUD lead grant awards, the City will provide 0% interest, forgivable loans to low and moderate-income homeowners to abate lead in both ownership and rental properties throughout the city. The City is committed to the continuation of the abatement of lead paint hazards as a priority over the next five years.
- 2.1 Elderly Housing: The City of Somerville has an aging population and a strong need to create housing opportunities for Somerville residents to age within the City. The Somerville Housing Authority and the Visiting Nurse Association both provide significant housing opportunities for both independent elders and those needing additional assistance. Over the next five years, the City will see completion of 99 units at the Assisted Living Facility built by the VNA at the former Conwell School site. In addition, the SHA will complete the demolition of the former Capen Court project and replace it with 95 units of more suitable independent elder housing. The City will also continue to explore further partnerships to increase the number of units set aside for elders throughout the city.
- 2.2 Homeownership Units: As Somerville is predominated by rental housing, homeownership is particularly difficult to achieve. For low and moderate-income households, it is particularly hard to find properties that are affordable. The City will work with local non-profit developers to build new homeownership units throughout the City. In particular, the Somerville Community Corporation will be building 60 units of housing at the former St. Polycarp's church site. 20 of these will be restricted to low and moderate-income buyers. The remaining 40 units will be sold at market-rate but will also increase the stock of homeownership units throughout the City.
- 2.3 Family Size Rental Housing: In an effort to prevent displacement, the City is focused on providing housing opportunities to Somerville's larger families. Decreased school enrollments and decreasing family size both indicate that Somerville's larger families are finding it harder to remain. The City will work to provide rental housing units that are adequate in size and affordable to larger families with children. At the St. Polycarp's village, many of the 24 rental units will be 2 and 3 bedroom units and the City will continue to explore opportunities to fund housing developments for families over the next five years.
- 3.1 Housing Rehabilitation Program for Rental Units: As mentioned above, the City has operated a housing rehabilitation program since 1991. This program provides low interest loans not only to homeowners for their own units, but is also available to homeowners whose tenants are of low and moderate-incomes. Owners taking advantage of these programs agree to maintain their rent at an

affordable rate, thereby increasing the amount of affordable rental property throughout the City. The City will continue to market and operate this program throughout the next five years.

3.2 Tenancy Stabilization Program: The City of Somerville Affordable Housing Trust Fund is an important asset operating in the city. In 2007, the Trust began funding of a pilot program operated by the Somerville Community Corporation providing rental assistance to low-income households. The Trust intends to continue funding this program throughout the next five years. Participants of the program receive funds to pay rent arrearages, moving expenses, security deposits or other housing related costs. They agree to work closely with a case manager to access supportive services and mainstream resources to decrease dependence on rental assistance in the future.

3.3 PASS and Wayside Rental Subsidies: The City provides rental assistance to two groups of individuals and families through HOME funds. The PASS program allows formerly homeless families and individuals to move into scattered site permanent housing rental units. The Wayside program provides housing in a congregate setting to homeless 18-21 years olds. Both programs require participants to pay 30% of their income towards housing costs and connect participants with case managers to address the underlying causes of homelessness.

4.1 Inclusionary Housing: The purpose of Somerville's Inclusionary Housing Ordinance is to retain and encourage housing opportunities for people of all income levels, and to mitigate the impacts of development of market-rate housing on the supply and cost of low and moderate income housing. Any private developer wishing to develop eight or more market rate housing units (home ownership or rental) must make 12.5% of the units available to low or moderate-income households as outlined in Article 13 of the Somerville Zoning Ordinance. The City continues to update and revise the ordinance to accurately reflect the intention of the ordinance and changing market conditions.

By ranking this as a high priority strategy the City recognizes the importance of the contribution that can be made by for profit housing developers in increasing the supply of both rental and homeownership affordable housing units in the city. Since its inception, the Inclusionary Housing Ordinance has provided for (55) affordable housing units that are restricted in perpetuity, with an additional 10 units in progress. Federal Realty Investment Trust, developers of the Assembly Square area, are developing a mixed-use urban village to include 2,100 residential housing units, offices, retail, hotel and entertainment businesses to be built near a future Orange line transit stop of which over (263) residential units will be made affordable to individuals and families.

4.2 Closing Cost Assistance: The City's Closing Cost Assistance programs provide up to \$5,000 to low and moderate-income households to assist them in the purchase of a home in Somerville. Provided in the form of a forgivable loan, this program serves to increase the rate of homeownership throughout the city, while simultaneously increasing housing opportunities for low and moderate-income households. The SAHTF also contributes funds to this program and the City expects to serve 15 households per year over the next five years through both programs.

- 4.3 Down Payment Assistance: For households with further barriers to purchasing a home, the City's Down Payment Assistance program is a key strategy. The program provides up to 15% of the purchase price of a home to low-income households. The assistance takes the form of a 0% interest deferred loan and participants agree to maintain the home as their primary residence. In addition, participants purchasing multi-family homes agree to maintain the rental units as affordable to low-income households as well. The City holds an equity position in the home and receives a return on the investment upon the sale or transfer of the home. The City expects to assist 1-2 households per year over the next five years.
- 4.4 Homebuyer Education: In addition to monetary assistance, first-time homebuyers need technical support in the purchase of a home. The City of Somerville has operated a homebuyer-training program since 1991 that is widely considered to be one of the most successful programs of its type operating in the Commonwealth. Since its inception over 3000 potential homeowners have participated in the program. Home Buyer training classes were offered with classes designed to help potential first-time homebuyers understand the steps in the home buying process. In addition to qualified housing staff members who conducted the training, guest speakers from public and private industry who represent the banking, real estate, legal and accounting fields, as well as various City agencies, provided valuable information on resources currently available. Graduates of the program receive a certification of participation that they can use to access special mortgage products and other opportunities. The Somerville Housing Authority has recently taken over the duties of providing the training, but the City is committed to supporting these classes over the next five years and working closely with the SHA to improve and expand upon this resource.
- 5.1 Continuum of Care Programs: The City of Somerville, in conjunction with the Somerville Homeless Providers Group (SHPG), applies for and receives close to \$1.5 million in competitive grant funds to operate a variety of programs for the city's homeless population. These programs provide permanent and transitional housing and supportive services. The City contracts for the services of a consultant each year to ensure the continued award of these funds and is committed to continuing the support for these programs over the next five years.
- 5.2 Creation of New Permanent Supportive Housing Units: Despite the efforts of the SHPG and the City to prevent homelessness and provide adequate affordable housing, certain populations require additional assistance. In particular, persons with substance abuse problems and mental disabilities with long histories of homelessness, chronic homeless, may be unable to live in a scattered site apartment on their own. The City will explore partnering with a non-profit developer and supportive service organization to create a housing development specifically for the chronically homeless in the next five years.
- 5.3 Homelessness Prevention Programs: Prevention of homelessness is a critical strategy for the City. Low-income households who are unable to pay their rent are often susceptible to homelessness and require significantly more supportive services once homeless than when able to maintain their housing. To this end, the City supports many prevention programs including tenant/landlord mediation, eviction prevention in the courts, case management and rental assistance. The City commits to continuing this strategy over the next five years.

- 6.1 Fair Housing: The City has had a Fair Housing Commission since 1989. This organization is charged with ensuring equal and fair access to housing for all of Somerville's residents. The Fair Housing Commission has recently been awarded \$10,000 over three years to increase awareness of and prevent discrimination against families with children due to the presence of lead in homes. The Commission will work over the next five years to conduct outreach to landlords and tenants, provide trainings and investigate claims of discrimination.
- 6.2 Lead Poisoning Outreach and Education: In addition to the Fair Housing Commission, the Lead Hazard Abatement program provides funds to educate the public on the dangers of lead paint to children 6 and under. This program conducts education sessions in schools and with local service providers to increase awareness of the danger of lead as well as to teach families tools to avoid poisoning. In conjunction with the Lead Abatement program, this strategy will decrease the incidence of lead poisoning in Somerville's children. The City will increase its outreach activities over the next five years.
- 6.3 Tenant/Landlord Rights Education: A key barrier to housing for many is a lack of understanding about tenant and landlord rights and responsibilities. The City has developed "The Tenant's Helper" in conjunction with the Cambridge and Somerville Legal Services, a local legal organization, and distributes it throughout the City to improve understanding of these concepts. This leads to fewer incidents of discrimination, fewer evictions and better relationships. The City updates the document annually and will continue to do so throughout the next five years.
- 6.4 Accessible and/or Adaptable Housing for Persons with Disabilities: Persons with disabilities are at an increased disadvantage when looking for housing. Most of Somerville's housing is older and not easily accessible. The City is committed to increasing the number of housing units in the city that are both accessible and adaptable for persons with disabilities. This will be attained through partnerships with local non-profit developers as well as strict enforcement of ADA requirements in all housing developments.
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.

## 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 2007 Homelessness census, 248 Somerville residents are homeless. The City of Somerville has finalized 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 nine 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:

- o Increase permanent housing stock for the chronically homeless and increase number of homeless persons remaining in permanent housing.
- o Transitional housing that is targeted to meet the needs of specific sub-populations and that enables an increased percentage of homeless persons to move from transitional to permanent housing.
- o Increase percentage of homeless persons gaining employment
- o Determine the prevalence of chronic homelessness in Somerville
- o Improve Coordination of Services for Homeless Population by ensuring that Continuum of Care has a functional HMIS system.

- 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
- Prevent those at risk of homelessness and transient and episodically homeless individuals from becoming chronically homeless through early intervention.
- Provide appropriate housing options for severely disabled homeless.

The City of Somerville's Continuum of Care was recently awarded \$1,392,966 through the McKinney-Vento Homeless Assistance Act for twelve 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, the Somerville Community Corporation, Just A State, Shelter Inc. and Transition House. The twelve 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. Encourage investment and development in underutilized areas of the City.	Small Business Loan Micro-Finance Program, Storefront Improvement Program, Union Square Infrastructure and Kiley Barrel Pre-Development projects
2. Enhance vitality of existing commercial districts through support of existing businesses and attraction of others to support a healthy business mix.	Union Square Main Streets, East Somerville Main Streets, Arts/Union, Farmers Market
3. Increase local job opportunities	Pursue job creation through the sale of Yard 21
4. Enhance ability of Somerville residents to compete for local jobs.	Pursue job creation through the sale of Yard 21
5. Build a partnership between City government and community members to encourage participation in economic development initiatives.	Union Square and East Somerville Main Streets collaboration
<b>Transportation &amp; Infrastructure Objectives</b>	<b>Actions/Activities</b>
1. Improve rail transit service to improve connectivity throughout the region for residents and businesses.	Green Line Extension Planning
2. Improve bus service within Somerville and connecting to surrounding communities.	
3. Enhance streetscapes, road and	East Broadway Streetscape Project

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intersections to increase vitality in identified commercial districts.	
4. Reduce barriers dividing neighborhoods and districts in Somerville.	Washington & Prospect Design Project
5. Improve pedestrian and bicycle accessibility in the City to support active transportation alternatives.	
6. Improve infrastructure to comply with ADA requirements	ADA Streetscapes Project
7. Increase Somerville's role in regional transportation planning and improvements	
8. Improve basic utilities within Somerville	
<b>Parks &amp; Open Space</b>	<b>Actions/Activities</b>
1. Renovate existing parks and open spaces to improve condition of Somerville's recreational areas and ensure attractive, safe, and accessible public lands.	Kemp Nut Park Reconstruction, 0 New Washington Street, Harris Park, Community Path, CHA Lot, Groundworks Somerville
2. Acquire more land to expand Somerville's total open space acreage and ensure access to open space in every neighborhood.	Kemp Nut Parcel Acquisition
3. Analyze and improve ADA access to parks and open space, as part of ongoing ADA compliance	North Street Playground, All parks projects
4. Increase tree canopy and green spaces to promote urban health and sustainability, and reduce the heat island effect.	Street Tree Planting Program
5. Increase Off-Leash Recreational Area (OLRA) opportunities throughout the city.	111 South Street Park
6. Create Green Performance Standards to raise the bar for sustainable design and building practices in city parks and open space projects.	
7. Craft a City brownfield acquisition strategy, with a goal of future brownfield conversion to parks and open space.	
8. Improve accountability and set departmental vision through a series of strategic planning documents.	

In addition to these overarching goals and objectives, most of the activities undertaken over the next year will be directed towards one or both of the City's NRSA's.

Public Service	Actions/Activities
1. To create opportunities for residents to improve their economic, social and political situation	RFP process for Public Services and Emergency Shelter Grants programs will select agencies to provide services to meet this goal
2. Provide children with the best opportunities to live healthy and productive lives	RFP process for Public Services and Emergency Shelter Grants programs will select agencies to provide services to meet this goal
3. Create education and leadership opportunities for youth to become involved in the community	RFP process for Public Services and Emergency Shelter Grants programs will select agencies to provide services to meet this goal
4. Provide comprehensive programs for low income individuals and families who are having difficulty meeting their basic needs	RFP process for Public Services and Emergency Shelter Grants programs will select agencies to provide services to meet this goal
5. Prevent and address homelessness by providing interpersonal and -systematic supports to undermine the causes of homelessness	RFP process for Public Services and Emergency Shelter Grants programs will select agencies to provide services to meet this goal
6. Provide services to support the elderly and persons with disabilities of all ages	RFP process for Public Services and Emergency Shelter Grants programs will select agencies to provide services to meet this goal

- 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 2008, 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: According to the City of Somerville's 2008-2013 Consolidated Plan, the city's primary anti-poverty strategies are:

- 1. Promote Affordable Housing**
  - Preserve and maintain existing affordable housing opportunities
  - Promote the development of new affordable housing units
  - Support eviction / foreclosure prevention programs and services
  - Expanding the supply of permanent housing for homeless individuals and families
- 2. Foster Employment and Economic Opportunities for the low- and moderate income residents of Somerville**
  - Work collaboratively to promote employment training opportunities that prepare low-moderate income individuals for jobs that provide a living wage
  - Support English Language Learning programs to improve access to employment opportunities for Somerville's immigrant community
- 3. Support the Delivery of Human Services**
  - Champion programs that support anti-poverty efforts including: college access, occupational safety, youth leadership, childcare assistance, financial literacy.
  - Assist low-moderate income families access programs and benefits that already exist, such as low-cost health insurance, childcare subsidies, basic food programs, utility rate reductions and the Earned Income Tax Credit.
- 4. Seek Partnerships that improve the cost-effectiveness and quality of programs to assist low-moderate income individuals and families.**

Through the City's Housing Division, affordable housing will be promoted and strengthened through programs such as the housing rehabilitation, downpayment assistance, and tenant based rental assistance programs. New affordable housing will be supported through collaborations and grants to the city's Community Based Housing Organization (CHDO), and other organizations such as the Visiting Nurses Association and the Somerville Housing Authority. The City will work to save expiring-use properties, and eviction/foreclosure prevention services will also be supported.

The City's public service grants have funded many 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.

The City of Somerville's Continuum of Care was recently awarded \$1,392,966 through the McKinney-Vento Homeless Assistance Act for twelve 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, the Somerville Community Corporation, Just A State, Shelter Inc. and Transition House. The twelve 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.

In addition, the City of Somerville will continue to pursue job growth and opportunities for people of very-low, low, and moderate income, and will advocate for job creation for local residents as part of the redevelopment of the Assembly Square area.



**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 \$5.2 million in CDBG and HOME funds toward seven housing developments. These include Somerville Community Corporation’s Temple Street Condominiums with 15 affordable homeownership units; RESPOND’s new emergency shelter, with eight family units for victims of domestic violence; Somerville Community Corporation’s 109 Gilman Street project, which is a six-unit building for low- and moderate-income families; the Visiting Nurses Association’s Senior Living Community at the former site of the Conwell School, providing 99 assisted living units for elderly residents (to be connected with the Somerville Housing Authority’s new 95-unit senior housing development at the former Capen Court site); St. Polycarp’s Village, an 84-unit rental and condominium community constructed by the Somerville Community Corporation; and the Just A Start House, a 12-unit transitional house for young mothers and children. 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. 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.

### **AFFIRMATIVE MARKETING**

The OSPCD Housing Division's Rehab programs rarely serve properties larger than 4 units. However, Housing Division's standard 5+units loan documents contain affirmative marketing requirements language. Special Projects and CHDO activities funded through Housing Division are required to present marketing plans that are reviewed for compliance with affirmative marketing.

### **INCLUSION, TO THE MAXIMUM EXTENT POSSIBLE, OF MINORITY AND WOMEN, AND ENTITIES OWNED BY MINORITIES AND WOMEN**

Housing Division does not require Homeowners of single family (1-4 units) properties to do outreach to women and minority owned firms. Special Project and CHDO developer/owner/sponsors must document their outreach efforts to minority and women owned business for professional services and construction work. Because the City of Somerville is considered racially diverse, advertisements and articles in the local newspapers are presumed to have reached minorities and women. Housing Division also utilizes email and direct mail to local non-profits and community organizations to notify a diverse public of available programs and services.

### **FORMS OF HOME INVESTMENTS**

City of Somerville OSPCD Housing Division provides assistance from its HOME funds in the form of equity investments, interest bearing amortizing loans, interest bearing deferred payment loans, non-interest bearing deferred payment loans, grants and forgivable loans. Housing Division has no plans to use its HOME funds to refinance multi-family or single family (1-4 units) debt. Housing Division has no plans to use forms of investment other than those described in 92.205b.

### **LOCAL MARKET CONDITIONS, UN-MET HOUSING NEEDS AND SPECIAL NEEDS TBRA PROGRAMS**

Somerville did a housing market study and analysis for its Consolidated Plan. Rental housing conditions are described on pages 18-19 of the Con Plan; housing cost burden problems are described in Section 5; homelessness prevention strategies are described on page 56, and tenant based rental assistance programs are identified in Section 3.6. Housing Division's two TBRA programs target homeless youth aged 18 to 22 (Wayside Transitional Housing Program) and adult households who are homeless or at risk of becoming homeless (the PASS Program). Both are transitional housing programs providing rental assistance for up to 24 months and require recipients to participate in job training, education, substance abuse, and other programs and services to help recipients prepare for a potential move into permanent housing.

## RESALE or RECAPTURE in HOME-Assisted Homebuyer Activities

The City of Somerville's OSPCD Housing Division directly operates two programs that involve HOME Program funded Homebuyer activities: the Closing Cost 80 Program and Down Payment Assistance 80 Program, and indirectly operates another through Homebuyer activities undertaken by its CHDO.

The Closing Cost 80 Program and Down Payment Assistance 80 programs RECAPTURE the HOME Investment if the homebuyer fails to occupy the property as his/her primary residence or refinances during the period of affordability.

CHDO-developed Homebuyer properties provide for RECAPTURE of the HOME Investment or in certain circumstances for RESALE to an eligible homebuyer. For a period of fifty (50) years, in the event of a proposed sale or the homebuyer's failure to occupy the property as his/her primary residence, the City has an opportunity exercisable within a defined period of time, to resell to a new low-income buyer or to RECAPTURE of the HOME Investment.

## **Meeting HOME Match Obligations for Grant Year 2008**

The HOME Investment Partnerships program requires a 25% match on CHDO set-aside funds and regular HOME Project funds including funds used for Tenant Based Rental Assistance. There is no obligation to match 1992 funds, administrative funds, CHDO operating 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 as cash is drawn down from the federal treasury into the City of Somerville's HOME account.

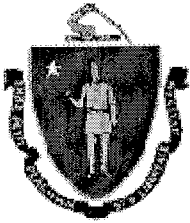
Non-federal funds permanently contributed to HOME-assisted or HOME-eligible units may be counted as HOME Match provided they are contributed for the exclusive use of the City. In the past the City has been able to claim among the sources of its HOME Match, the value of funds expended on behalf of HOME-eligible households under the Massachusetts Rental Voucher Program, the value of materials donated to HOME-assisted units, and the value of 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 (CAPER) to HUD. As of its CAPER for 04/01/06 to 03/31/07, the City had raised and reported \$9,361,837 of HOME Match of which \$7,609,726 remains "banked" after meeting liabilities of \$1,752,111 accumulated since the inception of its first HOME grant.

The City's 2008 HOME Grant has been funded at \$865,345 for total HOME Grant funding since inception of \$13,599,926. The maximum HOME Match liability that would accrue if all these funds were drawn would be \$2,693,422. The City's banked HOME Match of \$7,609,726 is more than enough to meet its potential HOME Match liabilities.

City of Somerville  
 Emergency Shelter Grant Program  
 2007-2008 ESG Matching Funds

Emergency Shelter Grants	Awarded			Eligible Activity	Match
CAAS Com Action Agency	\$10,000		assist 64	Homeless Prevention	41K Com Service Block Grant
CASPAR Inc	\$21,331		750 clients	Operations Costs	326K Dept Public Health
Catholic Charities	\$12,000		222 women	Operations Costs	5.5K Dept Transitional Assistance, 3.5K Camb Com Foundation, 2.6K United Way, 1.4K Citizens Energy
Respond Inc	\$31,000		30-40 women	Operations Costs	300K DSS/Verizon Foundation
Som Homeless Coalition	\$47,218		80 households	Operations Costs	239K Dept Transitional Assistance
Transition House	\$2,394		40 households	Essential Services	12K US Dept of Housing
Administration	\$3,178		oversee 6 contracts	Administration	5K CDBG/appropriation
	\$127,121				\$936,000



COMMONWEALTH OF MASSACHUSETTS  
DEPARTMENT OF BUSINESS AND TECHNOLOGY  
*STATE OFFICE OF MINORITY AND WOMEN BUSINESS ASSISTANCE*

Massachusetts Transportation Building  
Ten Park Plaza, Suite 3740, Boston, MA 02116  
Internet: <http://www.somwba.state.ma.us>  
E-mail: [wsomwba@massmail.state.ma.us](mailto:wsomwba@massmail.state.ma.us)

DEVAL L. PATRICK  
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(617) 973-8692

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(617) 973-8637

**MUNICIPALITIES GENERAL GUIDELINES**

**The attached Guidelines have been issued by the State Office of Minority and Women Business Assistance (SOMWBA) in accordance with the statutory standards set forth in Chapter 193 of the Acts of 2004. Please note that these are interim Guidelines subject to the Commonwealth's Regulatory Process.**

**THE ATTACHED BIDDING INSTRUCTIONS AND CONTRACT INSTRUCTIONS MUST BE INCORPORATED INTO CONTRACT DOCUMENTS, AS REQUIRED BY CHAPTER 193 OF THE ACTS OF 2004.**

The Construction Reform Law, Chapter 193 of the Acts of 2004, and the revisions it made to M.G.L. c. 23A, §44 and M.G.L. c. 7, §40N, include a new municipal affirmative marketing program. Municipalities (hereinafter Awarding Authorities) must now incorporate Minority Business Enterprise (MBE) and Women Business Enterprise (WBE) goals into both their design and construction procurement for municipal contracts for the construction, reconstruction, alteration, remodeling, repair or demolition of any public building or public work by any city or town that includes funding provided by the Commonwealth, in whole or in part (such as funding under the School Building Assistance Program, funding in any legislative appropriation, grant awards, reimbursements, municipal commitments to use state funds and the like). To count towards participation the business must be a State Office of Minority and Women Business Assistance (SOMWBA) certified WBE or MBE. Certification as a disadvantaged business enterprise (DBE), certification as an MBE/WBE by any agency other than SOMWBA, or submission of an application to SOMWBA for certification as an MBE/WBE shall not confer MBE or WBE status on a firm for purposes of participation credit. You can access the new law on The General Court of Massachusetts website:

<http://www.mass.gov/legis/laws/mgl/7-40n.htm> and <http://www.mass.gov/legis/laws/mgl/23a-44.htm>

**Affirmative Marketing Participation Goals**

Each Municipality must enforce the current Affirmative Marketing Goals developed by the Division of Capital Asset Management (DCAM) in consultation with SOMWBA as follows:

<b>Design Participation:</b>	<b>MBEs (8%) and WBEs (4%)</b>
<b>Construction Participation:</b>	<b>MBEs (7.4%) and WBEs (4%)</b>

January 10, 2007



A list of currently certified MBEs and WBEs in the design and construction fields is available on SOMWBA's website at <http://www.somwba.state.ma.us>.

### **Model Bidding Instructions and Model Contract Instructions**

To assist you in the development of Contract documents and specifications, we have attached model language for incorporation into your bidding documents (See Attachment C - Model Bidding Instructions), and contract documents (See Attachment D - Model Contract Instructions). The model language shall apply to all work performed on state-assisted building projects as defined in Chapter 193 of the Acts of 2004. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with these required contract provisions.

### **Procedure for Municipalities for Pre-Advertising Adjustment of MBE/WBE Participation Goals**

Prior to Advertising, Awarding Authorities may submit to SOMWBA a written request for adjustment(s) of participation goals in accordance with the attached procedure. See Attachment A (Procedure for Municipalities for Pre-Advertising Adjustment of MBE/WBE Participation Goals).

### **Procedure for Pre-Bid Reduction/Waiver of MBE/WBE Participation Goals**

Prior to submission of the Bid, if the Contractor/Designer is unable to meet the MBE/WBE participation goals due to circumstances beyond its control the Contractor/Designer should submit to the Awarding Authority's Affirmative Marketing Construction Officer (AMCO) a request for a participation goal reduction or waiver. See Attachment B (Procedure for Pre-Bid Reduction/Waiver of MBE/WBE Participation Goals).

### **Questions and Contact Information**

Each municipality in accordance with SOMWBA's reporting requirements has designated an Affirmative Marketing Construction Officer (AMCO) who will be responsible for compliance with the guidelines and procedures contained herein. If you are uncertain of your city or town designee, please contact SOMWBA at the address and number below.

All questions concerning the Construction Reform Act and the implementation of the new law may be directed to the Construction Reform Project Manager through SOMWBA's e-mail address at [John.Kineavy@state.ma.us](mailto:John.Kineavy@state.ma.us) or by telephone at: 617-973-8647.

# PROGRAM YEAR 2008 NEW AND EXPANDED SITE-SPECIFIC ACTIVITIES



 Housing

 Economic Development

 Transportation

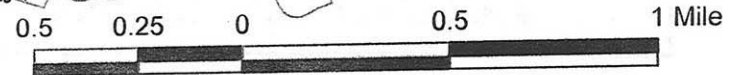
 Parks & Open Space

 Union Square NRSA

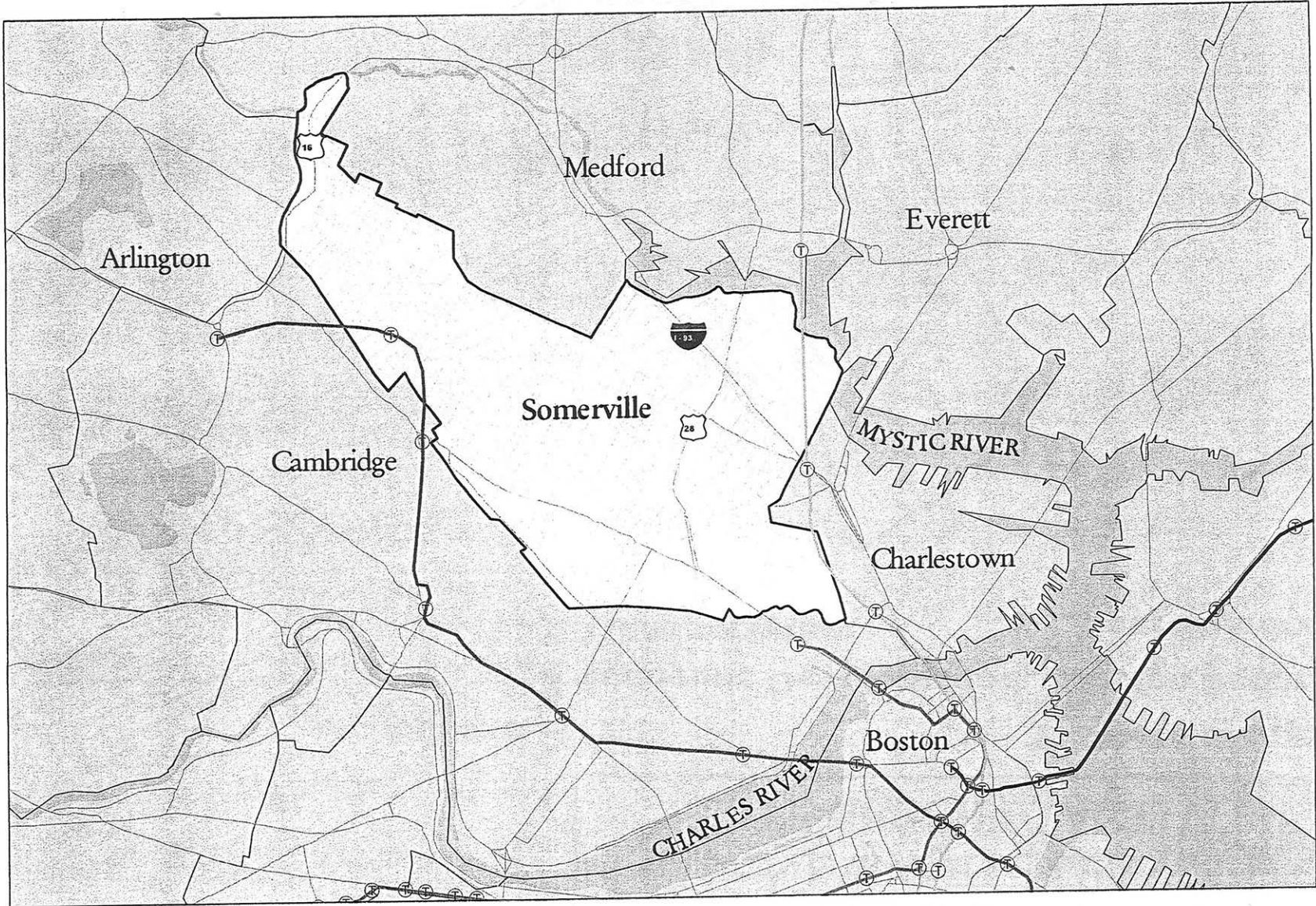
 East Somerville NRSA



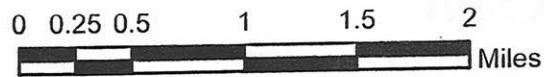
Mayor Joseph A. Curtatone  
Office of Strategic Planning & Community Development  
Mapping prepared by City of Somerville



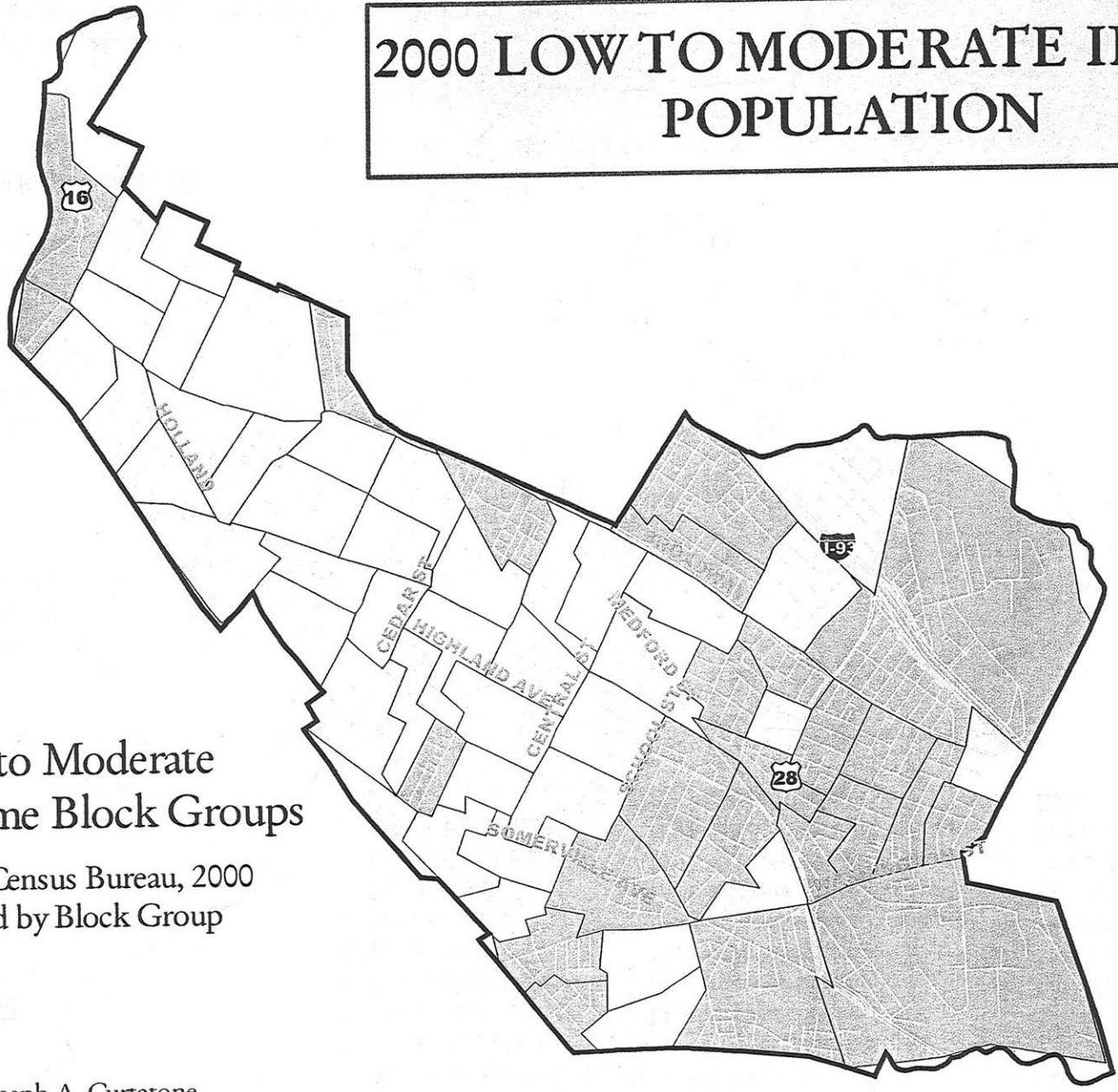
# REGIONAL CONTEXT



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Office of Strategic Planning & Community Development  
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# 2000 LOW TO MODERATE INCOME POPULATION



 Low to Moderate Income Block Groups

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



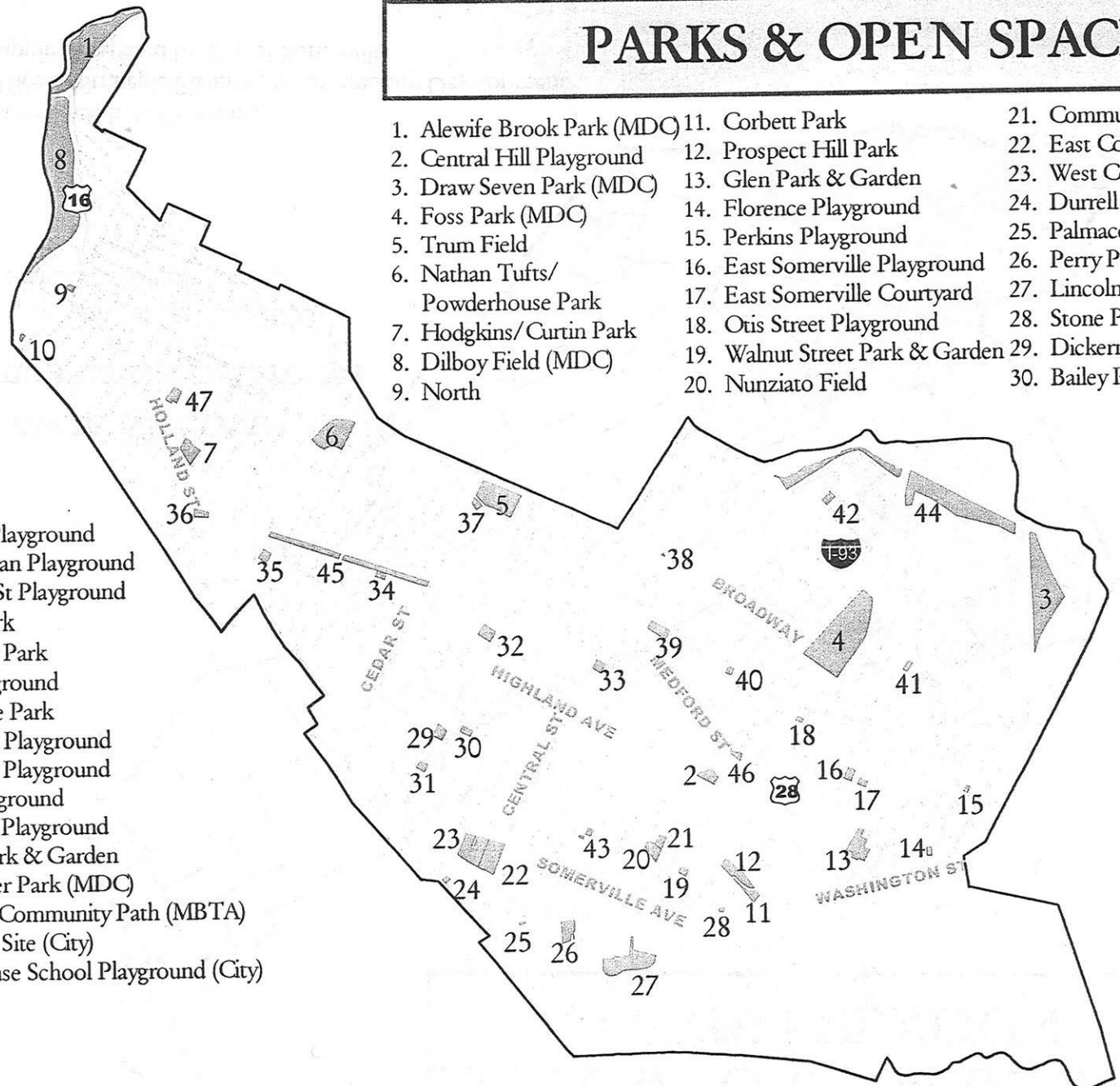
Mayor Joseph A. Curtatone  
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Mapping prepared by City of Somerville



# PARKS & OPEN SPACE

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

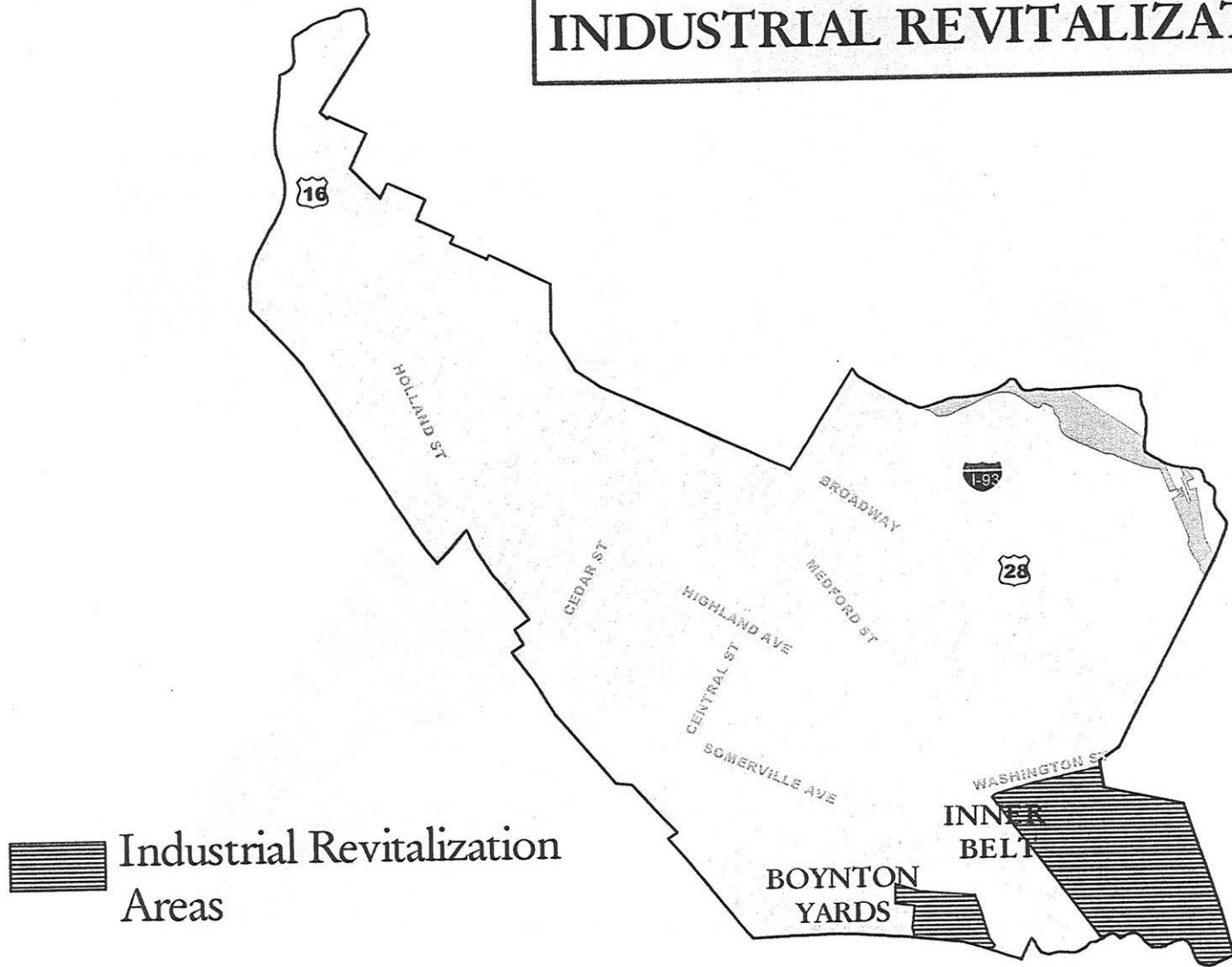
- 32. Albion St Playground
- 33. Hoyt-Sullivan Playground
- 34. Lexington St Playground
- 35. Kenney Park
- 36. Seven Hills Park
- 37. Trum Playground
- 38. Paul Revere Park
- 39. Winter Hill Playground
- 40. Marshall St Playground
- 41. Harris Playground
- 42. Grimmons Playground
- 43. Osgood Park & 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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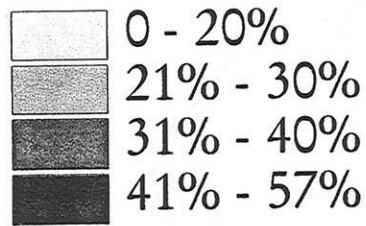
# INDUSTRIAL REVITALIZATION AREAS



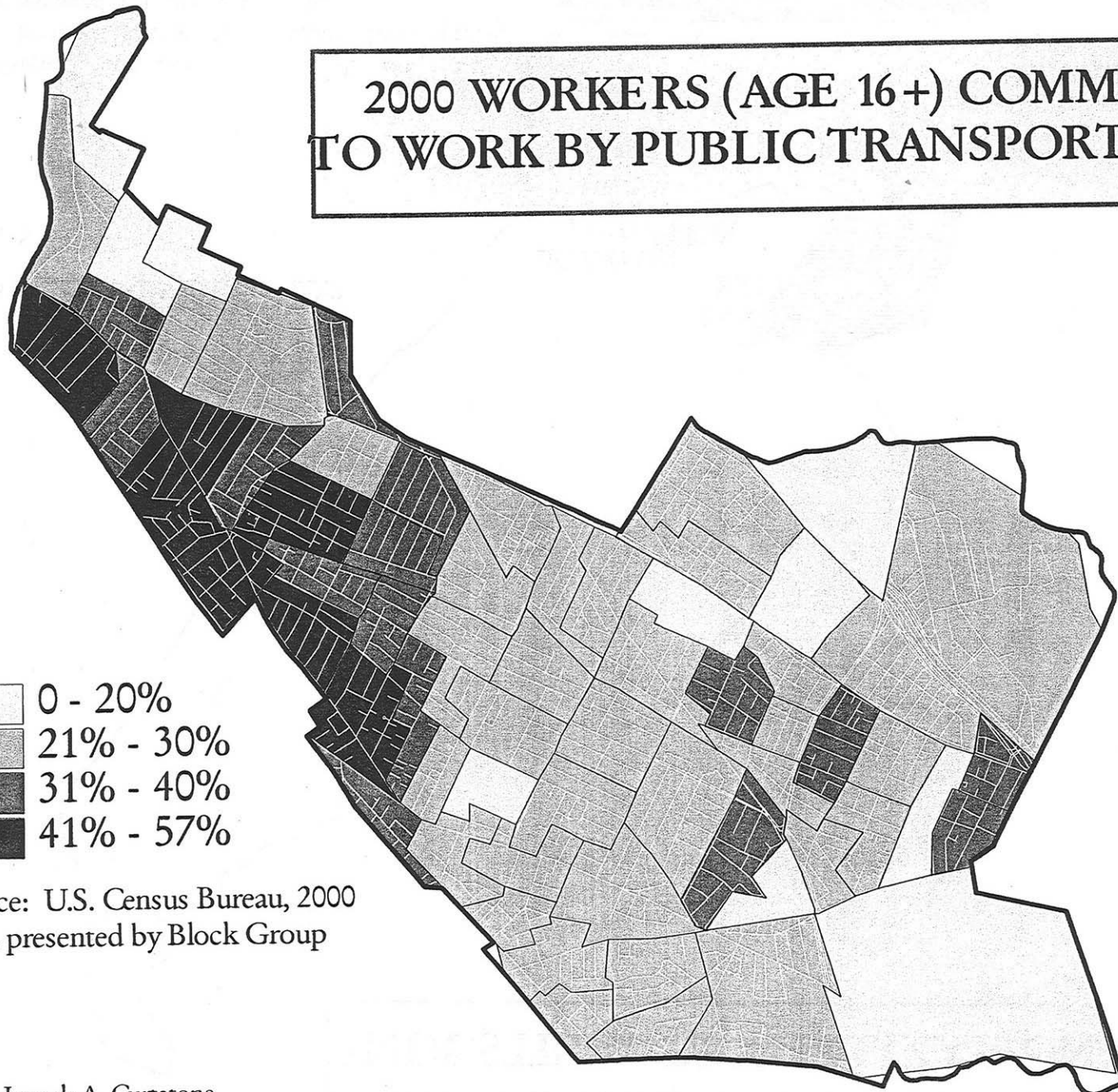
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# 2000 WORKERS (AGE 16+) COMMUTE TO WORK BY PUBLIC TRANSPORTATION



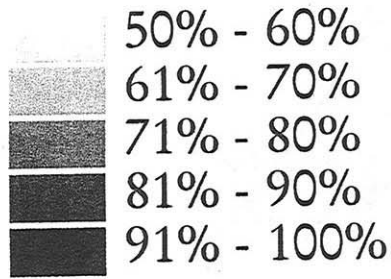
Source: U.S. Census Bureau, 2000  
Data presented by Block Group



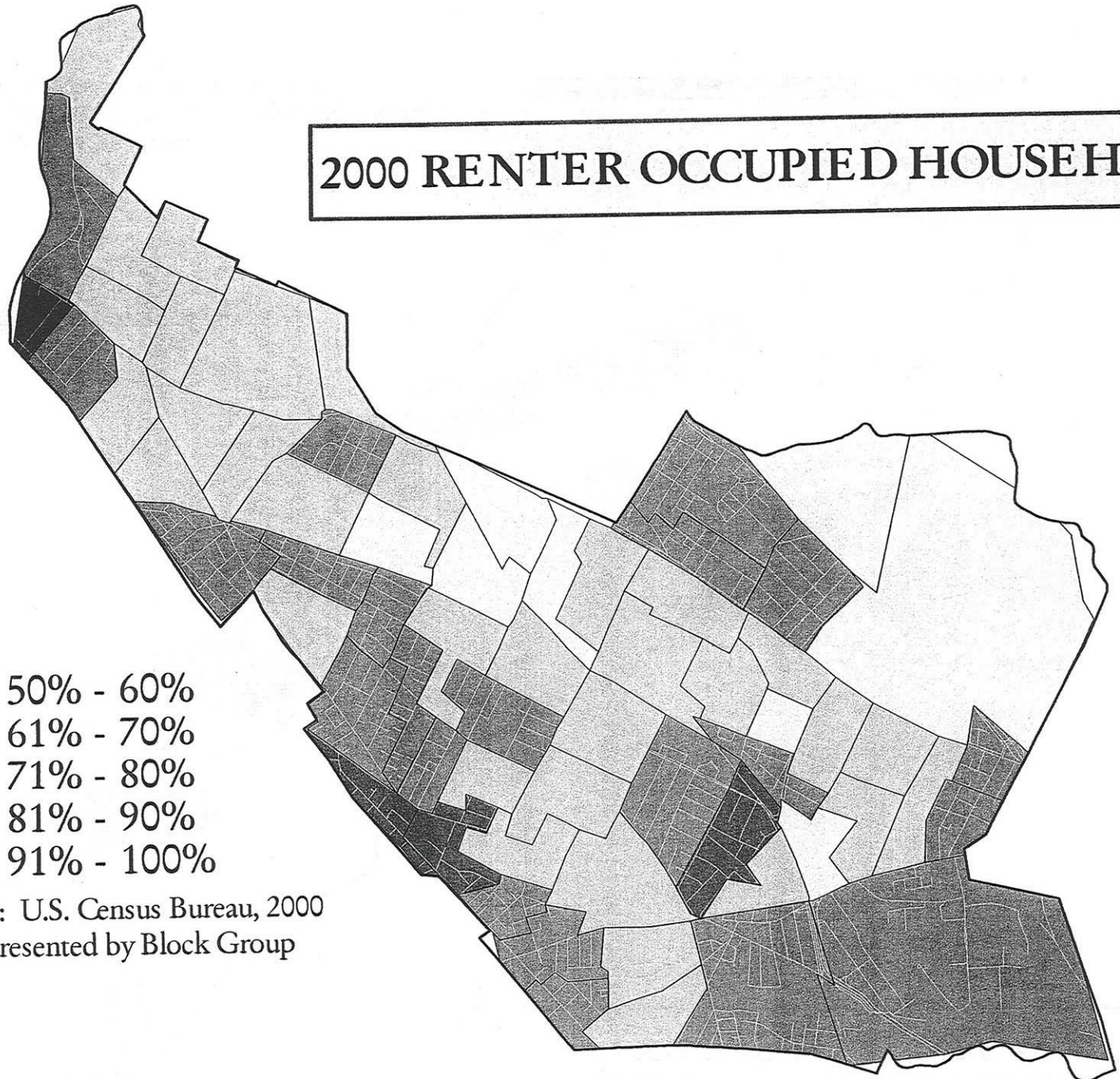
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# 2000 RENTER OCCUPIED HOUSEHOLDS



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

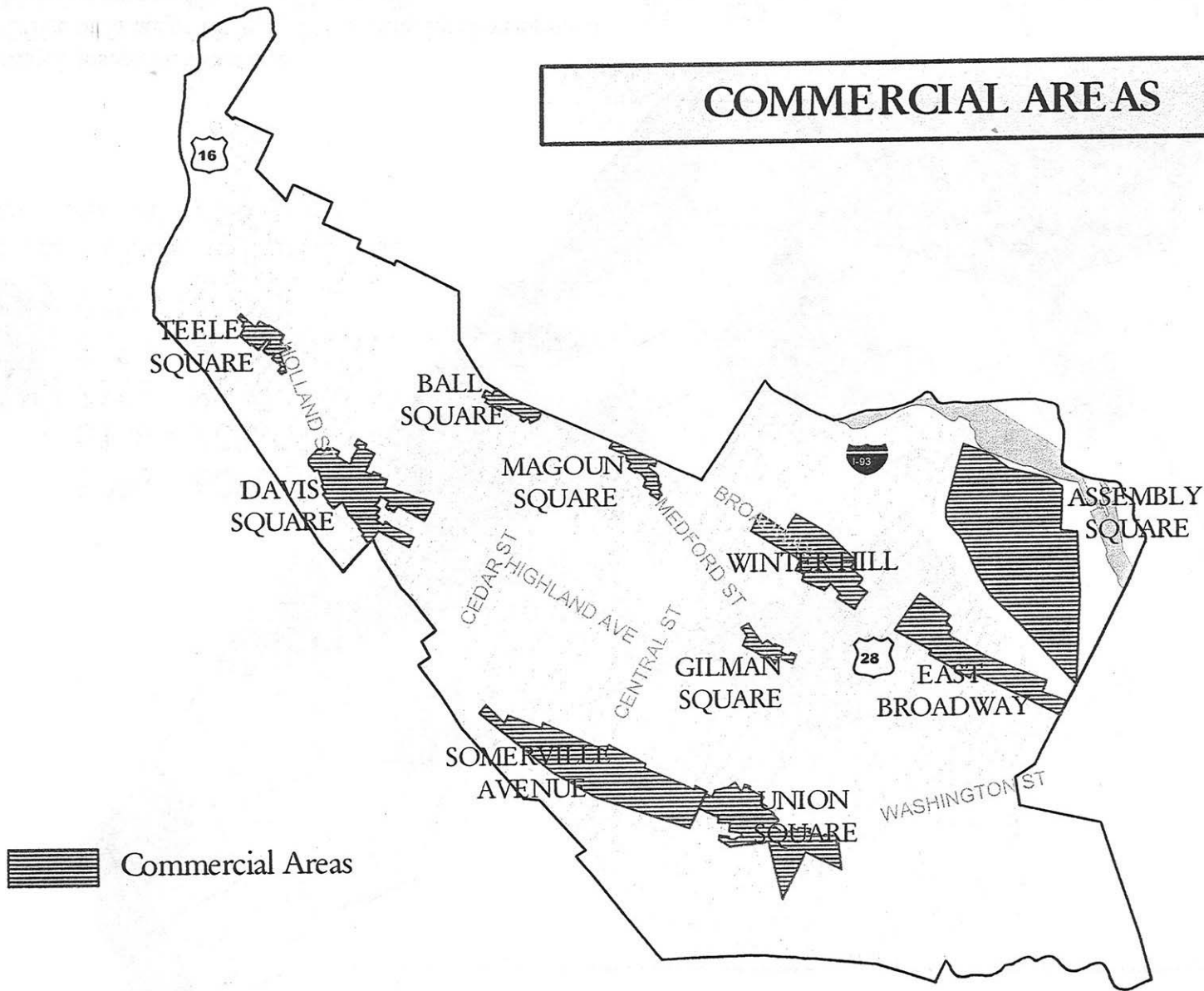



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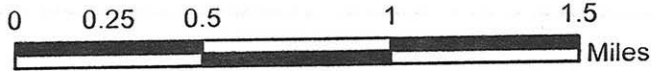
# COMMERCIAL AREAS



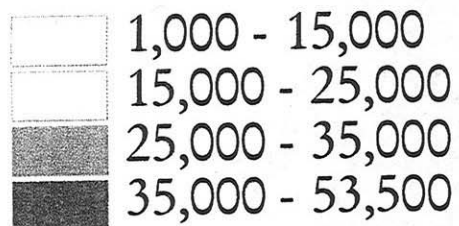
 Commercial Areas



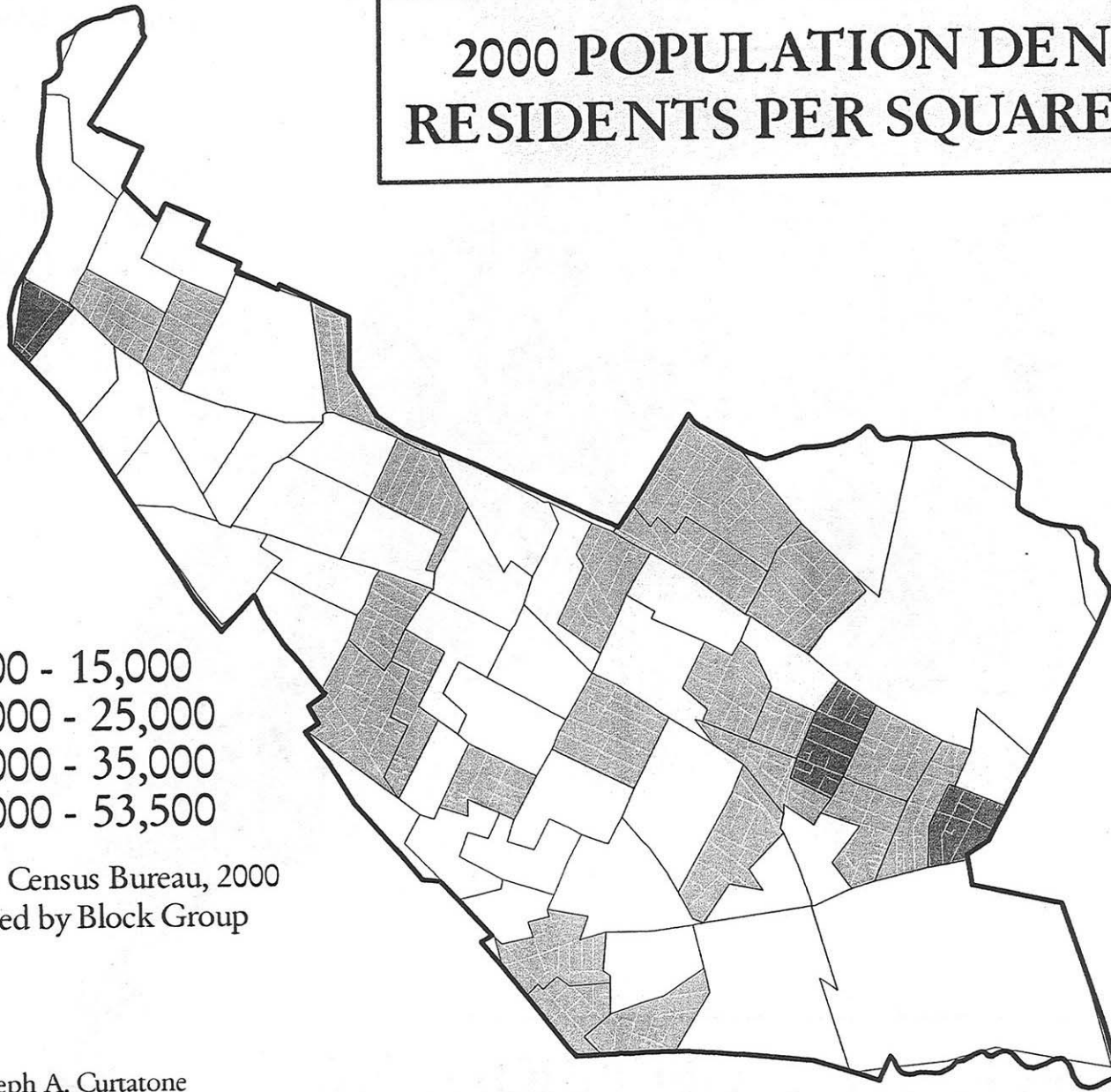
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# 2000 POPULATION DENSITY RESIDENTS PER SQUARE MILE



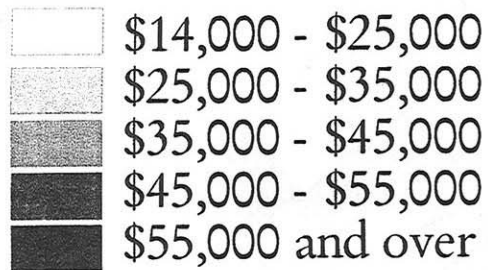
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Data presented by Block Group



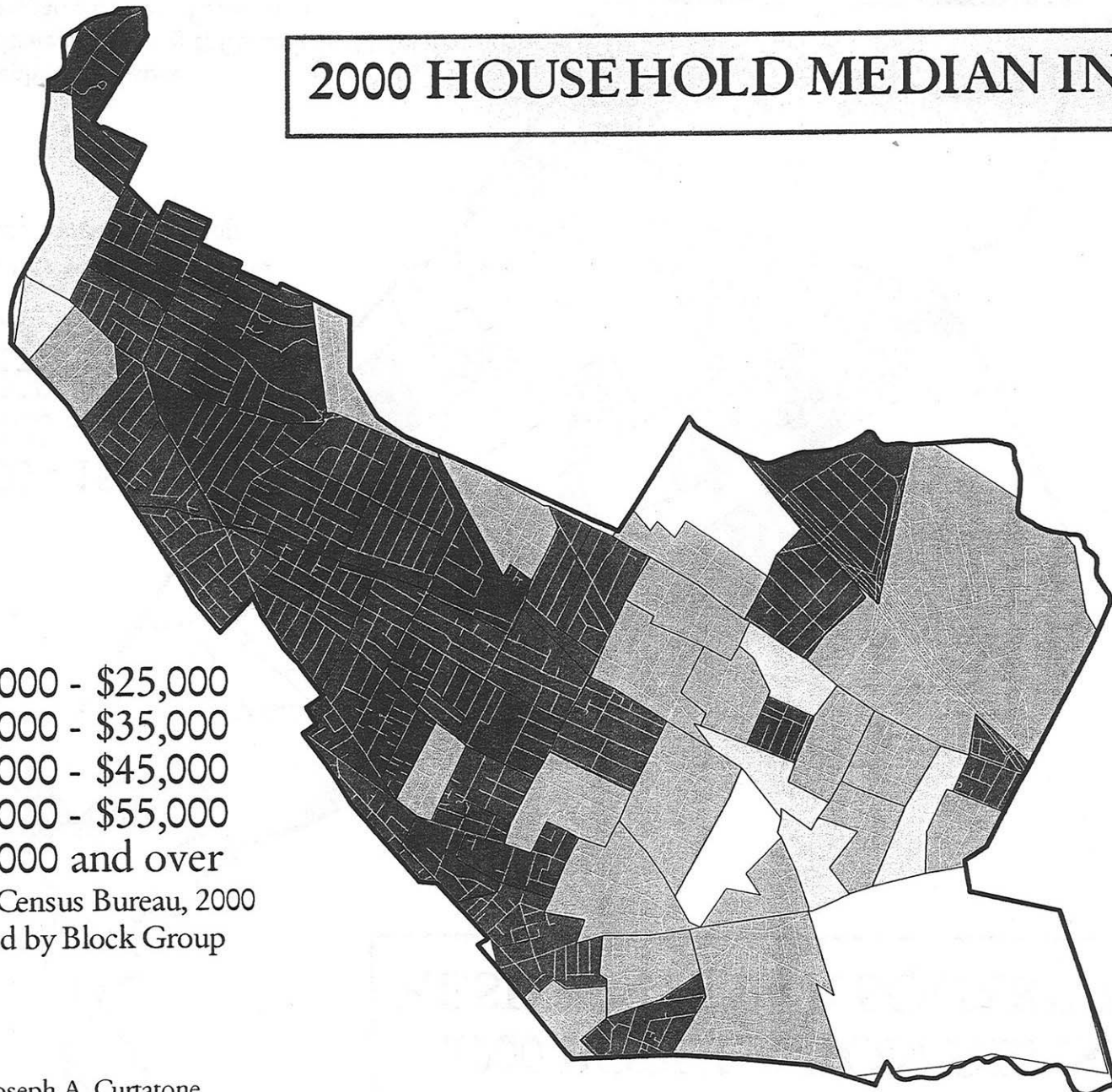
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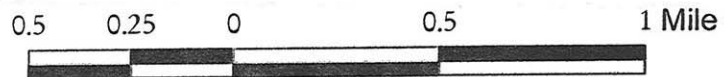
# 2000 HOUSEHOLD MEDIAN INCOME



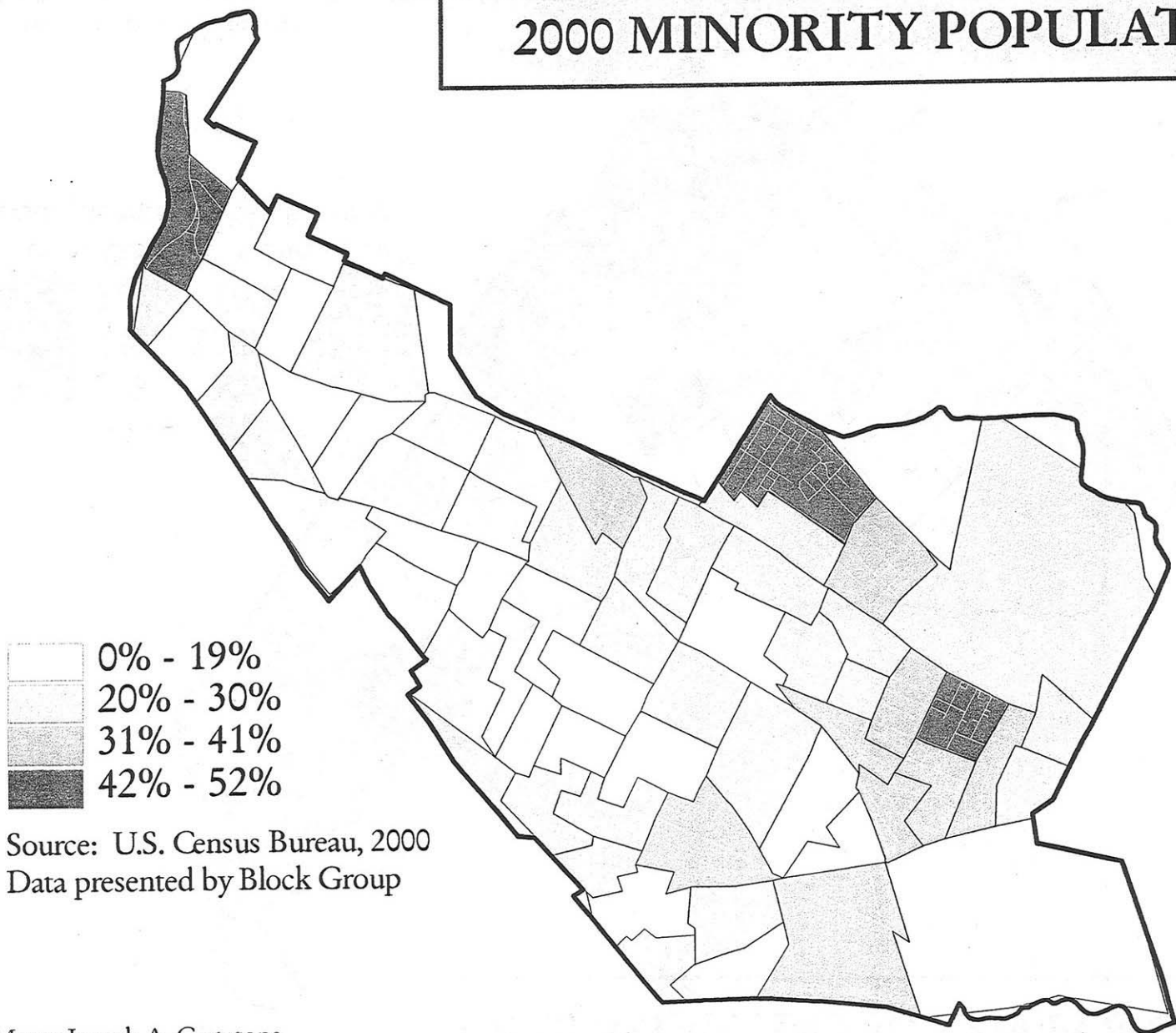
Source: U.S. Census Bureau, 2000  
Data presented by Block Group



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# 2000 MINORITY POPULATION



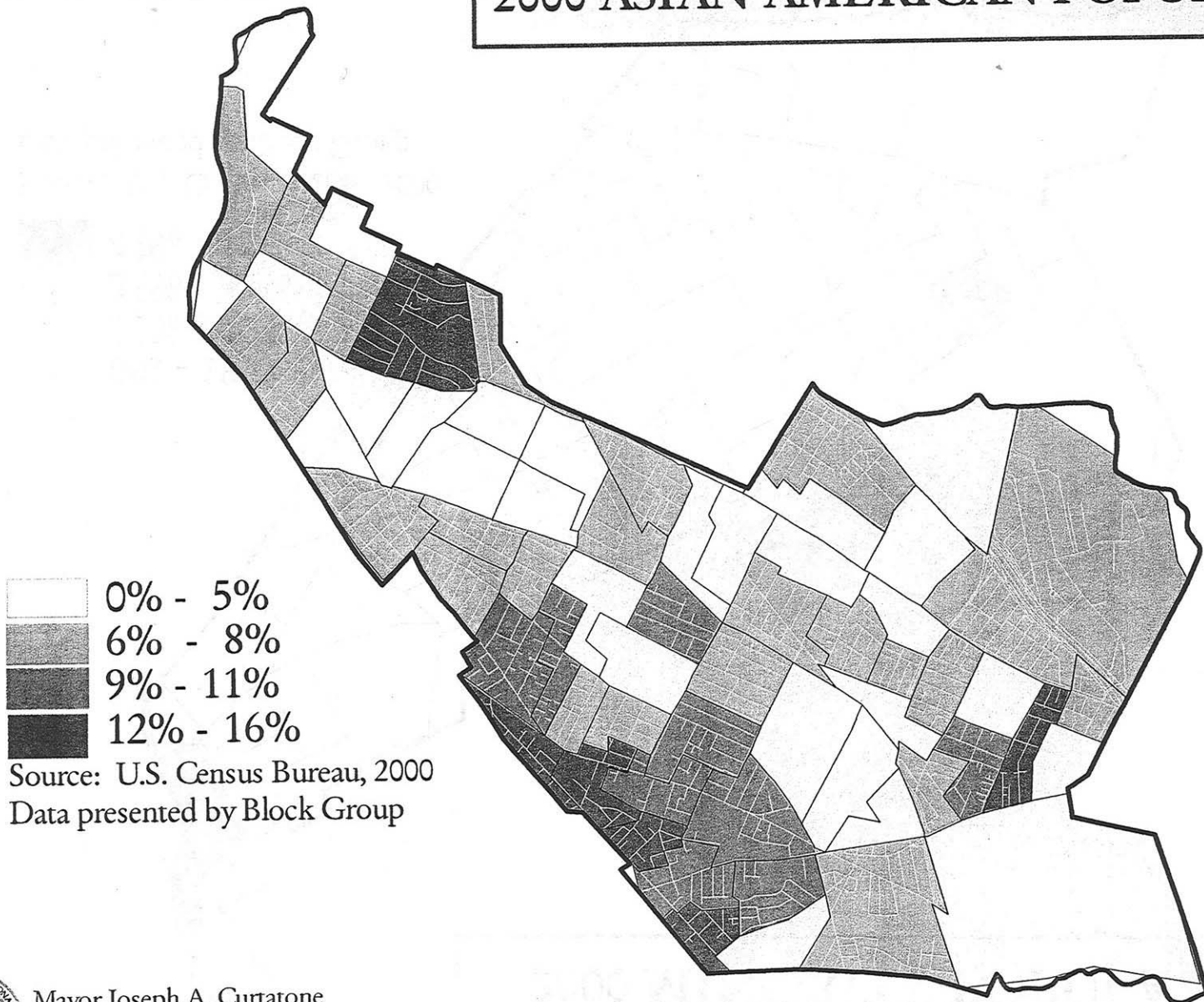
Source: U.S. Census Bureau, 2000  
Data presented by Block Group



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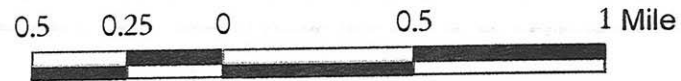
# 2000 ASIAN AMERICAN POPULATION



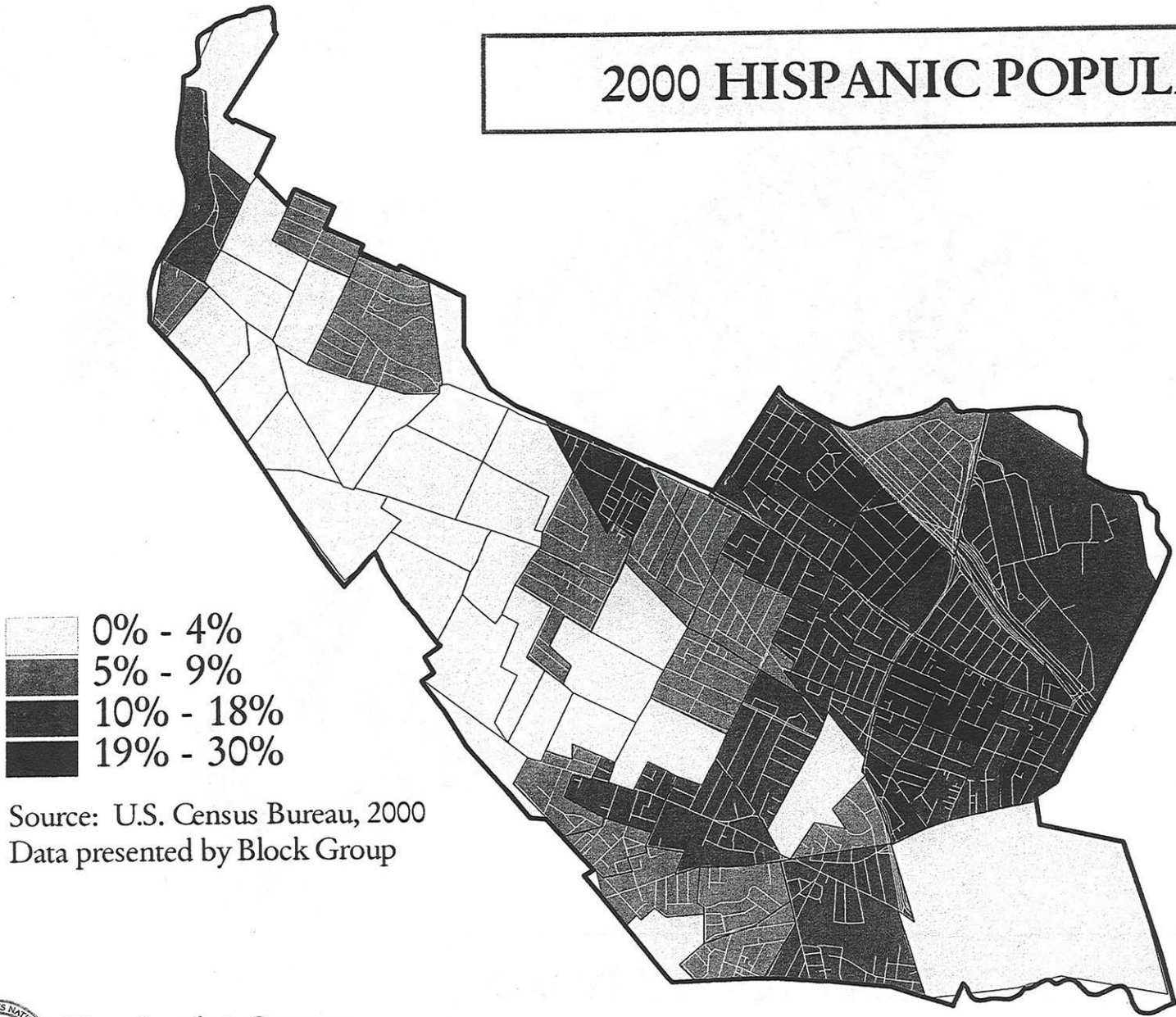
Source: U.S. Census Bureau, 2000  
Data presented by Block Group



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# 2000 HISPANIC POPULATION



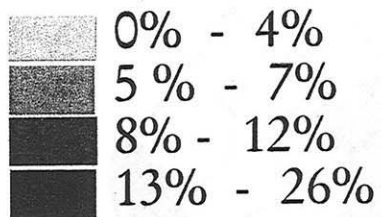
Source: U.S. Census Bureau, 2000  
Data presented by Block Group



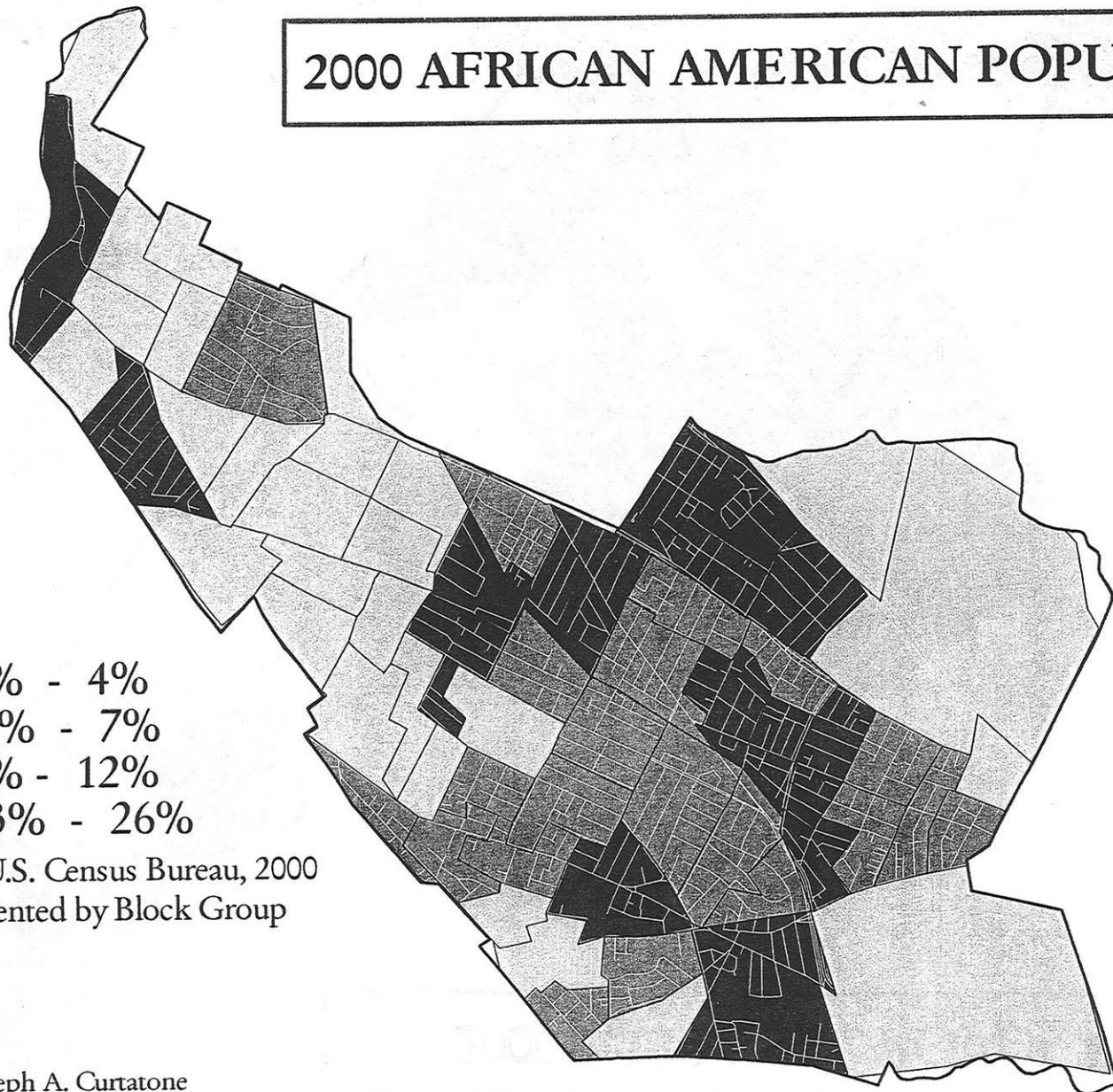
Mayor Joseph A. Curtatone  
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Mapping prepared by City of Somerville



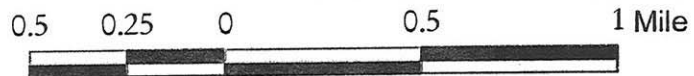
# 2000 AFRICAN AMERICAN POPULATION



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



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Office of Strategic Planning & Community Development  
Mapping prepared by City of Somerville



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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.

# UNION SQUARE MAIN STREETS

February 4, 2008

*President*

Livingston Parsons III  
ACCION USA

*Vice President*

Kenneth Kelly  
The Independent

*Treasurer*

Ben Dryer  
Sherman Café

*Clerk*

Cristina Grossi  
Union Sq Chiropractic

Michelle Apigian  
Resident/ICON Architecture

Eric Fellingner  
Resident

Edson Lino  
International Optical

James McGinnis  
Resident

Peter Varga  
Resident

Don Warner  
Warner + Associates

*Ex Officio*

Stephen Houdlette  
Community Relations  
City of Somerville

Kristi Chase  
Historic Preservation  
City of Somerville

Monica Lamboy  
OSPCD  
City of Somerville  
Somerville, MA 02143

Dear Ms. Lamboy,

Union Square Main Streets is pleased to see the emphasis on economic development and the needs of Union Square well represented in the City's 5-Year Consolidated Plan to HUD.

Union Square Main Streets, an independent non-profit organization, was launched in 2005 thanks to CDBG funding and City leadership and is the economic revitalization program for Union Square. USMS follows the four-point approach of the Main Street model: Design, Organization, Promotion and Economic Restructuring. In 2007 with the maturation of the organization matured, we sought measurable outcomes for our programs and to target our limited resources for maximum benefit. We therefore overlaid the Main Street 4-point approach with our own themes of addressing the issues Pedestrians (improving pedestrian accessibility, increasing pedestrian traffic), Properties (increasing investment in commercial properties), People (engaging business owners and residents, developing leadership and education) and Process (engaging the community in planning). USMS has refined are goals to:

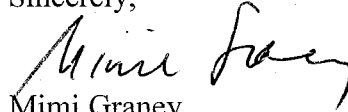
- Increase Assessed Values of Commercial Properties
- Balance Ratio of Commercial to Residential Property Values
- Increase net number of businesses
- Increase net number of jobs
- Increase number and investment in commercial and mixed-use building projects
- Increase wages at area businesses

While our program is just three years old there are significant changes to report in Union Square. There is a net increase of 4 businesses since our launch and the business mix has slightly shifted with a much needed increase in retail uses. Programming has shown a direct economic impact of over \$2 million. Greater confidence in the neighborhood has resulted in over \$4 million in commercial real

estate transactions in the Central Business District and more than \$610,000 in commercial rehabilitation projects.

Reviewing the City's 5-year Consolidated Plan, the goals are very much in keeping with the needs of the community. The plan effectively engages the non-profit community and thus leverages community-wide support and private investment. The plan's goals of increasing economic opportunities, recreational opportunities and transportation issues are key issues that dovetail with the efforts of USMS. A revitalized commercial district and infrastructure improvements both through the future Green Line and streets of Union Square make efforts to towards maintaining the affordability of the community even more important.

Sincerely,

A handwritten signature in black ink, appearing to read "Mimi Graney". The signature is fluid and cursive, with a long, sweeping tail on the final letter.

Mimi Graney  
Executive Director



## EAST SOMERVILLE MAIN STREETS

February 7, 2008

City of Somerville  
93 Highland Avenue  
Somerville MA 02143  
Attn: Brianna O'Brien

To Whom It May Concern at the City of Somerville,

I am writing on behalf of East Somerville Main Streets (ESMS) to comment on the City of Somerville's *Five Year Consolidated Plan 2008-2013*. ESMS would first like to commend the City on their commitment to the goals of the prior consolidated plan, and for their outreach in the development of this plan. Our comments, below, will follow the sections of the consolidated plan, and will be centered around the effects of the consolidated plan on the revitalization of East Somerville's business districts.

### ECONOMIC & COMMUNITY DEVELOPMENT

- **Partnership** – The City's recognition of the "need to work with partners" (p. 83) to capture the full potential of under-utilized districts, is a very appreciated and important when tackling issues of such importance to the community.
- **Business Mix Study** - The City's study of the business mix in Somerville was a great step forward in proactively planning the City's commercial future (p. 85).
- **Parking Requirements**– Limited parking and over-zealous ticketing continue to be the primary complaint of business owners in East Somerville. In addition, zoned parking requirements for new businesses along Broadway are one of the biggest limitations in shifting the district away from historically industrial and office uses to pedestrian friendly commercial uses that will allow the district to thrive. With this consideration, we support the Consolidated Plan's intention to re-evaluate parking requirements when considering building re-use and expansion in commercial districts (p. 84).

Within the field of commercial revitalization, parking management is one of the areas with the most innovation. As Somerville both demands greater parking due to its density and has a reputation for ground-breaking developments -- this area seems ideal for moving forward to boost commercial potential.

- **Financial Incentives** – ESMS supports the assessment of financial incentives to help bring additional businesses into depressed areas, as suggested in Strategy 1.4 - *Encourage Investment in Underutilized Areas of the City*.
- **Streamlining the Permitting Process** – ESMS highly supports a more organized and streamlined permitting process for businesses, as suggested in Strategy 1.5. We suggest that this process, with regards to permitting for new business openings and for changes to businesses that require

permits, be consolidated. A business owner would be able to enter all their information at one computer terminal (either remotely or at City Hall) and this information could then (through a specially developed program) be sent to all the necessary permitting offices for approval. This would potentially: a) save the City money via reduced staff time in a much more automated process, b) encourage new and innovative business development in Somerville and c) create a reliable database to track business owner data.

- **Enhance Vitality** – We greatly support all 8 of the strategies suggested under Goal 2 of *Enhancing vitality of existing commercial districts through support of existing businesses and attraction of others to support a healthy business mix*. The efforts of the City to date in this area have had a great positive effect on business development in East Somerville.

## TRANSPORTATION & INFRASTRUCTURE

- **Regional Planning** - We commend the City's commitment to regional planning, as East Somerville is largely affected by regional forces, including traffic and the blight at the Boston-cited Sullivan Square, the gateway of our community.

Specifically, we support Goals 7.2 – *Partner with Local and Regional transportation agencies and advocates*, and 7.3 – *Ensure regional, state and federal agency coordination of all ongoing Infrastructure projects*. This type of communication and coordination will be essential in the redevelopment of East Somerville due to its patchwork of ownership surrounding Sullivan Square, the Commuter Rail, and I-93. We would like to see as a result of this communication, a more established and formal mechanism to:

- Pass on information and suggestions for the Sullivan Square area to the many agencies responsible for the area (MBTA, Mass Highway, City of Boston, and the City of Somerville).
  - Improve communication and collaboration regarding *all other* small tracts of land, bridges, underpasses, etc in East Somerville owned by entities other than the City, between those entities themselves, and with the City of Somerville.
- **Reduce Barriers** – We are also very much in support of the reduction of barriers ‘dividing neighborhoods and districts in Somerville,’ as East Somerville is probably the community most affected by these types of barrier –being intersected by the Rt. 28, Washington St. and I-93.

## PARKS & OPEN SPACE

- All 8 goals would move Somerville toward a stronger future.
- We are enthusiastic to see Florence Park in East Somerville as a Tier 1 park for renovation, and would urge that as the potential land-swap involving Harris Park develops, that it too be considered as a Tier 1 park. Access to high-quality open space directly off East Broadway, something that is currently unavailable, would be a huge support to economic development in the area.

- We would also support a move of Foss Park to City ownership – and hope that accompanying this would be a stronger link from the park to East Somerville through further evaluation of the barrier created by the McGrath Highway (as mentioned above).
- We are greatly in support of Strategy 1.3, in *Renovating existing parks and open spaces*, which is to *‘Improve community involvement /outreach in park renovation projects’*. Benchmark 1.3.1 of providing multilingual announcements is a great step toward a more inclusive process. We would also suggest flyer the neighborhood at least once during the planning process for each park.
- The Creation of *Green Performance Standards* (Goal 6) will also be an important part of taking Somerville and its Open Space to the next level.

#### PUBLIC PARTICIPATION PLAN

- **Public Participation Process** – The City’s current public participation process for the Consolidated Plan (p. 253) is very broad and has been quite successful.

#### HISTORIC PRESERVATION

- **Highlighting Somerville’s Unique Assets** – All 4 goals in this area are a huge support to economic development in East Somerville. Our past collaboration with the Somerville Historic Preservation Commission has lead to some of our most successful events and engagement of residents. These 4 goals allow Somerville’s history to be a cornerstone in its economic development. Our only addition to the strategies would be to add an additional bench mark for strategy 5.1 of *Providing Additional Public Information* – to extend that information beyond a web presence to include the creation of historic information kiosks throughout the City.

#### EAST SOMERVILLE NRSA

Since many of the points included the East Somerville NRSA are also in the other sections of the consolidated plan, below we only address those that have not yet been commented on above.

- **Goal 2 – Increase Economic Opportunities for East Somerville Residents and Businesses**
  - **Storefront Improvement Program** (Strategy 2.4) – ESMS is enthusiastic to see that a goal of 1-2 storefront improvement *per year* has been established for the next five years. This is especially the case since only 2 properties in East Somerville (both of which had wonderful results) have been completed in recent years. We see strategically chosen storefront improvements, which have the potential to influence other property owners, as essential in turning the economic tides in the area. We look forward to partnering with the City to encourage businesses to apply for the program and we hope to see the application process further simplified to allow businesses greater access to this opportunity.



- **Support Businesses** – (Strategy 2.5) The small business/microenterprise loan program is hugely innovative and we are glad to see it in place. (Strategy 2.6) We are also very excited to see a continued commitment to educating current business owners through workshops and training that allow them to grow.
  
- **Goal 4 – Increasing the Attractiveness of East Somerville –**
  - **Broadway Streetscape** (Strategy 4.1) – The strict timeline that the City has created for the Broadway Streetscape Process is important in the effort to maintain momentum on the revitalization of Broadway, and therefore very appreciated. We look forward to working with the City to maintain that schedule.
  - **Adopt-a-Spot** (Strategy 4.2) – This is a great way to harness public private partnership to improve East Somerville.
  - **Rezoning Package** (Strategy 4.3) - ESMS is very supportive of re-evaluating the zoning of East Broadway. As East Broadway, from the McGrath Highway to Sullivan Square, is only partially zoned as a Central Business District, this will continue to affect and limit the revitalization of the commercial district until rezoned.
  - **Assembly Square Gateway Improvements** (Strategy 4.4) – We greatly support creating as much connectivity between these two parts of East Somerville as possible. We hope that these improvements will include changes at Lombardi Way and Kensington Avenue and will explore the possibility of murals (please see picture appendix).
  
- **Goal 5 – Improve Access to and from East Somerville without impairing quality of life for residents**
  - **Develop an improved concept for the McGrath O’Brian Highway** (Strategy 5.3) As the McGrath O’Brian Highway is one of East Somerville’s most limiting barriers, continuing to make a large number of Somerville residents feel separated from East Somerville, we support the development of a Concept Plan. As part of this plan, we hope the Broadway and McGrath Highway intersection will be re-evaluated to look at how pedestrian activity can be supported.
  - **Improve Connectivity Across Interstate 93** (Strategy 5.4) - We also look forward to receiving more information on the I-93 connector, and would encourage the continued evaluation of pedestrian and bicycle access to East Somerville from Assembly Square (at both the McGrath Highway and Lombardi Way) so as to prevent any additional barriers, both physical and mental, between East Somerville and the re-developed Assembly Square.
  
- **Goal 6 – Improve status of historic areas**
  - **Increase Awareness of Historically Significant Properties** – (See comments above).

Thank you for considering our input in this process.

Sincerely,

Carrie W. Dancy  
Executive Director, East Somerville Main Streets

**Appendix – Murals**

**Re: Goal 4.4 – Clean up and Landscape Gateways to Assembly Square**



Figure 1  
Concrete Underpass Murals  
Seattle, Washington, International District



Figure 2  
Giraphics  
Oakland, California



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February 4, 2008

Mayor Joseph Curtatone  
Monica Lamboy, Director  
Office of Strategic Planning & Community Development  
City of Somerville  
93 Highland Ave.  
Somerville, MA 02143

RE: Draft HUD 5-Year Consolidated Plan

Attn: Brianna O'Brien

Dear Mayor Curtatone and Director Lamboy:

I am writing to submit comments on the draft HUD 5-Year Consolidated Plan for the years 2008-2013. Overall the Consolidated Plan draft is a very impressive document that reflects a tremendous amount of work carried out by the OSPCD staff. I attended two of the public hearings – one in October and one in January – so I got to hear first hand the reports from OSPCD staff about what the Department and the City have done, and some of the plans going forward for the next 5 years. While I am sure that some details will need to be adjusted in the 5-year Plan document – no document of this size and scope gets completed without a few errors – I am equally sure that many of us working in Somerville nonprofit organizations will utilize the Consolidated Plan document both to support our efforts in the community, as well as in our efforts to advocate programs, policies and funding with the City.

SCC is most closely involved in affordable housing development, policy and funding issues, among all those addressed in the Consolidated Plan document, so the remainder of my comments will be mostly in that area. There is a tremendous amount of detail in the housing section of the Consolidated Plan that I would urge all of us to utilize in our collective efforts to make housing affordable across all income sectors of the Somerville community. Phil Ercolini and Dana LeWinter have done a terrific job assembling this information. And when you wade your way through all the information, it paints a picture of a Somerville that still struggles mightily to control the excesses of a real estate market that has driven the cost of both renting and buying homes in Somerville to be out of reach for an increasing portion of our population. In order to combat the problems that result from an overheated market, the Plan identifies a number of solid and viable strategies, for some of which SCC participates as an active partner. Among the considerations I would urge are:

1. While the Consolidated Plan correctly identifies the reduction in funds on both the federal and state levels for programs that will assist us in creating and/or preserving

affordable housing, we simply cannot leave it at that and say that we're doing everything we can. SCC works hard and would join in efforts with the City to urge the federal and state governments to increase their commitments to affordable housing. But we also must look hard at ways we can generate more funds locally to meet our affordable housing needs. We offer to join you in those efforts.

2. Increase the Inclusionary Housing requirement in areas newly zoned for dense development, such as Union Square, from the current 12.5% to 15%. The City should also consider amending the Zoning Ordinance to require 15% affordable housing in new development citywide. Most state programs, such as Chapter 40B and the new 40R program intended to promote transit oriented development require a minimum of 20-25% affordability.
3. Many of us acknowledge that the current Inclusionary Housing ordinance will result in small – one bedroom or studio – units if that's what developers are building in their market rate units. The loss of family-sized units of 2-4 bedrooms is a growing problem that must be addressed. While I don't have a specific solution to propose, I urge the City to work with SCC, the Affordable Housing Organizing Committee, and other advocates, to identify and create solutions that will result in the creation and preservation of more family-sized units.
4. Seek restrictions on rents for as long a period as possible on rental units whose owners are assisted through the City's Home Repair program. While I know well the difficulties in implementing and enforcing such deed restrictions, Somerville's continued need for affordable rental housing warrants gaining the maximum commitments from property owners in exchange for the assistance they get from the City.

A couple of additional comments:

There is a tremendous amount of excitement and energy generated around the planning processes for the MBTA Green Line extension into and through Somerville, and we share in that excitement. However, some of us, including the City, have also begun to be very concerned with the impact the Green Line extension will have on the affordability of our housing stock, and other economic equity concerns, along the new transit corridor. Some recent work that Reconnecting America, an organization that is nationally known for its research and policy work on transit-oriented development, is doing for SCC and for the City, points out that the economic impacts on land use and real estate costs extend in a half-mile radius out from each rapid transit station. For Somerville that means that a large portion of the City will see new pressures on its real estate resulting from the 5-6 new Green Line stations located in Somerville. For those of us who have lived in Somerville for decades, we witnessed first-hand the dramatic transformation in West Somerville that resulted in part from the Red Line extension that opened in the 1980s.

From the perspective of affordability, we must begin now to anticipate the impact of the Green Line on our housing stock. Just last week, SCC participated with the City of Somerville in a funding proposal the City submitted to the MacArthur Foundation in Chicago that would assist us in implementing a strategy to preserve up to 150 units of rental housing as affordable in the next 10 years. We're proud to be part of that attempt to bring some new resources into Somerville to help all of us work to ensure that the low income and working class folks who live

here today will be able to afford to reap the benefits of new development such as the Green Line extension.

While we may or may not receive the award from the MacArthur Foundation, the point is that we must continue to develop new and innovative ways to generate the funds necessary to meet the challenges of providing the necessary array of housing options that is affordable to the Somerville population. And we must do this anticipating that the real estate market, influenced by our new transit development, is almost certain to be pushing in a steadily more expensive direction. While I appreciate that Somerville faces many financial challenges as a City, I would argue that our quest to provide the level of housing affordability that we all want means that we must also seek funding and policy measures that we can implement ourselves as a City and as a community.

I appreciate the opportunity to have my comments added with others to the City's 5-Year Plan document. As CEO of a nonprofit organization that sees our own 5-year strategic plan as a working, breathing document – one that should not be seen as set in stone, but a plan that we actively work to implement – I view the current 5-Year Plan document as a welcome tool that sets out benchmarks and plans for the City and its many partners to follow over the next 5 years. The challenge for all of us will be to utilize the document, work hard to implement its plans, adjust it when new information tells us that's what is most appropriate to do, and then measure our progress accordingly. Whether we agree with all pieces of the Plan or not, the document provides all of us with strong ground for moving forward to meet our challenges in the coming years.

Sincerely,

Danny LeBlanc  
Chief Executive Officer

## Mark Friedman

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**To:** Katie Brillantes  
**Subject:** RE: Comments on Consolidated Plan

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**From:** Stephen Mackey [<mailto:smackey@somervillechamber.org>]  
**Sent:** Monday, February 04, 2008 2:31 PM  
**To:** Monica Lamboy  
**Subject:** RE: Comments on Consolidated Plan

Hi Monica,

It's a good document.

In the economic development section, we would emphasize...

1. Somerville is the most densely populated city in New England yet has one of the smallest urban commercial tax bases.
2. The imbalance of the most urban population and lean urban economy means Somerville has the leanest municipal budget.
3. To sustain cornerstones of the urban quality of life - public works, public safety, and public ed - commercial development is key.
4. Urban transit can enable this fiscal change particularly in Assembly Square, InnerBelt/Brickbottom and Union Square.
5. Thus, urban planning will be oriented with a new goal of fiscal sustainability for the city's quality of life.

Monica Lamboy, Director  
Office of Strategic Planning and Community Development  
City Hall 93 Highland Avenue Somerville, MA 02143

Dear Ms. Lamboy,

Attached please find my comments. I have attempted to organize my remarks so that they follow the order of the Plan. Given the overlapping nature of topics covered by the various sections of the Plan, it is inevitable that comments about one section were relevant to another section. In the interest of brevity, I tried to make reference to such comments, rather than repeating them.

My comments include a mix of suggestions for additional strategies, statements of concern about proposed strategies/goals, and efforts to call attention to what appear to be technical mistakes or mis-statements.

I appreciate the huge amount of work that went into this document, and the amount of careful planning and thought that has gone in to the development of this plan, and hope that my focus on perceived "rough points", rather than on all the many positive elements of the plan will not be taken as reflecting a generally negative tone.

As I mentioned briefly in a prior email to Ms. Lamboy, I believe that the historical context in which the Plan is presented is helpful, and I believe that the strategies and goals outlined in the Plan are, for the most part, right on target.

I would be pleased to participate in further discussions about any of my comments, and look forward to being a resource to the City in the ongoing efforts to make it an even better place to live and work.

Fred Berman 25 Cherry Street Somerville, MA 02144  
[fredlori@rcn.com](mailto:fredlori@rcn.com)  
H: 617-776-0503 C: 617-501-1404

## Somerville Consolidated Plan: Comments on Housing Section

- (1) **Recommendations for helping existing owners and new buyers of small multi-family buildings** (Somerville's primary stock) **preserve existing affordable rental units**, and **convert higher-rent units to affordable housing**:
  - (a) The **Housing Rehabilitation program** is an important tool for preserving rental housing stock and ensuring the availability and affordability of units for low income renters. Given that there is a waiting list of interested landlords, and given the urgent need to protect the affordability of rental housing, particularly in Union Square and along the proposed Green Line corridor, and given the cost effectiveness of securing rental housing affordability through an investment in rehabilitation (vs. new construction), **I would highly recommend program expansion** through targeted use of government and Affordable Housing Trust Fund monies. Specifically
    - **I would target this program almost exclusively to protecting the affordability of rental housing**, given the range of other options available to homeowners needing to make repairs. **Note:** It is not clear whether 40% of the units assisted by the Housing Rehabilitation program have been rental units, or whether the 40% number refers to the percentage of ownership and rental units with residual affordability constraints.<sup>1</sup>
    - **I would explore strategies for leveraging substantially longer term affordability commitments with respect to the rehabilitated rental units**, in exchange for the rehab financing, and possibly in exchange for freezing the property taxes on the rental units (entailing a small loss of future revenue to the City). According to section 6.2 on Fair Housing (p. 47), the forgivable loans are awarded in exchange for a five-year commitment to renting to

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<sup>1</sup> Section 3.2 on Additional Affordable Units (p. 30) states that "361 units [have been] assisted under the City's Homeowner Rehab Loan program." The first sentence of Section 3.4 on Homeowner Rehabilitation Units (p. 30) states that "... Somerville has about 140 rental units subject to short-term affordability restrictions under its homeowner rehabilitation loan program." A sentence in the second paragraph of that section states that "Every participating property [in the housing rehabilitation program] has an affordability period during which the low and moderate income owners agree to maintain the property as their primary residence and rental property owners agree to a rental restriction during which HOME rents and/or Fair Market Rents (FMR) are not exceeded." In the strategies section on page 61, paragraph 1.3 on **Housing Rehabilitation Program** indicates that "OSPCD is currently monitoring 140 ownership units that have received assistance." In paragraph 3.1 on **Housing Rehabilitation Program for Rental Units**, the number of rental units currently under affordability constraints is not given



Section 8 subsidy-holders. Because the Section 8 rent is largely determined by market rates, the landlord isn't making much of a financial sacrifice in exchange for the forgivable loan, so extending the duration of the affordability commitment will not be onerous. The larger the loan, and the longer its payback period, and the greater the amount forgiven, the longer the commitment to affordable rents.

- **I would take whatever steps are possible to maximize the chances that these units go to Somerville households.** I would develop a plan whereby the rehabbed units are "advertised" via the network of Somerville-based non-profit providers and faith- and community-based organizations and the Somerville Housing Authority. In addition to increasing the likelihood that the units go to Somerville households, this approach to marketing would save owners the cost of purchasing more conventional advertisements for tenants.
- **I would broaden the base of potential tenants by including low income Somerville households that don't have Section 8 subsidies,** but that (a) have other viable subsidies (e.g., MRVP), or (b) are at the top of the Somerville Housing Authority waiting list, and can cover the full rent until they receive a subsidy.

(b) I would explore **modification of the Down Payment / Closing Cost Assistance program** beyond the current limits on buyer income and property cost, so that the program can assist buyers and existing owners of multi-family properties (particularly owners burdened with mortgages that place them at risk of foreclosure) who are willing to **guarantee the long-term affordability of the rental units in those properties,** in exchange for such assistance.

In the case of buyers/owners who themselves are over-income for program assistance and/or owner-occupied units whose cost exceeds program limits (based on an assessment of the pro-rated value of the unit which is/will be owner-occupied), the program funds would be strictly targeted to ensuring the affordability of the rental units. I would explore further modification of the program to **allow funding assistance to be amortized,** in much the same way that a rental subsidy represents amortized assistance to the owner who must pay his/her mortgage.

- **Scenario 1:** Assist the owner of a multi-unit building who is at risk of foreclosure by **restructuring the mortgage, and by sharing in monthly payments under the restructured mortgage.** The amount of assistance should be pro-rated by the number of rental units and by the minimum period of time over which the owner commits to making the units affordable (via a deed restriction). Freeze the property tax on the affordable units for as long as the commitment to affordability lasts. With each payment of the restructured mortgage, the non-profit agency administering the City program would gradually gain equity in the property. Once the minimum number of years for sustaining affordability had elapsed, the property owner could restructure the mortgage and buy out the non-profit partner (and dissolve the deed restriction). At any point, the owner could sell his/her share to the non-profit, or the owner and non-profit could agree to put the property on the market for sale to a third party (in conjunction with dissolving the deed restriction), splitting the proceeds of the sale based on percent of equity held. (The proceeds of the sale would then be used to underwrite another such investment in preserving the affordability of rental housing.) In the absence of such a sale, the deed restriction would continue to apply for as long as the non-profit retains a share of ownership. For example:

Total value of rental unit	property tax on rental unit	Interest Rate	Term of Mortgage (years)	financed portion, assuming 10% down-payment	Monthly mortgage plus amortized property tax without subsidy	up-front subsidy	financed portion, assuming 10% downpayment and subsidy	monthly mortgage plus amortized property tax with subsidy	Monthly subsidy to achieve comparable reduction in mortgage payment	30-year cost of monthly subsidy (constant dollars, assuming 2.5% annual inflation)
\$250,000	\$2,737.50	5.5%	30	\$225,000	\$1,505	\$50,000	\$175,000	\$1,221	\$284	\$102,240 (72,538)
\$250,000	\$2,737.50	5.5%	30	\$225,000	\$1,505	\$90,000	\$135,000	\$994	\$511	\$181,800 (128,985)

- **Scenario 2:** Assist the owner of a property no longer under mortgage, by **purchasing a deed restriction protecting the affordability of the rental units in the property in exchange for a freeze on property taxes on those units and a small monthly reverse mortgage payment** which allows the non-profit administering the program to gradually acquire equity in the property. For eligible elderly owners, the reverse mortgage payment could be structured to allow the non-profit to acquire equity in the owner's unit, as well as the rental units; however, unlike traditional (i.e., commercial) reverse mortgage agreements which sometimes come to term before the owner is ready to move out, the reverse mortgage arrangements proposed as part of this initiative would include an assurance that the owner could remain in their unit for as long as they want, even past the point that the non-profit acquires full equity.

Optionally, the non-profit could accelerate acquisition of equity in exchange for paying a disproportionate share of the cost of maintaining the property, or performing or arranging for performance of property maintenance (thereby protecting both the value of the property and the ability of the elderly owner to remain in the property).

The advantages of this approach to preserving housing, which partners the City and its non-profit agent with private homeowners are:

- Partnering with private owners is cheaper than outright acquisition
- Makes property ownership by private residents more affordable (and so allows well-intentioned, but less wealthy households to become owner occupant/landlords)
- As compared with non-profit ownership of property, retains a "feel" of community control, protecting affordable units from the "taint" of program housing and facilitating a de-concentration of affordable housing, which, in turn, advances Somerville's stated goal (p. 36) of de-concentrating poverty.

**Given the need for additional resources to finance this kind of strategy, I would explore partnership with the City's Retirement System and with local union and college pension and trust funds.** Such partners could capitalize a Fund, the interest from which would be used to generate the monthly subsidies. Because the principal would never be eroded, and because of the increasing value of the equity in the properties acquired, this would be a no-risk proposition for the investors. In the above example, a \$2 million endowment generating \$150,000/year (based on 7.5% interest) would allow long-term protection of approximately 25 units with an average monthly subsidy rate of \$500. Buying 25 units would have been far more expensive.

## (2) **Recommendations for Increasing the Development of New Affordable Housing for Families:**

The Consolidated Plan promises the development of hundreds of affordable inclusionary units in Assembly Square and Union Square. In fact, those units are likely to be only moderately affordable condominiums for individuals and childless couples, and, perhaps a handful of small families. In the meantime, there is **an increasing shortage of affordable units for families** which has already resulted in a net shrinkage in the number and size of family households. (The Consolidated Plan narrative seems to treat this shifting demographic as an "independent variable" in the equation, rather than ascribing the loss of families -- which has necessitated the closure of three schools -- to changes in the housing market.<sup>2</sup> I believe that **it is important for the Consolidated Plan to affirm and enhance the City's role in reversing the net loss of families and children by emphasizing development and protection of affordable family housing.**)

In addition to the aforementioned efforts to protect existing rental housing, I would therefore pursue two strategies:

- (a) **Emphasize office development over housing development in Mixed Use projects... and use the increased linkage payments to help protect the affordability of existing rental housing:** The Inclusionary Zoning Ordinance is not an effective tool for producing rental housing. According to Table 26 on page 32, only 15% (11 of 71) of the 71 inclusionary units produced since 1997 have provided rental housing. Only three of the 61 units produced in the past five years have provided rental housing. Instead of promoting new housing development in areas like Boynton Yards, Union Square, Assembly Square, and Inner Belt, the City should use zoning and other tools to encourage higher concentrations of office development, and use the increased linkage funds generated from that commercial development to support the protection of affordable rental housing, particularly in at-risk zones, like Union Square and the proposed Green Line corridor. As the densest cities in the Commonwealth, and with its excessive dependence on its residential tax base and on Chapter 70 Local Aid, Somerville doesn't need lots of new condominiums, even if 1/7 or 1/8 of those units will be (relatively) affordable. We should be seeking to maximize our commercial tax base. (Although condominiums may have high property values, they are taxed at a lower rate

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<sup>2</sup> See, for example, the comment on page 13 in section 1.4: "It is important to have a housing stock that can adjust to population change, because the average household size in Somerville is currently decreasing. A variety of housing units offering a range of bedroom numbers will provide the most ideal situation for Somerville's changing population." While it is true that family size has shrunk over the decades, the dramatic change in the size of Somerville households is not just a product of national demographic trends, but is largely driven by the unaffordability of family rental and ownership housing. There are a few and smaller families in Somerville, because more of the housing being built is for small households, and the larger units are increasingly unaffordable.

than commercial property, and are subject to an owner occupant exemption, and their residents put higher pressure on the transportation and parking infrastructure than commercial properties, especially office properties.)

(b) **Amend the Inclusionary Zoning (IZ) Ordinance to better address Somerville's need for affordable home ownership family housing.** To the extent that new housing is developed, the IZ Ordinance should incentivize the creation of inclusionary units that fill the most critical gap among Somerville's housing needs, namely affordable family-size units. Towards that end, I suggest three changes:

- i. **Lower the threshold** at which the Inclusionary Zoning requirement is triggered, from the current 8 units to 6 units, and **increase the inclusionary requirement** (from 12.5% to 15%)
- ii. **Base the inclusionary requirement on all of a developer's below-threshold projects that were permitted within the prior 24 months.** Although individual development projects might be too small to trigger the inclusionary requirement, the total number of units built by a particular developer over a two year period might very well exceed the threshold. The IZ Ordinance should be amended to ensure that the inclusionary requirement is triggered by the total number of units constructed by a particular developer (and his/her financial subsidiaries and affiliates), and not only based on the size of a particular construction project.

*Thus, for example, if within a two year period, a developer were to build two four-unit (below threshold) buildings, the second building would trigger the inclusionary requirement because the total of 8 units would exceed the 6-unit threshold. If within the two year period, the developer were to build a third 4-unit building, that building would not trigger a new inclusionary requirement, because the previous 8 units had been fully accounted for by the inclusionary requirement triggered with the construction of the second building. That is, units contributing to an inclusionary zoning requirement would not be subject to "double-jeopardy."*

- iii. In the interest of creating units that address the need for housing that is affordable to lower income families, explore strategies for leveraging a **smaller number of larger units** (i.e., more bedrooms) and/or **more deeply subsidized units** vs. the usual number of smaller units, **while holding constant the total value of the developer's contribution.** That is, hold constant the cumulative value of the subsidies engendered by the inclusionary requirement, but apply those subsidies to a smaller number of larger, more affordable units, instead of spreading them over a larger number of smaller, less affordable units.

*For example, a developer creating 20 one and two bedroom condominiums, each of which is worth, on average, \$300,000, might, under strict application of the 1:7 formula, construct three affordable one or two-bedroom units, selling for, perhaps, \$180,000, that is, at an average subsidy of \$120,000 and a total subsidy across the three units of \$360,000. With more flexibility in the IZ ordinance, the Affordable Housing Trust might prioritize construction of two deeply subsidized 3-BR units. If, say, each of two 3-BR units were worth \$350,000, and we allowed the required subsidy of \$360,000 to be applied to those two units, we would be able to make those subsidized units available at \$170,000. ( $\$350,000 \times 2 = \$700,000$  Subtracting the value of the usual subsidy  $\$700,000 - \$360,000 = \$340,000$ . Divide by 2 to derive the cost of each 3-BR unit = \$170,000.)*

### (3) **Recommendations for better meeting the needs of residents with disabilities**

Section 4.3 on **Housing Needs of People with Disabilities** states that "many people with disability status are fully functioning and are not impaired by their disability in any way...." A more accurate reflection on the Census report that 19.4% of the Somerville population (14,317 of 73,746 people) have disabilities is that an unknown percentage of these persons, but probably not a majority, need accommodations under the ADA (Americans with Disabilities Act) in order to access housing.

The count of disabled residents undoubtedly includes Somerville homeowners who are facing the need to relocate to smaller, single-floor units, due to age- or disability-related mobility or sensory impairments, possibly in combination with income limitations, that constrain their ability to maintain their current home.

With respect to the Housing Rehabilitation program, in addition to prioritizing rental units in the proposed corridor of the Green Line Extension (which are at risk of loss to speculation, as described elsewhere in these comments), **I would recommend that OSPCD develop rules for prioritizing home ownership and rental properties in need of architectural modifications to permit homeowners and/or existing tenants with disabilities to remain in their units.** (I am not prepared to make recommendations as to whether the same rules limiting access to rehabbed rental apartments to only persons holding housing subsidies -- or at the top of the waiting list for housing subsidies -- should

also apply to units rehabbed to promote disability access. I am also not sure whether/how to ensure that such units will be reserved for persons with disabilities after the existing tenant moves out.)

With respect to home ownership properties where architectural modifications are needed to allow an owner with disabilities to remain, **I would further recommend that OSPCD investigate implementation of a reverse mortgage program**, whereby the City, through partnership with one or more non-profits, could help pay the cost of more expensive accessibility adaptations or other home maintenance that might help a senior or person with disabilities remain in their home, in exchange for gradual transfer of the owner's equity to the non-profit, and in conjunction with a deed restriction obligating future use of the property as affordable housing. (As noted elsewhere, this model will only be of interest to persons not hoping to transfer their property to inheritors.)

To the extent needed, such a program could also serve the "traditional role" of a reverse mortgage program, assisting low income owners by supplementing their income with monthly payments funded by a transfer of home equity from the owner to the non-profit. The difference between the proposed program and the "usual" program, wherein a bank gradually takes possession of the property, would be: (i) the non-profit's assurance of the owner's right to remain in the property, even at the expiration of the equity transfer, (ii) the commitment to deed restricting the property to ensure its long-term affordability, and (iii) the flexibility to draw down equity to fund home maintenance and modifications to permit the owner to remain in their home despite mobility impairments.

**To ensure the inclusion of accessible units among newly created inclusionary units**, I would recommend that the City build flexibility into the inclusionary formula to factor in the additional cost of accessibility modifications, such that fewer inclusionary units might be required if one or more of the units was accessible, and was listed in the Commonwealth's registry of accessible housing, and reserved for buyers with disabilities who require accessible units.

#### (4) **Miscellaneous Comments**

- (a) **Questionable Conclusion About Housing Cost Trends**: At the beginning of Section 2.1 (p.18) on Somerville's rental market, a statement describing the lack of data about Somerville rents is followed by a comparison of a 2003 survey by the Somerville Housing Authority (SHA) to a 2005 survey of Boston.com rentals. While the SHA's rent levels include utilities, the Boston.com data may or may not. Unless the authors are comparing apples to apples, there is **no basis for concluding that "rents may have actually fallen since 2003."** With the dramatic increase in heating and utility costs, there is certainly no basis for concluding that **"housing costs"** have fallen since 2003.
- (b) **Understatement of the Rent Burden**: Later on in that section, tables 11 and 12 (p. 19) examine the relationship between median income and median rent. What that comparison unfortunately hides is the fact that **rents vary much less than incomes**. While below-median incomes may range from \$7,000 (two-person household receiving TAFDC) to \$46,315 (the median income), the variation in below-median rents is much smaller -- that is, most below-median rents will be pretty close to the median.

While people earning the median income may be paying 35% of their income for a median-level rent, **people earning 30-50% of the median income experience a much more substantial rent burden -- or are excluded entirely from the Somerville market if they lack subsidies -- because there are no apartments charging only 30-50% of the median rent, and, in fact, very few apartments charging rents that are lower than 85-90% of the median rent**. For example, a family earning 50% of the median income (\$23,158) and lucky enough to find a cheap 2BR apartment costing \$1,000/month, including utilities, (about 84% of the 2005 median rent) would have a rent burden of 52%. If utilities were not included in the rent, the household's "rent burden" (more accurately "housing burden") could easily rise to 70% or higher, given the high cost of heat.

**Additional Note**: As per the comments in (4)(a) above, any discussion of rent burden and median rents vs. median income should clarify whether utility costs are included in the calculation.

- (c) Discussions in section 1.4 (p.25) about changing incomes among Somerville residents **ignores the influence of changes in the housing stock on the incomes of residents**. As housing costs increase, households with lower incomes are displaced; an escalation of rents and purchase prices leaves the city affordable to fewer and fewer low and moderate income persons, and as low and moderate income persons leave the city, median income increases. As these shifts happen, low income persons increasingly concentrate in public and Section 8 housing. Hopefully, efforts to geographically distribute new inclusionary units and new affordable housing, and a successful campaign

to protect existing units of affordable housing will reinforce Somerville's goal of de-concentrating poverty (p.36), and will offset market-driven trends that increasingly narrow the housing options of low income households.

- (d) Section 3.3 on **Expiring Use Properties** contains an unfortunate statement to the effect that "no net affordability was lost" when the owners of an expiring use property offered tenants mobile Section 8 vouchers. While those specific tenants were assured of affordable housing (although not necessarily in Somerville, if they couldn't find affordable units here), the City lost a portion of its affordable housing stock. Given the City's proven commitment to protecting the expiring use housing stock, I'm sure that OSPCD can find a better way to describe the outcome.
- (e) **The Somerville Housing Authority waiting lists for public and Section 8 housing do not identify Somerville households and the numbers cited appear to be inconsistent.** The statistics in Tables 27 and 28 (pages 36-37) appear to count all households on the Somerville Housing Authority's waiting list, and not just Somerville residents. It is not clear how the numbers in Table 27 (25,140 families with children on the Section 8 wait list) and Table 28 (4,221 families on the public housing wait list) relate to the numbers on page 55 in the discussion of homelessness prevention (3,540 families on the public housing and Section 8 wait lists, with a 2,398 household overlap)
- (f) **The numbers in Table 31 on Somerville Households with Housing Problems don't appear to add up.** In several rows, the number of persons with "housing problems" paying 30-49% of their income towards housing plus the number of persons with "housing problems" paying over 50% of their income towards housing exceeds the total number with "housing problems." I didn't check whether there is any spillover of this problem into Tables 32-37.

**The numbers in Tables 31 and 38 appear to be inconsistent.** According to Table 31, there are 10,570 renting households with income under 80% AMI, of whom 7,084 have housing problems, and 3,338 home-owning households with income under 80% AMI, of whom 2,070 have housing problems. In Table 38 on Housing Problems By Race and Ethnicity, however, there are only 13,033 households (instead of 13,908) with income under 80% of AMI, of whom 8,598 (instead of 9,154) have housing problems..

- (g) **The City should explore strategies that reduce the amount of on-site parking spaces that must be included as part of new housing development, while at the same time making sure that abutters are not subject to heightened competition for on-street parking.** Current parking requirements drive up the cost of housing and limit the amount of square footage that can be allocated to open space in any development parcel. Generous on-site parking, which encourages (multiple) car ownership, runs counter to the spirit of transit-oriented development (which should attract households with fewer cars and greater willingness to travel by alternate means). Reducing parking requirements will, by itself, not reduce the number of cars owned by the occupants of new transit-oriented housing projects, and could simply result in heightened competition with existing neighborhood residents for the finite number of on-street parking spaces. Therefore,
- To reduce dependence on cars, City zoning and development policies should promote options like Zipcar, shared parking, development of attractive transit waiting areas, discounted transit access, convenient bicycle parking, and safe travel and convenient access to transit and common destinations via the Community Path; and enforcement and Public Works operations should ensure that sidewalks and the Community Path are well maintained and accessible to persons with disabilities on a year-'round basis.
  - In conjunction with tighter constraints on on-site parking, the City should explore strategies for ensuring that residents of transit-oriented housing developments don't end up fighting long-time neighborhood residents for on-street parking. For example, the City might implement a version of permit parking such that residents of buildings which were granted variances on parking ratios (limiting on-site parking to one space for each 2BR unit and two cars for each 3BR unit, plus a few extra spaces for guests and persons with disabilities) would not be authorized to park their cars in un-metered spaces within, say, a half-mile radius of their home. [The distance should be set so as to act as a disincentive to second car ownership, rather than re-locating the increased competition for on-street parking to an adjoining neighborhood.]
  - To reduce the wasteful practice of regularly shuffling infrequently used cars from one space to another in order to avoid "storage" fines, the City should revise parking policies to re-define "storage" as entailing a longer period, say one week, of non-use. At the same time, in conjunction with the implementation of the kind of variance-related permit parking advocated in the second bullet, City policy should ensure that long-term on-street parking is inconvenient enough to so that occupants of a building constructed with more limited on-site parking can't easily store their cars in the spaces that residents of abutting neighborhoods need.

## **Somerville Consolidated Plan: Comments on Economic Development Section**

### **(1) Recommendations for boosting property tax income:**

Text on page 89 summarizes one of the most significant challenges of the City: "Somerville is under great pressure to expand its commercial tax base in order to relieve its citizens of the burden of funding basic city services with residential property taxes. Somerville's commercial tax base remains very small in comparison to Boston and Cambridge that derive 66% and 60%, respectively, of their property tax revenue from businesses. By contrast, Somerville derives only 28% of its property tax revenue from businesses."

The best thing Somerville could do is to implement zoning, land use, and transportation planning policies that strongly encourage the most lucrative kind of commercial development possible, namely development of offices and R&D space. Too often in the past (at Assembly Square and at Boynton Yards to name two examples), the City seems to have prioritized development that could quickly increase the tax base over development that would more substantially increase the tax base. Housing development and retail space development generate much lower net tax revenues per square foot than office and R&D. To achieve higher value development, the City needs to more aggressively plan for that kind of development, needs to ensure that necessary infrastructure, especially transportation, will be available to support such development (rather than allowing other uses to erode capacity), and needs to more effectively market developable parcels to the kinds of developers (and anchor tenants) who have the ability to succeed at such projects.

The negotiated Assembly Square Settlement Agreement is structured to promote development of office and R&D space. Strong municipal support for such development would go a long way toward moving it from intention to reality. In fact, the depressed market for condominiums may create a window of opportunity to convert some of the square footage reserved for residential development into office and R&D development, as allowed in the Settlement

Union Square, Inner Belt, Boynton Yards, and Brickbottom all present opportunities to create the kind of commercial tax base that Somerville needs. At each locale, the City will be tempted to support efforts to develop retail and (if the market ever recovers) residential uses, resulting in a faster increase in the property tax base, but in smaller growth than would be achieved by office and R&D development. With ever-increasing pressures on the municipal budget, the City will be hard-pressed to allow undeveloped and under-developed parcels to remain "fallow" in hopes of higher-end development. However, in the same way that it makes sense to wait for CDs and bonds to mature before cashing them in, it is in the long run better for the City's financial position to hold firm on the kind of development that will be permitted in these parcels, than to forego their potential value in the interest of a quicker infusion of linkage fees and commercial property taxes from lesser development.

### **(2) Recommendations for boosting residents' income:**

#### **(a) Supporting Small Business Development:**

- (i) **Creating a Small Business Ombuds program:** As I campaigned for office this past summer/Fall, I heard concerns about the lack of coordination in the process for getting the permits and approvals that a small business needs to get started. I heard concerns that access to the best advice and assistance depended more on luck and whom you know (or could get to advocate for you), than on the existence of a consistent source of information and guidance. Presumably, all (or most) of the bureaucratic requirements for permitting a new business are related to health, safety, environmental, and/or other requirements that protect the public's wellbeing. A Small Business Ombuds program that could clearly explain the process of complying with those requirements, and that could partner with the various City Departments to streamline the permitting and approval process (without compromising any of the protections of the public good) would enhance the City's ability to attract new businesses and expand/relocate existing operations.
- (ii) **Supporting ADA Compliance:** Text on p.84 essentially describes ADA compliance as a potential obstacle to financial feasibility of economic development projects. This is an unfortunate characterization of what should be understood as a civic and civil rights obligation ... and an economic opportunity. To the extent that businesses are accessible, they allow patronage by elders, persons with disabilities, and parents

pushing strollers who might otherwise feel excluded or prevented from consuming the business' goods or services. Universal access may sometimes end up being prohibitively expensive in old buildings (in which case the cost of accommodation renders it not "reasonable"), but the City's approach to disability access -- in the Consolidated Plan and on-the-ground -- should be "how to achieve" rather than "how to avoid".

- (iii) **Parking:** The City's approach to reducing the parking requirements in conjunction with small business development in Union Square makes sense in conjunction with the planned expansion of the Green Line, and should be replicated in other neighborhoods that are or will be adequately served by public transit. Parking in retail districts should be available and convenient to those who need it, expensive enough to discourage those who can use other modes of transportation, but not so expensive as to discourage shoppers from visiting the district at all. I encourage OSPCD to expand on the suggestion on p.84 to explore shared parking, so that such parking can be shared not only by other merchants, but also by businesses that want to reserve spots for their employees or delivery fleets, and by local residents who may need their cars to commute, but who need a place to park those cars evenings and weekends.

Unfortunately, the most recent Union Square zoning proposal took a schizophrenic approach to parking, on the one hand seeking to reduce parking requirements so as to allow existing businesses to expand, while on the other hand, (\*) allowing the inclusion of public parking spaces to qualify as an "extraordinary public benefit" for the purpose of justifying a project's exemption from the zoning's dimensional requirements [section 16.5.4], and (\*\*) defining parking as an acceptable commercial use of first floor building space [section 16.5.3], notwithstanding the fact that first-floor parking would be the least attractive use (in terms of promoting an active streetscape) and the least valuable use of building space (in terms of property tax revenue generation) in a mixed use development.

The Consolidated Plan offers the City the opportunity to unequivocally affirm its commitment to minimizing and coordinating the allocation of valuable land for parking in districts that are and/or will be adequately served by public transportation.

- (b) **Supporting Residents' Efforts to Gain Better Employment:** From my experience as Director of the Cambridge Employment Program, I saw firsthand the benefit of providing residents with basic help with their job search, including (i) career counseling to help residents identify their best chances for good employment, given their mix of education, skills, experience, and constraints; (ii) help with resume development; (iii) help with interviewing and presentation skills; and (iv) help with finding and responding to job leads. Too many people are unemployed or under-employed because they don't know how to search for a job in today's job market.

**i. Existing Resources**

- **Career Source**, the One-Stop career center in the Alewife Shopping Center, nominally offers that kind of assistance to unemployed and under-employed persons. However, my experience with the Cambridge Employment Program indicated many people who need and could benefit from Career Source's assistance were reluctant or unable to access help there, because of their need for greater "hand-holding" through the job search process, or because they were uncomfortable receiving services in a group setting, or because they had individual issues -- e.g., literacy deficits, learning challenges, communication barriers, issues relating to disability, prior incarceration, etc. -- that necessitated more individualized attention.
- The **Mass. Rehab Commission**, currently based at Assembly Square, offers more individualized assistance than is available from Career Source, and supplements that assistance with access to funds for education or training. However, eligibility for MRC services is limited to persons with documented disabilities, and application and enrollment often entails an extensive waiting period.
- The **Somerville office of the National Student Partnership**, currently co-located with the Family Center in Union Square, offers gap-filling employment assistance services to any Somerville resident, but the ability of staff to help is limited by their own lack of experience: the office is directed by a very competent Americorps participant in her first professional assignment, and is staffed by college student volunteers. While the NSP is one of the best collegiate community service programs that I've ever seen, and while the Somerville director is skilled beyond her years, without professional staffing, the office is

not prepared to fully meet the job-search needs of Somerville residents, many of whose ability to remain in this City will depend on their success in obtaining and holding onto better paying jobs.

## ii. Next Steps

Of course, nothing takes the place of education, training, and experience. However, **I believe that a professionally staffed employment assistance program, complementing and partnering with the aforementioned programs, could enable a substantial number of unemployed and under-employed Somerville residents to improve their earnings and thereby stabilize their housing situation.**

The City and the East Somerville residents and advocates who partnered to advocate for hiring preferences and training support in conjunction with the development of an IKEA store at Assembly Square are to be congratulated for taking an important step. However, many Somerville and East Somerville residents who could potentially benefit from employment at IKEA may not be able to gain such employment, if they are unprepared to successfully apply and compete for jobs. Lacking a resume, lacking the know-how to apply for jobs on-line, and lacking effective interview skills, otherwise appropriate residents may fail to complete applications or may be screened out. Professional assistance (and help learning to use computers to apply on-line -- training which is available at Career Source, but which people may need help in accessing) could make the difference between taking advantage of the hiring preference and missing out.

- For starters, I would explore the potential for creating a **small pilot individualized employment assistance program** with 1-2 staff people who would partner with the Somerville office of the NSP and help link clients with the more extensive resources available through MRC and Career Source (or other career centers, such as Career Link in Woburn, which expressed an interest in partnering in conjunction with the East Somerville Initiative).
- I would also explore **creation of a small temporary jobs program**, to address some of the demands for supplemental labor created by snow and ice management, leaf and yard waste removal, and other seasonal needs. At a recent Board of Alderman meeting at which the City's contract with Russell was renewed for another year, there was serious discussion about bringing trash collection and recycling back under the City's auspices, instead of contracting out. I was reminded of the Cambridge Nine-Week Program that benefits the City (by keeping overtime down) and benefits unemployed City residents (by offering 9-week jobs with the City's Department of Public Works). A comparable short-term employment program in Somerville, in conjunction with support for next-step job search, could help residents overcome deficient work histories or troubled backgrounds, and serve as a spring-board to more mainstream employment.
- In conjunction with future zoning/permitting to support economic development (for example in Inner Belt, Brickbottom, Boynton Yards, Union Square, and to the extent possible, Assembly Square, I would encourage the City to make it a policy to **work in partnership with local non-profits to negotiate so-called Community Benefits Agreements with developers and incoming employers**. Such Agreements could, among other negotiated benefits, afford local residents ongoing priority access to jobs, ensure competitive pay and benefits, support meaningful career ladders, and, wherever possible, provide for employer-funded and/or sponsored training to prepare residents for job entry and/or advancement.
- I would encourage the City to explore opportunities to **broaden access by all community residents to the vocational education programming currently offered only to High School students**. The Voc Ed staff and training facilities constitute an underutilized resource that could help local adults gain or sharpen the skills they need to upgrade their employment. As the business landscape has changed, long-time Somerville residents with out-of-date skills and knowledge have had to transition from more lucrative positions in light industry to positions in retail and service industries which barely pay enough to support a family, and which offer considerably fewer benefits and little or no job security. The same skills and knowledge that can help jumpstart the employment of high school students can -- and should -- be made available to benefit older Somerville residents. Clearly, the most significant obstacle to opening up the Voc Ed program to Somerville adults is the cost; however, growing support for adult education, driven by an expanding body of research documenting the need for upgrading the knowledge and skills of a generation of workers otherwise divorced from the economy, is likely to be followed by at least some new funding for such initiatives. With its exemplary Voc Ed program, Somerville is well-positioned to capitalize on such opportunities when they arise, and, in fact, to serve as a role model for other communities whose low and middle income residents face some of the same challenges.



(3) **Other Miscellaneous Comments:**

- (a) **Table 1: Somerville Business Mix:** The total at the bottom of the column labeled "Percentage of Somerville's Business Mix" should be 100%, even though the businesses counted represent only 44.5% of the businesses in Somerville. There is an implication that other "typical central shopping districts" contain an ideal mix of business types that Somerville's commercial districts should replicate. For example, it is suggested that Somerville's commercial districts have too heavy a concentration of automotive uses, industry and manufacturing uses, and medical/dental uses, and too small a concentration of building materials and hardware uses, gifts/specialty/florist businesses, and entertainment businesses. Before seeking to re-shape Somerville's districts to better match the "typical" American shopping district, we should more carefully evaluate our neighborhoods' strengths and gaps, and make sure that we preserve the positive qualities that make our community distinctive.
- (b) As suggested in the section on **Increasing Daytime Population**, Somerville needs to do more than simply fill a few "gaps" in the mix of retail uses; the City needs to attract some of the office, R&D, and light industrial uses that create the mix of employment that could (i) boost our City's commercial tax base, (ii) boost the daytime population (and thereby increase demand for our retail goods and services, as noted at the top of p. 87), and (iii) create more -- and more convenient -- job opportunities for Somerville residents. These "anchor" businesses will, in turn, spark the development of additional support businesses, including retail business offering the goods and services that workers need.

Attracting such "anchor" businesses/employers will require more effective marketing of Somerville as a business address. Our proximity to Boston and Cambridge, and to three world-class universities (Harvard, MIT, and Tufts), the soon-to-be improved transit access via the Green and Orange Lines, and potential linkages via the Mystic River and, eventually, via the Urban Ring should all enhance our desirability as a business location. Our success in marketing the City will depend upon convincing anchor businesses not only of Somerville's potential, but of the City's commitment to ensuring that future development will be managed to realize that potential and reward their decision to locate here, rather than isolating and trapping them in a location that lacks adequate infrastructure and secondary support.

The settlement between Mystic View Task Force and the developers should be portrayed not just as the long-awaited resolution of a progress-impeding conflict, but as a watershed agreement outlining a partnership and commitment by the developers, key community groups, and City officials to work collaboratively to develop and implement a 'long-term vision' for Assembly Square which will guide incremental development towards attainment of the mutually beneficial land use, transportation, economic, and environmental goals that were established in the Settlement Agreement and memorialized in the zoning and environmental filings, and that can provide the framework for leveraging the kind of significant and distinctive economic development activities that Somerville needs and is increasingly well-positioned to attract."

- (c) Businesses in the **Lower Broadway District** will inevitably be impacted by the large-scale development at Assembly Square -- by altered traffic patterns, by the establishment of higher profile business competitors, by secondary demand for goods and services that cannot be met by Assembly Square businesses, and, in the absence of adequate branding and marketing of the Lower Broadway District, by virtue of being simply overshadowed by the self-promotion and sheer magnitude of the much larger mixed use development. The creation of an East Somerville Main Streets program is an important step in ensuring the survival of the Lower Broadway District. **The City should conduct or leverage an analysis of the economic opportunities and challenges that the District will face as the Assembly Square development takes shape, so as to anticipate and capitalize on the opportunities, and understand and parry the threats to its economic wellbeing.**

## Somerville Consolidated Plan: Comments on the Transportation and Infrastructure Section

### (1) Improving Access to Mass Transit:

#### (a) Assembly Square:

- (i) **A Second Head-House for the Assembly Square Orange Line T Stop:** Maximizing transit use by employees and patrons of the new IKEA is an essential component of the strategy to minimize highway traffic, congestion, and pollution (and to preserve road capacity for next-step office and R&D development). While IKEA can incentivize transit use by employees, it cannot overcome the barriers to use by shoppers engendered by inconvenient access. A second head-house, directly linked to the store by an elevated (and covered?) walkway would be much more conducive to transit use than the single head-house currently envisioned, which is several blocks and a few flights of stairs away from the store entrance. The City should do everything possible to promote this more substantial link with transit.
- (ii) **Access to and from the Assembly Square T Stop and Pedestrian and Bicycle Paths to the River, the Draw 7 Park, and Surrounding Neighborhoods.** Again, convenience is critical. While the developer is committed to building the promised pedestrian links between Assembly Square and surrounding neighborhoods, and while the City and the developer are committed to extending the bike path from the crossing of McGrath Highway to the eastern terminus of the Park, it is not clear whether the connections between the bike path and the T Stop, and between the other pedestrian links and the T Stop, will be direct and convenient. To the extent that they are not, the value of the Assembly Square T stop as an intermodal connection will be compromised. The commitment to facilitate direct and easy access to the T by bicyclists and pedestrians should be memorialized as part of the Comprehensive Plan, and should be reflected in legislation supported by the City transferring land from the DCR to the developer, and in advocacy with the MBTA, the State, and the developers with respect to the design of the Assembly Square station and the siting of its entrances and exits.

#### (b) Union Square:

- (i) **Integrating the Union Square Stop Into a Single Line from Lechmere to Medford:** To promote maximum utilization of transit to and from Union Square, access to other points along the Green Line extension should be as direct and easy as possible. To the extent that travel from other points along the extension to Union Square necessitate a transfer, the trip is less likely to be made by T. One possible unifying route which should be considered would travel from Lechmere to Union Square via the Fitchburg Line, and then bend towards Washington St and the Lowell Line heading out towards Tufts and Medford. Travel into Union Square from the Fitchburg Line and out of Union Square under Washington St. would necessitate a cut-and-cover tunnel and/or a shared car/trolley right-of-way. Both options would be vastly more affordable than a bore-tunnel.
- (ii) **Access from the Union Square Station to Destinations in Union Square:** As previously stated, convenience is all-important. To the extent that passengers have to walk three, four, or even five blocks from the Station to their destinations, they are less likely to use the T to access those destinations. A Union Square station along an integrated rail line from Lechmere to Medford could make two stops -- one at the Fitchburg Railway/Prospect St. and one at, for example, the junction of Somerville Av. and Washington St. (or Prospect St.) (Similarly, the Airport shuttle and the Silver Line both make multiple stops at Terminal B, so as to facilitate easy access to/from the various Terminal B carriers.)

**In addition to easy transit access, Union Square should provide convenient bicycle and pedestrian access.** To the extent possible, through traffic should be routed along the edges of the Union Square district, rather than through the heart of the district. Traffic through the district should be slowed by stop lights, stop signs, and crosswalks where pedestrians have the right of way. The number of car lanes should be minimized, so that crossings are manageable even for elderly and disabled pedestrians who move slowly. Where possible, bike lanes should be separated from vehicular lanes to reduce the likelihood of collisions. Bicycle parking should be plentiful and convenient to promote access to transit, as well as local travel. Automobile parking should continue to be limited to short-term use, and concentrations of parking

should, wherever possible, be below-ground, so as to reserve above-ground uses for open space and commercial uses which generate more pedestrian traffic and higher-property values.

As noted elsewhere in these comments, the most recent Union Square zoning proposal took a schizophrenic approach to parking, on the one hand seeking to reduce parking requirements so as to allow existing businesses to expand, while on the other hand, (\*) allowing the inclusion of public parking spaces to qualify as an “extraordinary public benefit” for the purpose of justifying a project's exemption from the zoning's dimensional requirements [section 16.5.4], and (\*\*) defining parking as an acceptable commercial use of first floor building space [section 16.5.3], notwithstanding the fact that first-floor parking would be the least attractive use (in terms of promoting an active streetscape) and the least valuable use of building space (in terms of property tax revenue generation) in a mixed use development. The Consolidated Plan offers the City the opportunity to unequivocally affirm its commitment to minimizing and coordinating the allocation of valuable land for parking in districts that can be adequately served by public transportation.

(c) **Other Green Line Locations:**

- (i) **Convenience to Business Districts:** Station stops should provide convenient access to local business districts. An extra 3-4 block walk is much less of a disincentive to commuters taking the train to and from work than it is to shoppers traveling to a commercial district.
- (ii) **Convenience and Safety of Use:** Station stops should be convenient to bus lines, to the Community Path, and to pedestrians traveling on main streets. Station stops should provide shelter from the weather. Station stops should, wherever possible, incorporate business activity, for example kiosks that are open during the full span of transit operation and whose presence enhances station safety. The easier it is to safely use transit, the more likely people are to do so.

(2) **Bicycle and Pedestrian Master Planning:**

The City, in partnership with Shape Up Somerville, is doing a great job promoting walking and biking. Bicycle and pedestrian master planning is needed to ensure that Somerville's sidewalks and streets are ready to safely accommodate pedestrian and bicycle traffic.

As Assembly Square, Union Square, Inner Belt, Boynton Yards, and Brickbottom are (re-)developed, attention must be paid to **ensure that pedestrian and bicycle access is safe and adequate**. The zoning process, with its give and take in negotiating the tradeoffs attendant to granting variances, provides a perfect opportunity for the City to leverage such access. Initial plans for the Ikea store at Assembly Square, for example, provided for extremely inconvenient pedestrian travel between the proposed T stop and the store entrance, which was about as far as possible from the station entrance. Extensive pressure from community advocates helped bring about a proposed compromise, allowing pedestrians to enter the store through the same driveway as cars. Although a second headhouse with a walkway directly to the Ikea roof would have provided safer and more direct passage, the City took no position on the matter.

Concerns about **inadequate attention to pedestrian safety** go far beyond plans for new development. Campaigning for office, I heard numerous complaints about the dangers pedestrians face when they cross Somerville streets. I heard complaints from parents of young children and from residents of elderly housing, from people with and without disabilities, and from people across just about every demographic in just about every part of the City.

- I heard calls for **better enforcement** of speed limits and better enforcement of stop signs and traffic signals at busy intersections and, in particular, in our Squares.
- I heard calls for **reduced speed zones** around elderly housing complexes and where children are likely to play.
- I heard calls for speed bumps, protruding sidewalks (nobody knew to call them bulbouts!) and plantings at the edge of sidewalks that **help pedestrians get a safer head start on crossing the street**, traffic islands, raised pedestrian crossings, and other traffic-calming devices that could make crossing streets a little safer.
- I heard calls for more and better maintained **curb cuts**, and for better maintenance of brick sidewalks that, with the passage of time and the uneven settling of individual bricks, become hazardous to pedestrians
- I heard calls for **better snow and ice removal** on sidewalks fronting public and private buildings, at curb cuts, at bus stops, and along the entire length of street crossings from one curb to the next.

- I heard cynical remarks about how the needs of pedestrians have been studied in the past, particularly in Union and Davis Squares, but that in the end, automobile traffic was treated as a much higher priority than pedestrian traffic.
- And I heard cynical remarks about how parking enforcement was becoming a source of revenue generation, while traffic enforcement, which could make the streets safer for pedestrians, appears to be random and occasional.

If, indeed, Somerville is ready to take the steps to become more transit and pedestrian and bicycle friendly, these concerns will have to be addressed. Different approaches to **traffic calming** engender dramatically different costs, and may offer different degrees of pedestrian protection. A bicycle and pedestrian master plan could incorporate some short-term/temporary, lower cost strategies for addressing some of the worst hazards, and a longer-term plan for implementing more expensive, more aesthetic, permanent solutions.

**Stricter enforcement of traffic laws** could generate the kinds of revenues that may have been generated by rigorous parking enforcement, at a much lower cost in terms of resident resentment.

**It isn't enough to randomly fine property owners who fail to clear their sidewalks of snow and ice.** When owners are negligent, the City has to step in and get the job done. Stiffer fines against negligent property owners would help cover the cost of supervision and stipends for teenagers participating in a winter youth employment program .. and would become a much greater deterrent to such negligence. Such fines could also help fund the supervision and stipends for teenagers to proactively clear sidewalks in front of houses owned by elderly and disabled persons who make prior arrangements for City assistance.

→ **Disability Access:** The ability to get around is fundamental to participation in the community. **The idea that the City will address access barriers at only four locations every year (p.121) is ... unacceptable.** At that rate, Somerville might be an accessible city sometime in the 22<sup>nd</sup> century, maybe. In fact, the cycle of freezing and thawing each winter is probably responsible for the deterioration of accessibility at at least four street corners every year. Addressing four access barriers per year might not even keep up with slippage. **We have to do better.**

### (3) **Improving Access By Seniors and Persons With Disabilities to Transit:**

SCM, a private non-profit organization that is jointly funded by the Cities of Somerville, Cambridge, and Medford, and recently, by special State Legislative appropriation, provides seniors and persons with disabilities with door to door access to health care appointments and, on a weekly business, to certain shopping destinations.

Seniors I spoke with during the campaign -- in particular, seniors lacking cars or unable to drive -- expressed near universal dissatisfaction with the transportation options available to them, particularly for non-medical destinations. Those who depended upon SCM or The Ride for medical transportation spoke about the extra time that waiting for their van added to the trip. Those who remembered the Senior Shuttle lamented its demise. Those who regularly take buses complained about the routine failure of bus drivers to stop close enough to the curb and to take full advantage of the lift and ramp system with which buses are equipped (and which too frequently seem not to be working). (According to recent news reports, the T is more aggressively monitoring driver practices with respect to pulling close to curbs and using the lift to assist passengers with mobility issues.)

The City, which pays a healthy fee to the MBTA for services, could use its "bully pulpit" to push for more responsible and responsive driver behavior.

The City might also push for route changes to ensure that buses stop right in front of all senior housing developments. (Residents at the Lowell St. VNA, for example, have walk up steep Lowell St. to catch the bus along Highland Av. Instead, the bus could take a quick detour to the Lowell St. entrance.)

And, in the absence of sufficient municipal funding to re-start the Senior Shuttle, the City could work with interested merchants in some of the larger Squares to put together funding to pay for weekly, bi-weekly, or monthly trips to these Squares from the various senior housing developments. To the extent that seniors with otherwise limited access are enabled to shop at these stores, their patronage could help offset the cost to the businesses of their private investment in bridging the transportation gap ... all the while helping to keep the seniors more connected in the community.

## **Somerville Consolidated Plan: Comments on the Parks and Open Space Section**

### **(1) Parks and Open Space Plan**

The City has done a good job renovating community parks and playgrounds. Somerville remains a City with too little open space. As I campaigned across the City, I heard many complaints about the inadequate number and maintenance of fields available to the children and adults that play soccer<sup>3</sup>, about the lack of access to open space for residents with dogs, including off-leash areas, and about the lack of any open space at all in some parts of the city.

A Five Year Parks and Open Space Plan mapping out next-step renovations, acquisitions, and (re-)development plans would be a good next step. Given the level of dissatisfaction with current conditions, I would strongly support efforts to involve the public in the process of prioritizing projects. The proposal on p. 128 to create an Open Space Advisory Committee represents a good start at community inclusion. Such a plan should be accompanied by a 10 Year Capital Improvements Plan which could help integrate and prioritize all of Somerville's outstanding capital projects, including building renovations, open space improvements, accessibility upgrades, road projects, sewer and drainage projects, etc.

### **(2) Foss Park**

There has been considerable talk about transferring Foss Park from State (DCR) to City ownership, so that it can be more reliably maintained. While it is absolutely true that there would be a greater level of accountability if responsibility rested with City Hall, it is also true that the lack of adequate maintenance was a product of insufficient funding, reflecting a Statewide policy of neglect during the spate of Republican administrations. Somerville faces an ongoing shortage of operating funds; there is no reason to believe that revenues will pick up so substantially that we will have the ability to take on maintenance of yet another (large) park, without putting funding to address other critical needs at risk. If Somerville has the good fortune of a revenue surplus, there are any number of program areas -- community-oriented policing, fire protection, youth programming, senior shuttle, extended day programming in the schools, youth employment, adult workforce development to name a few -- that could benefit from the infusion of those funds. Why would we want to wrest responsibility of Foss Park from the State, particularly during an Administration that is committed to reversing the pattern of neglect?

### **(3) Draw 7 Park**

With the execution of the Assembly Square Settlement, Federal Realty, the principal developer of the Assembly Square parcel, made a commitment to partner with the DCR to support upgrades to and better maintenance of Draw 7 Park. Pending home rule legislation endorsed by the City would, apparently, transfer ownership of the land that currently provides the only access to the park from the DCR to the private developer, for future considerations.

Use of the park will depend on the quality of access. Draw 7 park has been underutilized, in no small part, because it is invisible and only marginally accessible to most of the city. The proposed re-development of Assembly Square, including the development of a T stop, the creation of bicycle access, and the development of footpaths from the various neighborhoods surrounding Assembly Square -- all committed to as part of the Settlement -- holds the promise of broadening access to and use of the park. The proposed home rule legislation leaves it entirely up to the developer to ensure the integration of those new foot and bicycle paths with the new T station.

The City needs to take more ownership of the issue, needs to ensure easy and unfettered access to the park via public land. Assurance and protection of such access should be an element of any Parks and Open Space Plan, and the goal should likewise be memorialized in the City's Consolidated Plan.

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<sup>3</sup> I heard, for example, that Somerville has the fewest number of fields per soccer player among all of the towns with youth soccer leagues. I heard that soccer fields are poorly maintained and have rocks and broken glass and holes where kids can sprain their ankles. I heard parents of soccer-playing children complain that millions of dollars was spent on renovating Dilboy Field, but that youth soccer has no access, and that millions of dollars are being poured into Trum Field, where youth soccer will have no access. Whether or not all these complaints are well-founded, there is a perception that soccer is the stepchild of Somerville athletics. That's not the impression that City government wants to leave residents with.

## Somerville Consolidated Plan: Comments on the Public Services Section

### (1) Miscellaneous Comments

- The totals in Table 3 on people with disability (p.149) are seriously wrong, and are at odds with more accurate totals stated elsewhere in the Consolidated Plan. For starters, it appears that the numbers of people with each of the specified disabilities have been added together, based on the incorrect assumption that there is no overlap. In fact, for example, some of the same people who have a physical disability also have a "go-outside-home" disability and an employment-related disability.
- The history of public services on pages 149-150 tells an apparently happy story of how the City and its non-profit partners have come together to make sure that community needs are addressed. The fact is, there are substantial unmet needs with respect to the physical and mental wellbeing of our youth, as evidenced by continued high levels of substance abuse and stress (see, for example, the Teen Health Survey), ongoing complaints about the lack of youth programming and about the lack of assistance with youth employment, unacceptably low levels of college matriculation, etc. The City continues to lack staffing to provide basic human services for residents facing income and housing challenges, particularly if the residents in need fall outside the categorical eligibility guidelines established by the funders of the various non-profits (e.g. homeless, at immediate risk of homeless, eligible for TAFDC, etc.). The City has only limited ability to provide specialized services for seniors and persons with disabilities beyond limited recreational activities. The City lacks the resources to make serious inroads in addressing the kinds of access barriers identified in the survey described on p. 162. Beyond the excellent work of SCALE, the City has little additional ability to provide the kind of support for workforce development that many residents with stale or outdated skills need in order to strengthen their employability in the context of the current economy... despite the potential benefit to Somerville's unemployed and under-employed adults that the City's Voc Tech program at the High School could provide. For the most part, persons from the various linguistic minority communities have only limited access to City services and programming in their native languages.

While the City may, indeed, have good working relationships with its non-profit partners, and while those non-profits may work wonders with their limited budgets, there are significant gaps in services which remain to be filled.

## Somerville Consolidated Plan: Comments on the East Somerville NRSA Section

(see other sections for comments about East Somerville and Assembly Square)

## Somerville Consolidated Plan: Comments on the Union Square NRSA Section

### (1) Union Square Re-Zoning

- The boundaries of the Union Square study area, **and the boundaries addressed in the re-zoning process** should encompass the full area where development needs to be guided and where impacts need to be mitigated, and should incorporate zones within which different kinds and intensities of development will be encouraged and allowed. The Consolidated Plan describes expansion of the Union Square NRSA along its northeast boundary. The NRSA already extends to Medford Street on the east and to the southern border (with Cambridge). I would encourage the City to integrate that full area, including Boynton Yards and the residential and commercial areas south of Washington St and east of Prospect/Webster, into the re-zoning effort, so as to ensure a more holistic approach. The path of the Green Line and the reconfiguration of traffic patterns will be much more significant determinants of the shape and impacts of development than any pre-existing zoning boundaries, and the zoning discussion should

be integrated with a discussion of how traffic and transit will flow through the area. I was pleased to see that the zoning package will not be re-submitted to the Board of Aldermen for another two years, to allow for greater clarity about the location(s) of the Green Line stop(s).

- Elsewhere in this document, I commented about the treatment of parking by the zoning proposal that was tabled by the Board of Aldermen last Fall. In particular, I stated concerns about (a) treating parking as an "extraordinary benefit" that might qualify a project for waivers from the dimensional requirements imposed by the zoning, and (b) treating parking as an acceptable commercial use of first-floor space. In addition, **I was very disappointed to see that the provision to allow developers to make a payment in lieu of providing public open space was not only retained from the originally proposed zoning, but actually incorporated as a goal (#3.3 on page 246) in the Consolidated Plan!** Union Square has precious little open space, and can ill afford to trade away the possibility of new open space in exchange for cash payments. This goal should be eliminated.

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Attention: HUD Five-Year (2008-2013) ConPlan Comments

February 3, 2008

Dear Director Lamboy,

I would like to thank you and the Staff of OSPCD for the hard work you have put into devising a Five-Year draft Plan for CDBG/Home expenditures for the period April 1, 2008 through March 31, 2013.

These HUD programs should encourage the development of better programs and well coordinated efforts to improve the lives of individuals that share certain social and political consequences of poverty and low income lifestyles. Shared experiences of traditionally marginalized cultures include: being censored, marginalized, undervalued, underrepresented, exploited- and empowered.

In Somerville, groups that continue to share these inequities, difficulties, and potentials include limited English language (LEP) cultures and people with disabilities (PWD) culture.

As an arts therapist, and disAbilities rights specialist, I have worked for three decades to affirm and confirm the rights of people with various chronic and acute conditions to be included and enabled in civic, health-related, education, employment, and social programs.

This past month, I have focused my review of Somerville's Five-Year (2008-2013) ConPlan on how this plan will positively impact the lives of PWD. I have increasing concerns regarding the ongoing executive decisions to deny the obvious social and community impact of obvious access issues. In Somerville, approximately 73%- 86% of PWD live at very-low or low income levels, and are concentrated in the NRSA tracts that this Five-Year ConPlan discusses in detail. Yet their viability as community participants is (literally) challenged at every step.

Every city in America has inherited structural and communications barriers. With forthright collegial dialogue, the solutions can emerge and ongoing committed efforts can ensure that community participants have confidence in local government. However, our local disAbilities advocates, who have the expertise to collaborate and inform a shared vision of equal access, are being aggressively or covertly locked out of dialogues, while a cloud of myths and mismanagement hover around these issues. While architectural barriers may appear to have a structural form, these exclusionary, discriminatory habits cast the longest shadows.

Thanks to the staff members of OSPCD who printed the Plan out for me in Large Print format. This took time and attention to format, and the staff then kindly brought this 800-paged document in a carton right to my doorstep so that I could have the opportunity to review this Plan in portable form. I am very grateful for this effort.



## COMMENTS SUMMARY:

### **I. HOUSING CONCERNS**

#### **A. Fair Housing Needs of People with disAbilities (PWD) Not Yet Adequately Assessed**

1. Areas of Poverty plus DisAbilities Concentration Not Included in AI.
2. Fair Housing discrimination issues of PWD in Somerville are not acknowledged; Fair Housing Affirmative outreach programs to give PWD information and guidance about Fair Housing rights Requested. RECOMMENDATIONS (AFFH)
3. Impact of the disproportionate poverty issues for PWD are minimized.

#### **B. Structural impediments to Fair Housing noted; yet need for assessment of compliance with accessibility regulations- and adoption of visitability and universal design methodologies wherever possible- put off until tomorrow.**

1. RECOMMENDATIONS, Administrative Steps to Mitigate Impediments

### **II. ECONOMIC CONCERNS**

#### **A. Economic conditions of People with disAbilities (PWD) Not Yet Adequately Assessed**

1. Disproportionate economic data re PWD in NRSA not assessed or addressed, RECOMMENDATION
2. The Benchmark for job creation for PWD is minimal and segregated.

#### **B. ADA Title II and ADA Title III Proactive Architectural and Communication Barrier Removal Not Regularly Monitored or Incentivized:**

1. Relevant to Lack of Equal Employment, Volunteer, and Civic Participation Opportunities
2. The Storefront Improvement Program (SIP) Does Not Eradicate Existing Architectural Barriers. RECOMMENDATIONS
3. Translators and Section 508 information needs RECOMMENDATIONS

### **III. CITIZEN AND PROGRAM PARTICIPATION CONCERNS**

- A. Two Project Examples: Bus Kiosk PY06, Streetscape Improvements PY07
- B. DisAbilities Commission Instructed to Limit Participation in Focus Groups.
- C. Citizen Participation Process RECOMMENDATIONS

### **IV. Request for knowledgeable Self Evaluation/ Transition Plan Activities repeated for third year.**

## I. HOUSING CONCERNS

### **A. Fair Housing Needs of People with disAbilities (PWD) Not Yet Adequately Assessed**

Lack of attention to the housing needs of PWD are seen in the two main documents for the Housing Section of the ConPlan: 2005 Analysis of Impediments to Fair Housing Access (AI) and the 2005 Housing Needs Assessment. Neither of these guiding documents appears to have a conceptual or experiential understanding of the real needs of PWD. This Five-Year ConPlan, which utilizes much language from both these documents carries forth statements which dis-acknowledge the need to overcome the structural challenges in designing affordable, accessible, integrated housing (including homeownership) opportunities for PWD, and also lacks affirmation of the ongoing housing and related activities discrimination issues that PWD are known to face nationally.

#### **1. Areas of Poverty plus DisAbilities Concentration Not Included in AI.**

The 2005 AI states, "For this report, any census tract that has 5% higher concentration than the City's overall percentage will be considered an area of concentration." The City's overall PWD population (2000 Census) is 19.4%. Below are three examples, described through a variety of variables<sup>1</sup> of Census tracts, which show that PWD are disproportionately living in concentrated housing and/or are above one-third (33%) of the total number of residents living below poverty in these NRSA Tracts. Yet this is not mentioned in the AI.

Census Tract 3513. Census tract 3513, which is within Union Square, has a total population of 4,336 individuals. Within this area there are 1,160, or **26.8%** of individuals with at least one disability. clearly an area of concentration.

Census Tract 3514. Census Tract 3514 has a population of 8,881. There are 1,969, or 22.2% residents with disabilities. Within this Census tract, 1,197 (13.5%) individuals live below poverty; of those, PWD below poverty is 451 individuals- **37.7% of persons below poverty.**

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<sup>1</sup> Census 2000 Detailed Tables used to extract data: P1, P41, P42, PCT26, PCT34.

Census Tract 3515. In Census tract 3515, which has a population of 2,086, there are a tally of 1,005 disabilities.<sup>2</sup> For the Civilian noninstitutionalized population 5 years and older, there are a total of 550 individuals with a disability residing in Census Tract 3515. **That's 24.7%**- clearly an area of housing concentration.

**2. Fair Housing discrimination issues of PWD in Somerville are not acknowledged; Fair Housing Affirmative outreach programs to give PWD information and guidance about Fair Housing rights requested.**

The 2006 HUD Report, "Unequal Opportunity- Perpetuating Housing Segregation in America," shows that, nationally, housing discrimination based on disability is 49%- the highest percent of recent complaints.<sup>3</sup> Denial of available rental units and refusal to make a reasonable accommodation are two of the highest percentage of documented complaint types.

Yet Somerville 2005 AI reports (page 1): "As in 1998 and 2000, impediments to fair housing still exist, but the majority of these remain structural...the priority for many is for housing of any sort.... Despite these challenges and potential impediments, the City remains an entry-point for many immigrants and has had very few reports of discrimination in housing since 2000..."

Although discrimination based on National origin and Family Status are both named as areas of local concern and projected as special affirmative housing activities, disabilities discrimination is not addressed. In fact, the 2005 AI reports, "The majority of complaints received by the City are reported by households experiencing discrimination based on income source (Section 8, SSI, SSDI) or household composition (having children)...In order to decrease these instances of discrimination, the City's lead abatement program provides

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<sup>2</sup> Please note: *the tally* is different than the *number of persons*. Please correct analytical mistakes found at Table 3, Section 5, Public Services, pp. 148 and 149.

<sup>3</sup> 2006 HUD Fair Housing Trends Report, page 18. Second highest is race, at 41%, followed by family status at 12%. DOJ statistics show the same order: disabilities at 49% followed by race at 23% and family status at 15. Sex is next; for HUD and DOJ complaints: 10%. Then National origin, religion, Color and "other." NFHA and FHAP complaints seem to follow the same order.

funds to landlords who may be reluctant to rent to families with children due to lead paint laws." Issues "based on income source such as SSDI" obviate that housing discrimination relevant to disabilities issues have been logged.

**RECOMMENDATIONS (per 2005 CFR 24 §570.904):**

- Gather the data of inquiries to the Fair Housing Commission since 1998 (or the earliest possible date after that).
- Classify and analyze the types of disabilities-relevant inquiries that have been logged and integrate this information into the current AI.
- Create a series of Fair Housing information and question and answer sessions to bring to each SHA site annually, and provide residents with a contact that can help them discuss these issues on an individual and confidential basis.
- Value the expertise of disabilities advocates in these efforts, by creating paid consultant positions to resource this effort through affirmative Fair Housing grant opportunities.

**3. The impact of the disproportionate poverty issues for PWD are minimized.**

The 2005 Housing needs report makes this assertion: "The Census data on PWD appears high...[but] Many people with disability status are fully functioning and are not impaired by their disability in any way, including access to housing or employment."<sup>4</sup> This unsubstantiated analysis, which flies in the face of all current nationwide analysis of housing, economic, transportation, and social disparities for PWD culture, obviates the need for an up to date City Knowledge Project: to assess and understand the housing, economic and community needs of PWD in Somerville.

Just one example may serve to illustrate the disparities that are denied by that analysis: within Census Tract 3513, out of the total population of 4,336, there are 790 individuals (18.9%) living below poverty. Of those, 303 individuals are PWD. That means that **38.4% of residents living below poverty in Census tract 3513 alone are PWD.**

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<sup>4</sup> This assertion is carried forth into the ConPlan draft, pp. 38-39.

**IB. Structural impediments to Fair Housing noted; yet Need For Monitoring Of Accessibility Regulations- and Adoption of Visitability and Universal Design Methodologies- Put Off Until Tomorrow.**

The Five-Year ConPlan contains language that states that ADA/accessibility compliance in all CDBG and HOME projects will be strongly adhered to. However, no specific Plan has been explicitly outlined, such as mandating all subrecipients with 15 or more staff members to hire a competent Section 504 Coordinator, or providing subrecipients with a helpful monitoring checklist, or incentivizing yearly Self Evaluations, etc.

Page 1 of the 2005 AI states, “ As in 1998 and 2000, impediments to fair housing still exist, but the majority of these remain structural. “ Further down the page is stated, “While many of the impediments remain the same due to structural and market forces beyond the City’s control, much progress has been made in providing affordable housing opportunities.”

The obvious question is: Did CDBG/HOME-funded multiunit rehabs and construction projects adopt accessibility standards since 1998, either by private or non-profit developers? **Enforcing compliance with Federal and State accessibility statutes, regulations, and guidelines is not beyond the City’s control.**

Again, within the Five-Year ConPlan’s Housing Section, the Introduction has this language: “The City of Somerville Commission for Persons with Disabilities recommends that housing for persons with disabilities should be both integrated and accessible. Given that much of Somerville’s housing stock was built in the first half of the century, prior to federal laws requiring accessibility, very few units in Somerville are truly accessible and require significant modifications to comply with ADA requirements. As a result, the majority of accessible units are in new construction buildings and therefore may not be well integrated throughout the community. The Massachusetts Access Registry lists 83 handicap-accessible units in the City of Somerville.”

Listed as accomplishments since 2003, are enumerated: 55 inclusionary zoning units, 21 units that receive tenant-based rental assistance, and 361 units assisted under the City's homeowner Rehab Loan program. In addition, it is noted (page 8, 2005 AI): "Since 2002, only 92 new units have been built."

Another question arises: How many affordable homeownership opportunities were provided for PWD with sensory or mobility enhancement needs in Somerville since 1998? The lack of such information may indicate that the challenges of these issues have not yet been addressed, despite clear guidelines and many innovative, sustainable and readily usable resources to help implement fair housing choice for PWD in America- even in cities with similarly old housing stock. Pittsburgh, for example, has had a visitability ordinance in place since 2002.<sup>5</sup>

Except for the provision of 3 accessible units at the St. Polcarp's mixed-use development, and the benchmark of "10% accessible units" (which seems to refer to the already segregated opportunities being created in Somerville Housing Authority (SHA) and VNA assisted living project developments) the housing needs of PWD appear to be inadequately addressed in this Five-Year ConPlan.

#### **RECOMMENDATIONS, ADMINISTRATIVE STEPS TO MITIGATE IMPEDIMENTS:**

- Collect information about the accessibility standards and how they have been met in Somerville since 1998<sup>6</sup> to incorporate into a current AI;
- Conduct a study to examine barriers to fair housing options for PWD, and value PWD as paid consultants for this effort.
- Create a standardized accessibility monitoring checklist that can be capably coordinated by a staff member knowledgeable about State and Federal accessibility statutes, regulations, and guidelines;
- Create a series of trainings and/or education seminars to introduce residents and

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<sup>5</sup> SEE, for example: [http://www.city.pittsburgh.pa.us/cp/html/ada\\_coordinator.html](http://www.city.pittsburgh.pa.us/cp/html/ada_coordinator.html)

<sup>6</sup> 1998 is used because that's the earliest date of the AI reports.

subrecipients about visitability and universal design principles;

- incentivize visitability and universal design housing projects and activities.

## **II. ECONOMIC CONCERNS**

### **A. Economic Needs of People with disAbilities (PWD) Not Yet Adequately Assessed.**

#### **1. The disproportionate economic conditions of PWD in NRSA have not been assessed or addressed.**

For example, in Census Tract 3513, Union Square, there are 26.8% of residents that have at least one disability. For persons aged 21 - 64, males with disabilities equals 23.6% and females with disabilities equals 27.9%. Of males with disabilities 66.1% are employed, contrasted with males with no disability, of which 85.6% employed. For females of employment age, the disparity appears less, signifying social and familial differences: females with disabilities are 67.6% employed; those without disabilities are 69.2% employed.

#### **RECOMMENDATION:**

- Identification of the aspirations of PWD with regards to employment and job training opportunities would seem a helpful addition to City Knowledge, assisting in evaluating the appropriateness of CDBG economic goals for these residents. Value PWD in these NRSA's by affirmatively employing culturally competent persons to collect information and prepare an Assessment of the Economic Needs of PWD in Somerville over a two-year period.

#### **2. The Benchmark for job creation for PWD is minimal and segregated.**

As the Plan stands now, the only employment activity that appears to address one particular subset of PWD is this benchmark: "Work with developer of Assembly Square to identify ways to provide jobs for youth and disabled within next 5 years."

While this acknowledges the important employment needs of a subset of PWD and the goals of a program for those individuals located near Assembly Mall, it offers nothing in the way of integrated or diverse-wage employment opportunities for PWD -or youth- in Somerville.

## **IIB. The Need For Proactive Architectural Barrier and Communication Barriers Not Addressed:**

### **1. Relevant to Equal Employment, Volunteer, and Civic Opportunities:**

The DisAbilities Rights Commission (a.k.a. Commission for Persons with DisAbilities) was able to conduct a survey of 103 residents (approximately 77% were PWD) with a \$2,000 CDBG Public Services Agency(PSA) grant in 2007<sup>7</sup>. This survey addressed the awareness of public facilities accessibility and included communications, staff relations, Public Safety & Health Departments, and programs. It was found that PWD surveyed are aware of access and barrier issues, and that PWD, in general, are not engaged in many civic participation opportunities.

Without accessible public facilities, PWD with mobility and sensory impairments especially are left out of a majority of local government employment opportunities, despite their capabilities.

**2. The Storefront Improvement Program (SIP) Does not Eradicate Existing Architectural barriers.** Stores that have been improved with these CDBG funds still have architectural and communication barriers, such as the continuation of the six-inch-step barrier at the entrance, the lack of accessible aisles within the stores, and the lack of accessibly formatted consumer information.

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<sup>7</sup> The Public Services Section, p. 155 claims, incorrectly that this Community Needs Survey grant was also able to accomplish our FH and Emergency Planning information goals. The amount of funding we received was not enough to cover those Objectives. Please correct that misinformation (as well as the incorrect analysis of Table 3 Tallies.). Thank you.



## **RECOMMENDATIONS:**

- Make sure that the Storefront Improvement Plan (SIP) is linked to a competent Section 504 and 508 Review consultant(s), so that no projects are completed with architectural and communication/information barriers still in place.
- In addition, Policies and procedures need to be reviewed to ensure that the SIP stores are able to provide consumer information in accessible formats and languages as the need arises.
- Before Project is accepted as complete, sign-off by an Accessibility Specialist from the community should be a mandatory requirement.

### **3. Translators and Section 508 information needs- RECOMMENDATIONS:**

- Provide at least one place in the City that has accessible and adaptive computer hardware and software for residents with sensory and mobility disAbilities, and make those AT-enhanced computers and printers, etc. available to all CDBG public service agency subrecipients, so that their work is Section 508 compliant. This includes making sure there is a way for all residents with format needs to have access to Braille materials, video magnifiers, multiple language translations, text to speech capabilities, transcriptions, etc.
- Employ a competent consultant to help OSPCD and subrecipient agencies and other City Departments convert their documents and websites, etc. into accessible formats.
- Translator and accessible format specialists should be paid (*apropos* of the Section 3 clause) instead of being exploited to perform these functions for “their communities.”
- Fund a coalition of the various interested community members to develop a community center in one of the NRSAs that offers training in new technologies, universal design, and languages. Provide funds for minority cultures to provide Portuguese, Haitian-Kreyol, Spanish, ASL, and other language classes to residents throughout the year.

### III. CITIZEN AND PROGRAM PARTICIPATION CONCERNS

#### **A. LACK OF APPROPRIATE COMMUNICATION OPTIONS IMPEDES TIMELINESS; DISABILITIES COMMISSION MEMBERS STEERED TO RESTRICT COMMUNICATION WITH PROJECT MANAGERS.**

##### **Two Project Examples: Streetscape Improvements PY07, Bus Kiosk PY06**

1. Streetscape ADA Improvements On January 12, 2008, the Commission finally had the chance to discuss the Transportation Improvements with a skillful Project Director. Before that, we were being managed by a staff person with little understanding of these streetscape issues, who told this volunteer body that we should evaluate the city (550 streets) and find some intersections that might be prioritized, so that DPW contractors could then decide if these were legitimate access concerns worthy of CDBG expenditures. Our email attempts to share information and begin teamwork with this Project, from 7/11/07 until this January were wholly unanswered.

2. Bus Kiosk Despite several attempts to at least gain an understanding of this project's timetable since it was placed into the Annual Plans for PY06/07, this \$30,000 Bus Kiosk Project has been "on hold" since it was created. Although this is a project that I suggested at my first Citizen participation meeting in November 2005, it appears that I am not being allowed to have direct dialogues with this Project's manager, nor to receive responses regarding my design ideas. This wasteful "middle-management" approach impedes the progress of a place-making design<sup>8</sup> Project that could model how accessible and innovative

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<sup>8</sup> Bus Kiosk Idea Includes the following features: APS • Braille street and transit information signage; • a TTY device and information on TTY device locations throughout Somerville; • bus schedule signage at an appropriate height for wheelchair users; • appropriate surface renovations, benches and covered waiting spaces for elderly and mobility-impaired travelers; • multilingual signage (for example: Portuguese, Tibetan, Spanish, Haitian-Creole, Vietnamese, Russian and Chinese). I suggest including technological features, such as optical scanners and character recognition software, in order to exploit current trends and opportunities for assistive design improvements currently being developed in the transportation, communication, and entertainment industries.

information technology can enable the surrounding community members- at a bus stop that serves 5 bus lines.

## **B. DisAbilities Commission Instructed to Limit Participation in Focus Groups.**

The Commission for Persons with disAbilities (a.k.a. the DisAbilities Rights Commission) is a self-organized, consensually directed group of volunteer individuals who can offer expert guidance regarding the “on the street” needs and realities of PWD. Among us, we have the potential to offer the City guidance on issues as diverse and technical as, for example:

- how the coordination of transportation and housing can be more coherent;
- how most employment accommodations can be successfully implemented for as little as \$350;
- how assistive technology can make an Historic preservation site accessible without many architectural modifications; and
- how to write about people with disAbilities in a culturally competent way.

Since July 2007, an ominously increasing series of aggressive constraints have been placed upon our outreach efforts and intercity communications. A listing and discussion of these are not relevant for this Comments document.

However, some of these constraints appear due to the unwillingness to discuss accessibility issues openly and forthrightly. In this particular example the ADA Coordinator “liaison” created a series of emails during the fall Focus Groups that had the effect of not only limiting our participation, but actually dividing and separating us, so that not more than one of the Commission members were allowed to attend any focus group together. This certainly has the consequence of providing us with unequal Citizen Participation procedures; however, in this particular occurrence, those effects may have simply been the unintended consequences of an odd unwillingness to communicate the obvious access issue- while also clearly disrespecting our right to represent ourselves.

We received the following 2 emails:

1. In which we are restricted to choose "which focus group" we would like to participate in, and informed that we would be "coordinated"

-----COPY, EMAIL:

**From:** "Carlene Campbell" <CCampbell@somervillema.gov>

**Date:** October 5, 2007 9:17:37 AM EDT

**To:** <sbrina40@netzero.net>, <williamtycoon@yahoo.com>, <somdisAbilitiescomm@verizon.net>, <transportationgeek@juno.com>

**Cc:** "Mark Friedman" <MFriedman@somervillema.gov>, "Michael Buckley" <MTBuckley@somervillema.gov>, "John Gannon" <JGannon@somervillema.gov>

**Subject: Consolidated Plan Focus Groups**

Hello everyone,

I have been asked by OSPCD to coordinate with the Disabilities Commission on having members participate in the upcoming focus groups for the Consolidated Plan. These focus groups are being held to help the City understand the needs and potential priorities in the City over the next 5 years, and this information would help create a stronger ConPlan. While we don't have specific dates for these focus group meetings, we hope to hold these focus groups by the end of October, and they would last approximately 90 minutes each.

\* Transportation & Infrastructure \_ \* Parks & Open Space \_ \* Economic Development \_ \* Public Services \_ \* Housing \_ \* Historic Preservation

Please let me know which focus group you would like to participate in. I will send you follow up correspondence once the dates, times and locations are determined.

Have a nice weekend, \_Carlene

Carlene Campbell \_ADA Coordinator \_(617) 625-6600 ext. 3303

P.S. \_For those members who do not have e-mail, I will be contacting them either via phone and/or regular mail.

\_\_\_\_\_END, COPY, EMAIL

2. In which we are informed that our participation is restricted to just one member per group, and that this staff member, with no experiential knowledge or skills in disAbilities issues, will "fill in the gaps":

-----COPY OF EMAIL:

**From:** "Carlene Campbell" <CCampbell@somervillema.gov>  
**Date:** October 16, 2007 2:20:30 PM EDT  
**To:** <sbrina40@netzero.com>, <transportationgeek@juno.com>, <williamtycoon@yahoo.com>, <somdisAbilitiescomm@verizon.net>  
**Cc:** "Mark Friedman" <MFriedman@somervillema.gov>  
**Subject:** **Five Year Consolidated Plan**

Hello everyone,

Per our previous correspondence, attached is the list of focus groups being conducted by the Mayor's Office of Strategic Planning and Community Development (SPCD) for the City of Somerville's Five Year Consolidated Plan. In an effort to keep these groups small (so that we can cover more information), it has been requested that **ONE** member of the Disabilities Commission attend each of the focus groups. If there is any type of gap, I will be able to fill in and will report back to the full Commission. Please let me know which focus groups you are interested in participating in so that SPCD can plan accordingly.

Thanks,

Carlene

Carlene Campbell \_ADA Coordinator \_(617) 625-6600 ext. 3303

<<5 yr Consol Plan-Focus Groups.pdf>>

-----END, COPY OF EMAIL

During the fall Citizen Participation meetings, all community members were offered the opportunity to join any specialized focus group in the development of this ConPlan<sup>9</sup>.

It is noted that the 2nd email allows us again to choose more than one group; however, the confusing message is that we are supposed to coordinate this with the “liaison,” instead of amongst ourselves; thus, it had the effect of discouraging the participation of half of the members- since we did not wish to obstruct another’s opportunities!

In general, these procedures smell as if we are being treated to a “guardianship” relationship (similar to what is unfortunately provided for seniors and others considered “mentally incapacitated,” - often with no substantive proof). The other municipal Commissions seem to have supportive administrative staff persons and budgets to care for their capacity-building, outreach, and programmatic needs, per collegial and appropriate agreements.

### **3. Citizen Participation Process RECOMMENDATIONS:**

- Bring information and opportunities to the people: Please create logical opportunities for immigrant cultures, SHA residents, and residents with disAbilities to become more involved. Bring information and opportunities to places within the city that are used by these residents regularly, such as the SHA sites, and churches, temples, community centers, etc. It would be respectful to hire consultants from the various minority cultures (including the disAbilities culture) that could be trained about the process so they can mentor others in the community on how to become involved.
- Timing is everything: It is difficult to see the real impact of citizen participation meetings and comments when they come at the very end of the process. In order for a meaningful citizen participation process, information, trainings and outreach should be conducted throughout the year- not just right before and after the end of year holidays.

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<sup>9</sup> see p. 263 transcribed, Monica says, “We are also having some focus groups talking to some experts in different area’s one around affordable housing and homeless, parks and open space. If anyone is interested in joining the focus groups let us know.” Are we not experts? Shouldn’t we represent ourselves and our knowledge?

- Make information easily seen and understood: In addition, if newspaper notices are limited to the small print Legal Notices at the back of the papers, this does not afford the ordinary resident an opportunity to learn about these programs and how these plans will impact residents. Place stories within the body of community papers, tell residents how these programs can impact them, give specific examples of how resident participation resulted in programs funded by these HUD funds.

#### **IV. Request for Knowledgeable Self-Evaluation and Transition Plan Barrier Removal Project Activities Repeated for third year:**

- Ongoing structural and communication barriers prove that PWD with mobility and sensory disAbilities aren't invited. Although this Plan states that all programs will strictly adhere to ADA compliance, there is no explicit plan to effect this change. Without a plan, nothing will change.
- Hire a knowledgeable ADA Coordinator so that an evaluation of all the structural and programmatic and communication barriers in city-run facilities is inventoried. This person can then create a competent Transition Plan, and work with the DisAbilities Commission and other experienced community people to make sure that this timetable of improvements is coordinated in a timely and competent manner.
- A skilled and trained community accessibility consultant might also be hired to take an inventory of all the (approximately 550) streets, so that all 4 zones of the city's Public Rights-of-way can be intelligently mapped out and a comprehensive Streetscape Improvement Plan can be implemented in the next five to ten years.
- The ADA Streetscape improvement Plan only provides for a benchmark of 4 sites? to be improved per year?- if so, this is a very slowed process and appears to be a problem of lack of coordination with the relevant TOD grants.
- Provide the DisAbilities Commission with a reasonable budget, including stipends, so that they can conduct the outreach and training opportunities that could enable

residents to begin to trust and take pride in local government. Since this is a municipal Commission, please do not steer it to compete with the PSAs; but, rather, please integrate this group of committed community members into the overall framework of municipal Commission policies and procedures.

Thank you for the opportunity to place these Comments into public record and the City of Somerville's HUD file. I welcome any opportunities to be of genuine service to the community.



**From:** Monica Lamboy  
**Sent:** Monday, February 04, 2008 9:04 AM  
**To:** Mark Friedman; Katie Brillantes  
**Subject:** FW: CDBG Five Year Plan Comments  
[FYI](#)

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**From:** Ungerleider Pirie [mailto:ibis6@rcn.com]  
**Sent:** Sunday, February 03, 2008 11:03 PM  
**To:** Monica Lamboy; Brianna OBrien  
**Subject:** CDBG Five Year Plan Comments

**Thanks for your hard work in pulling the public comments together. I asked t meet with Eileen Feldman from the Disabilities Commission after reading her very thoughtful document “Create A City of Opportunity For All.” Beyond her constructive suggestions, and sincere and dedicated advocacy, what impressed me was the opportunity she envisions for engaging both the community that she serves and the community at large in making Somerville a city which all can share and live in equally. My comments (below) are drawn from her recommendations and I was heartened to learn that the full document is being included as an appendix to the Five Year Report.**

**I would like to highlight two issues. One, the process of developing a plan with the participation of community should begin long before a report is developed. To make the assumption that any set of planners and politicians, no matter how skilled and how well intentioned, can proceed without a major effort to include all members of the Somerville community prior to assembling a report of this magnitude and importance is a mistake and, as we’ve learned from the re-do of Lexington Park, not including community often winds up being costly. We have five years to ramp up for our next look into the CDBG future and I hope we’re better prepared as a community.**

**Two, historically, the paid staff person for the Disabilities Commission has either been someone with experience in the field and familiarity both with the statutes and technical matters and/or a disabled person. For a brief time, this job was conflated with the position of Director for the Human Rights Commission. Subsequently, and to my way of thinking, inappropriately, it was attached to the personnel executive and then to a person with other responsibilities that do not necessarily coincide with the needs of the commission. This needs to be quickly addressed.**

**As a senior citizen and, quite probably, a person who will develop disabilities over time, this is extremely important to me. The Disabilities Commission exists to work on the behalf of the disabled and anything that hampers this activity, even if by oversight, needs to be rectified. Sometimes this means kicking the city’s tires and identifying deficiencies. I think**

**the city is strong enough to admit mistakes and correct them and I hope you agree.**

**Thanks for your attention,**

**Alex Pirie**

**Coordinator, Immigrant Service Providers Group/Health**

**c/o Somerville Community Corporation**

**337 Somerville Ave. Second Floor**

**Somerville, MA 02143**

**617-776-5931 x243**

**617-776-0724 FAX**

**[apirie@somervillecdc.org](mailto:apirie@somervillecdc.org)**

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## **CDBG Five Year Plan Comments**

### **1. Citizen Participation Process Needs Improvement:**

- **Bring information and opportunities to the people:** Please create logical opportunities for immigrant cultures, SHA residents, and residents with disAbilities to become more involved. Bring information and opportunities to places within the city that are used by these residents regularly, such as the SHA sites, and churches, temples, community centers, etc. This could be an opportunity for Section 3 clause affirmative consultant positions as well. Instead of exploiting minority communities to volunteer their limited free time in spreading word about these programs that pay 77% of OSPCD's salaries, hire consultants from the various minority cultures (including the disAbilities culture) to be trained about the process and to spread the word in ways that are culturally competent.
- **Timing is everything:** It is difficult to see the real impact of citizen participation meetings and comments when they come at the very end of the process. In order for a meaningful citizen participation process, information, trainings and outreach should be conducted throughout the year- not just right before and after the end of year holidays.
- **Make information easily seen and understood:** In addition, if newspaper notices are limited to the small print Legal Notices at the back of the papers, this does not afford the ordinary resident an opportunity to learn about these programs and how these plans will impact residents. Place stories within the paper, tell residents how these programs can impact them, give specific examples of how resident participation resulted in programs funded by these HUD funds.

## **2. City needs to eradicate structural and communication barriers:**

We serve many clients with disAbilities. They can't get around easily, and are prevented from accessing many City Departments and programs, because the structural and communication barriers prove that they aren't invited. What is your specific plan to become ADA complaint? Without a plan, nothing will change.

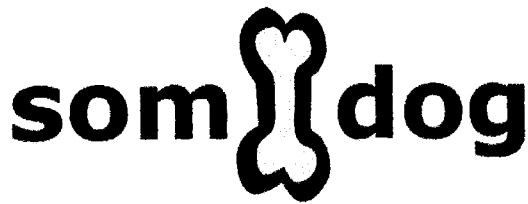
- Hire a knowledgeable ADA Coordinator so that an evaluation of all the structural and programmatic and communication barriers in city-run facilities is inventoried. This person can then create a competent Transition Plan, and work with the DisAbilities Commission and other experienced community people to make sure that timetable of improvements is coordinated in a timely and competent manner.
- You should also hire a skilled and trained community accessibility specialist to take an inventory of all the (approximately 550) streets, with the sidewalks and curbcuts needs documented, so that there is a comprehensive Streetscape Improvement Plan going forth. The Transportation Plan only provides for a benchmark of 4 sites to be improved per year- this is a very slow timetable for such a large problem.
- Provide the DisAbilities Commission with a reasonable budget, including stipends, so that they can conduct the outreach and training opportunities that are needed for residents to begin to trust local government.

## **3. In the Economic Plan, three specific barriers have not been acknowledged:**

- a. Stores have been improved with these CDBG funds that still have architectural and communication barriers.
  - b. Jobs and job training opportunities that are benchmarked by this plan do not consider residents who have the skills and potentials to reach higher-wage job aspirations.
  - c. Stipends for translators and Section 508 information specialists have not been included and are necessary for the residents in these communities to be served appropriately.
- Make sure that the Storefront Improvement Plan (SIP) is linked to a competent Section 504 and 508 Review consultant(s), so that no projects are completed with architectural and communication/information barriers still in place. Policies and procedures need to be reviewed to ensure that the SIP stores are providing consumer information in accessible formats and languages.
  - Provide at least one place in the City that has accessible and adaptive computer hardware and software for residents with sensory disAbilities, and make those AT-enhanced computers and printers, etc. available to all CDBG public service agency subrecipients, so that their work is Section 508 complaint. This includes making sure there is a way for all residents to have access to Braille materials, video magnifiers, multiple language translations, etc. It also includes making sure there is a competent consultant available to

help agencies convert their .pdf documents and websites into accessible formats. Such translator and accessible format specialists should be paid apropos of the Section 3 clause regulations.

- Fund a coalition of the various interested community members to develop a community center in one of the NRSAs that offers training in new technologies, universal design, and languages. Provide funds for minority cultures to provide Portuguese, Haitian-Kreyol, Spanish, ASL, and other language classes to residents throughout the year.



RECEIVED  
somerville dog owners group  
P.O. Box 63  
PLANNING DEPT.  
somerville, ma 02143

2008 FEB -4 PM 4: 34

4 February 2008

City of Somerville  
93 Highland Avenue  
Somerville, MA 02143  
Attention: Brianna O'Brien

Re: Five Year Consolidated Plan

Dear Brianna O'Brien,

On behalf of the Somerville Dog Owners Group, I am writing to express my support and enthusiasm for the City's Five Year Consolidated Plan for 2008-2013, especially Section 4: Parks & Open Space.

As you know, Somerville is extremely densely populated with relatively little open space (about two acres of open space for every 1000 residents according to the City's last Open Space and Recreation Plan). Access to open space for recreation is a serious issue concerning the livability of the city: The City's Five Year Consolidated Plan for 2008-2013 addresses this serious issue by prioritizing the expansion and addition of open space.

The Somerville Dog Owner Group appreciates the City's commitment to open space that serves the many and diverse recreational needs of all residents as reflected in the Five Year Consolidated Plan. With a stated goal of increasing opportunities for off-leash recreation throughout the city, Somerville is addressing a need that has long been underserved. Off-leash recreational areas serve not only families with dogs, but everyone who enjoys open space in the community. In neighborhoods with areas where residents may enjoy the benefits of socializing and exercising our pets off-leash, the City can better enforce the leash law in parks and playgrounds where, due to other concerns such as usage by small children, dogs must be leashed.

On behalf of the Somerville Dog Owners Group, I applaud the Five Year Consolidated Plan and look forward to continuing to work in partnership with the City to support open space that serves the many and diverse recreational needs of all residents including not only opportunities for off-leash recreation but the improvement and addition of open space in general.

Sincerely yours,

A handwritten signature in black ink, appearing to read "M. Biscoe". The signature is stylized with a large, sweeping flourish at the end.

Michele Biscoe  
Chairperson

**promoting responsible dog ownership, safe and legal options for off-leash recreation and the equitable distribution of open space in Somerville, MA.**

Public Hearing  
ConPlan  
January 3, 2008

**Monica Lamboy** – Good evening everyone. My name is Monica Lamboy. I am the Executive Director of the Office of Strategic Planning and Community Development. Welcome to the 1<sup>st</sup> of 2 sessions for the Consolidated Plan for 2008-2013 and the One Year Action Plan. Our agenda tonight, were going to be talking about the process that we use to help draft the Consolidated Plan and the One Year Action Plan that includes the planning process and community involvement. Were going to go over the highlights of the Consolidated Plan and discuss the One Year Action Plan. The 5-year Consolidated Plan is a document that helps us guide our activities and how we manage our HUD resources for 5 years. And each year we have to do a One Year Action Plan that is required by HUD. It's a higher level of detail. We want to get public comments from people here. A Consolidated Plan is a planning document that helps guide how we use our HUD resources. Importantly the goal is to help develop viable urban communities, decent housing, suitable living environment, and expanding economic opportunities for low-moderate income communities. The One Year Action Plan is a higher level of detail and identifies projects in the upcoming year. Our fiscal year starts April 1<sup>st</sup> 2008 and runs through March 31<sup>st</sup> of 2009. Our other funding sources are CDBG, Home, and ESG. This slide talks a little about the NRSA (Neighborhood Revitalization Strategy Area) areas are. They are focused areas where for housing and economic needs and also a flexible use for HUD resources. We have 2 currently Union Square (2003) and East Somerville (2004). What were doing at this point in time is minor modifications and the boundaries between the 2 of them and also reinitiated them for a 5-year period. So that our 5 year Consolidated Plan and each of our NRSA's will have the exact same timeline. So it's more consistency between the efforts and start and end on the same time. This slide shows some of the HUD funding that we received in the last few years. What you can see is some decline since the beginning of FY01 and between FY06 and 07. As we know cost are beginning to increase. We don't know today what the numbers are for 2008, but there could be slight decline. What we budgeted in our Action Plan is the same funding we received in 2007. As we start to look at our plan going forward, we evaluated out accomplishments for the last five years and we looked at our census data, and gathering input from the public. We just wanted to include a few slides in here about some of the Census Data that we had looked at. This one shows the areas of low-moderate income areas. As you see they are mostly in the Eastern side of the City, but also some in other areas of the City. This graphic in green shows household overcrowding. It often happens in lower income households where people are doubling up to meet the rent. This map shows population change between 1990-2000. The darkest green colors are is where population has increased more then 25%. The middle green is no change. Overall the city went up by 1,828 people according to the 1990 and 2000 Census. What we saw in large areas of the City is a decline I household size. Again for the process, we looked at the accomplishments from the last year. We look at how our population has changed which helps us in the future. We also spent quite a bit of time talking to the public. We had 3 community meetings in October, and we did focus groups to talk to some of the experts

about some of the key areas. We had housing, economic development, and parks and open space focus group. We invited probably 8-12 people who are working in those areas to really dig in and talk in detail about what's happening in different areas. We also had a written public comment period. After we got all that public comment and all that data we started to talk about goals and strategies. We identified 5 big trends that are affecting the City. Continue changing demographics, as we know Somerville Median age is lower than a state. We look at affordable housing issues; transit orient development is a huge opportunity for the City. Sustainability is something unfortunately on the forefront of a lot of conversions right now. We are committed to bringing building and sustainability. We will now move into the specific sections of our draft plan and turn it over to housing.

**Phil Ercolini** – My name is Phil Ercolini. I am the Director of Housing for the City. 2 examples of projects that we have accomplished during the 5-year plan. One of the projects was the Temple Street Home Ownership, which was developed by the Somerville Community Corporation (SCC). It was 15 units of low-moderate income housing. Right down the street from the Temple Street housing is the St. Polycarp's project. The SCC is doing a phase 1 rental and phase 2-ownership. We continue to maintain and improving housing stock. We not only housing rehab programs, but also are very supportive of continuing aspiring use of properties in the City. We fund a consult, who works with the SCC, and owners of properties that are considering popping out of their contracts. The second is evaluating prevalence in prevention of foreclosure throughout the City of Somerville. Where in the process now of getting a student intern from the Kennedy School of Government, who is doing a study of foreclosures in the City and advising us to create a strategy for the City to address these potential problems. The housing rehabilitation program is very important program for the City and has been going on for a number of years. We continue to seek resources to expand this successful program. The last is lead abatement program. This past year we have been very successful is securing \$6 million for two programs. One is a demonstration grant that creates opportunities for education outreach. It further expands the capability of removing lead conditions in these properties. In creation of new affordable housing, the city has been very supportive of two projects. In particular the Visiting Nurse Association which is a assisted living facility and also Capen Court project which was a property owned by the Somerville Housing Authority. And Also the St. Polycarps, which the SCC is working on. In the next category, we increase the affordability of rental housing. We address that in a number of different ways, through the Affordable Housing Trust Fund and SCC operates that program for us. Also have home funds through 2 different organizations. In the next category is increasing affordable home ownership. The city has a down payment assistance program. We also operate that through the Affordable Housing Trust Fund. The next is category is prevention and ending homelessness. They city is very supportive of the continuing of care process. The last category would be barriers to housing. Which is partially funded through CDBG Admin and Home Admin. The housing division administers the Fair Housing Commission as well as providing support.

**Monica Lamboy** - Under the topic of economic development, there has been some sufficient accomplishments in the last five years. We have storefront improvement programs, which offers matching fund to property owners or business owners that want to improve the front of their building. We also have worked with ACCION program, to work with micro financing for small loans for start up business or expansion. We've also offered some recent classes in financial literacy to residence and business owners. There also is an interesting link on the City's Website. The Somerville for Business, which takes you to a website that offers information on grants. As many people know, the Assembly Square project is moving forward quickly and the past 5 years the market place has been reconfigured into a successful shopping center. In October we approved the permit for the new Ikea and Assembly Square Drive. Were currently working with the developers on the basis moving forward but it's a major economic development for the City. For goals moving forward, we have 5 broad areas under Economic Development. The first goal is to encourage investments and development in under utilized areas in the City. We have some great opportunities areas and we really want to focus on those. One example is, the Boyton Yards. There had been a previous Section 108 loan. We have also allocated some money to do pre development analysis in the Boyton Yards area, to help stimulate activity in the area. Under our second goal, which is to enhance Commercial districts. It's important to see the opportunity to see new development that we don't lose the opportunities in our existing areas to enhance the activity and shopping in those areas. To help support the existing commercial areas, we have our storefront improvement programs, a couple of wayfinding projects in Union Square area, which will help going further then the street improvements and the benches that we have done. Our third goal is to increase local job opportunities. We really would like to get more jobs in the City and more commercial activity. The micro enterprise loan program has been very successful and something we want to continue in the next five years. Our Arts Union program has been a real collaborative effort with the artist's community to bring events in Union Square to do the benches and the improvements and recently revealed a grant program to allow people to get matching funds to help stimulate activities. The Union Square Farmer's Market has been a huge success and is something that were going to continue. Were allocated some funds into inner belt planning which we see as an opportunity area to bring new business and jobs in. The forth goal, we want to bring business's in but we also want to make opportunities for our residence to be the first one's in line to get those good paying jobs. Were actually working with ACCION and the Micro enterprise loan program to do financial literacy and other kinds of loan programs that will help stimulate job training. The fifth and very important goal is to build partnership between the City Government and community members, weather business, residence, and the different organizations. We support the Union Square Main Streets and the East Somerville Main Streets through out CDBG funding and will continue that as well.

**Lisa Lepore** – My name is Lisa Lepore. I am the Director of Transportation and Infrastructure. I will quickly go over some of the accomplishments over the past 5 years. We leverage private money to help implement improvements in streetscape throughout the City. An example of that is working with the Semusa Company, providing new MBTA shelters. Some of the other accomplishments that we had were the feasibility stage that we completed on access to innerbelt area for all transportation. We have also



worked on the community paths. Worked on the extension from Cedar Street to Central Street. Also we looked at the feasibility of an alignment parallel to the green line extension as proposed to Lechmere/north point to School Street. We are moving forward with the program funds that we had and were continuing to add to them and identifying them as goals for this 5-year period moving forward. One of the first goals is to improve rail transit service. By supporting green line extension planning in the City to insure that the state are doing that in coordination with the City. The second goal is to improve bus service, by working with the Semusa Company. The third goal is to enhance streetscape roadways and intersections. There are 3 specific areas that we are able to tap into CDBG funding and look at those areas and plan. One is East Broadway Streetscape Improvement's. We initiated a Broadway Streetscape urban design. We are looking at Somerville Main Streets on how we can improve sections of Broadway. We are also looking at Union Square and the infrastructure and Washington Street and Route 28. One of the most important things that we got out of the Community comments we can't connect to the squares. We have some barriers and we want to start to take down those barriers to help improve the connection to neighborhood and squares. The fifth goal is accessibility. The other is a third community path design through Davis Square to the Seven Hills. 6<sup>th</sup> goal is to improve infrastructure, ADA requirements. We need to rebuild ramps on City Streets and will be meeting with them this January. 7<sup>th</sup> goal is increasing our role in regional planning. We spent a lot of our time creating relationships at the State and working with the Metropolitan and Planning Organization. We have actually won a local seat and this agency controls all the state and federal money that goes to railroad projects. As of last month we were up to \$65 million. The 8<sup>th</sup> goal is improving basic utilities. That would be an example of Somerville Ave.

**Arn Franzen** – Hello. My name is Arn Franzen. I am the Director of Parks and Open Space for the City of Somerville. I would like to talk about some of the accomplishments. The parks that we have are generally small. We try to take them and develop them the best way possible. Some of the recent projects that we have completed, one is Perry Park. It's a sort of model that we're trying to keep for the years ahead. We're trying to provide recreational green space. Perry Park was a large open space we opened in October. Stone Place is another small park, right behind Union Square. Perry Park is about an acre in space and Stone Place, which is a 1/10-acre. We also have a tree-planting program in the City. We try to plant 100 trees in a year with block grant funds. We try to take our block grant funds and leverage them with other funding to increase the project budget we have available. It's been a great use of the block grant funding. Our primary leveraging tool is grants from the State, EPA grants. The first goal is to renovate our parks. We have almost 50 parks in the City and it's a challenge to keep up with the needs of the neighborhood and to keep those parks nice. One of the parks that we have been working on for the last year is the Kemp-Nut Park. It's going to be called the Ed Lathers Park. It's the former site of the Kemp-Nut factory. Another park we have going forward is the Harris Park, which is on Cross Street. Our second goal is to secure additional land use programs. We're trying to find ways to acquire new open space and expand the space we already have. Our third goal is to improve ADA access to parks and open space. It's an absolute requirement. 4<sup>th</sup> goal is to increase green space in the City. We have been doing that with our tree-planting program and will continue to do that in the years ahead.

Another project we have coming up is to complete a tree inventory. One of the more interesting goals that we have is to increase the space dedicated to the off leash recreation. This is something that is recognized as a real need. We have 2 parks moving ahead, South Street and 0 New Washington Street. Our 6<sup>th</sup> goal is sustainable to something and building practices and we do that in a number of ways. One is with Groundwork Somerville. Our 7<sup>th</sup> goal is to use Brownfield's and this is a goal for our department and the Highway Department. A great example is Boyton Yards. Our 8<sup>th</sup> goal is to improve government accountability. We want to be able to show the State, Federal Government, and the Community what were doing and why. Were developing the 5-year Open Space and Recreation Plan for the next 5 years.

**Brandon Wilson** - Hello my name is Brandon Wilson. I'm here tonight as the Executive Director of Somerville Historic Preservation Commission. The Commission is a municipal body made up of 14 members and we work very closely with the staff of the Community Development Office. The kinds of accomplishments that we have over the last several years. One is well known is the Bow Street Police Station. The City decided it was time to bring it back to its original architecture character. It's now used for housing, which two are affordable units. Other accomplishment is the West Branch Library, which is outside Davis Square. We did a lot of stabilization work both interior and exterior to the building. I should mention that Historic Preservation refers not only to public building but also to private residence in the City to a designation called Local Historic Districts. One of the things that we been working on the last couple years is designate a number of other structures in the City as a Local Historic Districts to protect them over time and work with the property owners. One thing we try to do is reach out to the wider population such as yourself. We do that in part by sponsoring events, cable television, and collaborate with the Somerville High School students on projects with our preservation awards program. We like to honor residence who actually work on their properties in a historic way. We have awards every May and the students actually create the drawings for those homeowners. For our upcoming 5-year Consolidated Plan our goals one is documenting different resources from the City, which would include libraries, City Hall, Public Buildings. One of the ways we do that is by expanding local historic districts. Secondly, we try to make sure that City Hall stays and actually enhances its historic recourses. One of the things we have been working on, is a demolition by neglect ordinances. Developing and implementing programs that improve Historic Resources. We intend to work on some properties in the City to make that happen. And also stabilizing and supporting the character of the individual neighborhood. This is a new budget that were starting. Which is to have an historic plaque program. Where people who owned historic properties, we created a plaque for them indicating when their home was built. We have a number of brochures that people can take and walk on their own to learn more about the City.

**Mark Friedman** – My name is Mark Friedman. I am the Director of Finance. Over the past 5 years the City has used both the CDBG block grant funding as well as Emergency Shelter Grant (ESG) funding that is received from the housing and urban development to assist 40 agencies for essential services. Example of services is, transportation for the elderly or after school programs. For the 2008 Action Plan the City

has set a number of goals, providing opportunities to include residence's economic, social, political situations. Providing assistance to children and youth within the City. Providing education and leadership opportunities. Assistance providing comprehensive programs for low-income families having difficulty providing their basic needs. Preventing homelessness is another important goal in today's society. The final goal is providing support systems for the elderly and people with disability. The City use's a competitive process each year, which we will continue, in the upcoming year. Inviting originations and agencies to propose programs for the up coming year to serve as essential needs. We will be setting a side the HUD regulations the maximum % 15 of the annual funds that we receive. Moving on to East Somerville Neighborhood Revitalization Strategy Area. It's an exciting area and we expect to see a lot of activity and programs in the coming years. We have 6 different goals, 4 for the East Somerville NRSA area including focusing on affordable housing, economic and recreational opportunities, and attractiveness of the area and improving the basic infrastructure and also focusing our attention on Historic aspects of the area. There are a list of projects in the East Somerville NARSA area. Union Square NARSA area, we had some successful programs like the farmers Market. Again we have 6 goals for the Union Square NARSA area and with those goals we have projects listed.

**Monica Lamboy** – Our last slide here shows comparison between 2007-2008 and where the resources are being dedicated. In addition to just change, in 2008 graphic crave out the money that went to transportation. What you can see the % allocations are more and less the same but were definitely trying to balance. I want to thank you.

## **PUBLIC COMMENT**

My name is Ellen Frit. I am a member of the Somerville Disability Commission. I will be speaking tonight as a independent person about what my service has been through the City and hope this bring support. I will tell you the problem I have around affordable housing. The City ran a lottery for 1188 Broadway and I won the lottery. The people who are managing this changed the apartment from the 3<sup>rd</sup> floor to an apartment right on top of the common parking, which lead off Carbon Dioxide. When you walked in the first thing you would see is sunlight and then you saw a wall. They decided that will become the affordable unit for someone who has my status. When I brought it up I said can I take that apartment? I was told take that one and I lost my ability to purchase. Which means I'm paying more then I can afford. Were offered something and if it doesn't comply with our status we cant accept it. What happens is in order to bring the ADA complaints it means we have to have total complaints or legal match. Whose responsibility it is to clear the handicapped parking spaces and the bus stops in the City with snow removal. There seems to be confusion about who cleans the bus stops? This isn't being paid attention to. What I'm suggesting is, working together as a community to get this information. We need proper signage for handicapped parking spaces. Also to make sure the cross hatched are plowed and the signage needs to be put back. We still have a problem with curb cuts? What I'm asking, really think about disability and try to put it into action. Also to think about when you hire somebody, make sure they know what the ADA requirements are.

What would help? When you're studying your plan please include us. I will be here to help in any way that I can.

Hi my name is Danny LeBlanc. I live right up the street. I work as the Director of the SCC. I think the main comment I want to make know is we certainly appreciate the support we get from the City for affordable housing development that we do. When you look through the documents here, the absolutely severe shortage of funds that we have collectively to do this stuff. When you look at one of our developments that the City is supporting was \$150,000 that's going to create 24 new units of rental housing and that's pretty close to the home budget for the entire year. The conclusion that I want to offer here is that it's a little but off this 5 year plan, is to say we need to find resources and get them into the City. Our affordable housing is going to lose the battle. I think there is a tremendous upside to what Monica made in her presentation.

Hi. My name is Ken Rowe Sr. I have lived in Somerville since 1975. I am very impressed by the presentation tonight. I just want to adjust the lack of funds that are available. If we had a different administration in the White House and different set of national spending priorities everything were talking about would be in a entirely different picture. Personally I hope we have a president from the Democratic Party next November. It's time we have a president who can help rearrange our national properties.

**Monica Lamboy** – Thank you all for our thoughts and comments. We have another Public meeting next Tuesday. You can also send it electronic. Moving forward we have the 30-day comment period and then we will meet with the BOA for their considerations and adopt the document by Feb. 14<sup>th</sup>. So we can make sure HUD has it by the 15<sup>th</sup>. Thank you very much.

Public Hearing  
ConPlan  
January 8th, 2008

The meeting held on January 8, 2008 at the Argenziano School in the Union Square NRSA contained the same presentation as the Public Hearing on January 3, 2008 (please see the transcript for the 1/03/08 public hearing at the Capuano Early Childhood Center for details concerning the presentation). The meeting on 1/08/08 at the Argenziano School also had devoted a portion of time in order to accept questions and comments from the public. Those questions and comments appear in the transcript below.

**PUBLIC COMMENTS/QUESTIONS:**

In the housing section, you mentioned how you're concerned about foreclosures. It wasn't clear to me if there was money attached to that. I work for the homeless coalition and were very concerned because we can't take care of the homeless we have now. Were concerned about many more people becoming homeless because of foreclosures. I wonder what the City's strategy is to try to help?

**Philip Ercolini** - At the moment were having an intern from the Kennedy School of Government and is doing a study and report on foreclosures. Looking at best practices and doing a lot of research into the data. Hopefully within the next couple of months we should have it. She's spoken to a lot of our local institutions and our resources at the state so we can begin to come up with a strategy to address that. At the moment the city doesn't have enough funds or resources to put towards foreclosure, but were beginning to speak to some people to put together a program of financial literacy so we can address this not only at an adult level but a children's level in the school systems. The short answer is no, but were working on a strategy.

Is the Housing Department the right place to send people who need information on the process to go through?

**Philip Ercolini** – We do have information links on our website. There are agencies out there. Usually we get the calls when they're already in the process. Any one who has questions about that, have them go to our website.

**Mark Friedman** – They city has identified this as a theme were looking closely at right now. In terms of the HUD 5 year Conplan, we will be looking at this very closely and as we get more information and can devise strategies you may see these resources. The Department of Housing and Urban Development also encourages communities to use these funds and try to leverage them to get other funding.

My name is Emmanuel. I'm interested in the issue of sustainability . I learned that you have grants. Can you tell us more about that?

**Ellen Schneider** – I think Groundworks does excellent work and has been an amazing partner, but were also looking at sustainability in planning. Some of the parks redevelopment as well. One of the parks projects for next year will have a sustainable water feature. Were really looking at ways to decrease the amount of water going down into the sewage system or planting trees. We would really welcome any comments on how we can address sustainability.

**Katie Brillantes** – You might be interested in looking at in 2007, the City published a Sustainability Plan, which is the first time the City has ever published such a document. It has things in it like goals for energy reduction, a plan to get more energy efficient equipment into our public buildings and school, and also looks at having hybrid cars. That might be a helpful resource.

I was just wondering, as you work on these goals over the next 5 years, do you have some kind of way to evaluate how your doing? Also if you do kind of change things will these be up on the website?

**Mark Friedman** – The City is going through this process right now for the upcoming 5-year period. We've gone through an extensive process, which started with the detailed look at the 200- Census Data to try to identify what the needs are in the Community. What we hope is we identified the major goals for the next 5 years. If something changes, HUD and the Federal Government do make provisions to amend Consolidated Plans. As we go through 2008-2013, that your area is emerging that the City didn't address in this plan, the City may consider going back and amending this plan. If we do that we have to go through an extensive process, which were doing right now. This is where we stand right now. If you do have comments that you want to submit you can submit by email. We will be accepting those comments between now and February 3<sup>rd</sup>. Were currently in our public comment period, we encourage you to ask questions, submit comments, and we will be taking those till February 3<sup>rd</sup>. Through Feb. 6<sup>th</sup>-14<sup>th</sup> we will be working with the City's Board of Alderman on the final plans. We need to submit the final plan by feb. 15<sup>th</sup>. Thanks for coming out.



# PUBLIC HEARING

## PUBLIC HEARING

**Mayor Joseph A. Curtatone and the Office of Strategic Planning and Community Development** invite you to a public hearing to receive community input on the draft 5 Year Consolidated Plan (2008 – 2013) and 1 Year Action Plan (2008) for HUD. These documents set priorities in the areas of community & economic development, parks, transportation, historic preservation, public service and housing program.

**Hearings will be conducted at the following locations, with identical agendas:**

- Thursday, January 3<sup>rd</sup>, 6:30pm ~ Capuano Early Childhood Center
- Tuesday, January 8<sup>th</sup>, 6:30pm ~ Albert F. Argenziano School

*Accommodations for persons with disabilities are available upon request by contacting Carlene Campbell at 617-625-6600 ext. 3303. Translation services are available by contacting Mark Friedman at 617-625-6600 ext. 2539. Requests must be made no later than Monday, December 24<sup>th</sup>, 2007.*



*Durrell Community Garden*



*1188 Broadway  
Inclusionary Housing  
Program*



*Storefront Improvement Program*

**PUBLIC HEARING NOTICE  
CONPLAN**

**LEGAL NOTICE**

**CITY OF SOMERVILLE  
OFFICE OF STRATEGIC  
PLANNING AND COMMUNITY  
DEVELOPMENT**

**Consolidated Plan for 2008-2013  
and One Year Action Plan for 2008**

Pursuant to 24 CFR 91.100 and 91.105, The Mayor's Office of Strategic Planning & Community Development (OSPCD) will be holding three public hearings to begin development of the HUD Five Year Consolidated Plan for 2008-2013 and the HUD One Year Action Plan for 2008. In an effort to gain increased input from the residents of Somerville, these public hearings will be held at the Capuano Early Childhood Center (150 Glenn Street, in the cafeteria) at 7:00 p.m. on Thursday, October 11, 2007; at the Argenziano School (290 Washington Street, in the cafeteria) at 7:00 p.m. on Monday, October 15, 2007; and at the West Somerville Neighborhood School (177 Powderhouse Boulevard, in the cafeteria) at 7:00 p.m. on Tuesday, October 16, 2007. The purpose of the public hearings is to receive input from the community on priorities and needs for community development, public service, and housing programs to be included in the Five Year Consolidated Plan for 2008-2013 (April 1, 2008 - March 31, 2013), as well as program activities and priorities for the 2008 One Year Action Plan (April 1, 2008 through March 31, 2009).

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Joseph A. Curtatone  
Mayor

AD#11463467  
Somerville Journal 9-27, 10-4-07

**PUBLIC HEARING NOTICE  
CONPLAN**

**LEGAL NOTICE**

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Joseph A. Curtatone  
Mayor

AD#11463467  
Somerville Journal 9-27, 10-4-07

10-10-AUCTION



1-3 PUBLIC HEARING NOTICE  
LEGAL NOTICE

CITY OF SOMERVILLE  
OFFICE OF STRATEGIC  
PLANNING AND COMMUNITY  
DEVELOPMENT  
CONSOLIDATED PLAN FOR 2008-  
2013 AND ACTION PLAN FOR  
2008

Pursuant to 24 CFR 91.100 and 91.105, the Mayor's Office of Strategic Planning & Community Development (OSPCD) will hold a public hearing and a public meeting on the City's Five-Year Consolidated Plan (April 1, 2008 through March 31, 2013) and the One-Year Action Plan (April 1, 2008 through March 31, 2009) for the Community Development Block Grant (CDBG) program, the Emergency Shelter Grant (ESG) program, and the HOME program.

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The public meeting will be held at the Argenziano School (290 Washington Street) at 6:30 p.m. on Tuesday January 8, 2008, and will repeat the information presented at the January 3, 2008 public hearing. Public comments on program priorities and activities for community development, public service, and housing programs in the Five-Year Consolidated Plan and the One-Year Action Plan also will be taken at this meeting.

Copies of the 2008-2013 Five-Year Consolidated Plan and the 2008 One-Year Action Plan will be available: a) on the City website ([www.somerville.ma.gov](http://www.somerville.ma.gov)); b) in OSPCD on the 3rd Floor of City Hall, and at the West Branch and Central Libraries. Alternative formats will also be available upon special request to OSPCD.

Public comments can be submitted

verbally or in writing at this public hearing, or in writing or via email during the public comment period. Please send these comments to the Office of Strategic Planning & Community Development, Attention Brianna O'Brien, 3rd Floor City Hall, 93 Highland Avenue, Somerville, MA 02143, or email to BOBrien@ci.somerville.ma.us.

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Joseph A. Curtatone  
Mayor

AD#11540806  
Somerville Journal 12-13\*12-20-07

1-3 PUBLIC HEARING NOTICE  
LEGAL NOTICE

CITY OF SOMERVILLE  
OFFICE OF STRATEGIC  
PLANNING AND COMMUNITY  
DEVELOPMENT  
CONSOLIDATED PLAN FOR 2008-  
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Joseph A. Curtatone  
Mayor

AD#11540806  
Somerville Journal 12-13\*12-20-07

**AVISO LEGAL**

**CIUDAD DE SOMERVILLE  
OFICINA DE PLANIFICACIÓN ESTRATÉGICA Y  
DESARROLLO COMUNITARIO**

**Plan Consolidado para el periodo 2008 - 2013 y Plan de Acción  
Anual para el 2008**

A tono con la sección 24CFR 91.100 y 91.105, La Oficina de Planificación Estratégica y Desarrollo Comunitario (OSPCD por sus siglas en inglés) tiene a su disposición, en su versión inicial, el Plan Consolidado para los próximos Cinco Años (1 de abril de 2008 a 31 de marzo de 2013) y el Plan de Acción Anual (1 de abril de 2008 a marzo 31 de 2009) para el Programa de Subvenciones en Bloque para el Desarrollo Comunitario (CBDG por sus siglas en inglés), el Programa de Subvenciones de Cobertura de Emergencias (ESG por sus siglas en inglés) y el programa HOME.

La Ciudad invita a la comunidad a efectuar comentarios sobre las prioridades y actividades de los programas de desarrollo comunitario, servicio público y vivienda en el Plan Consolidado a Cinco Años y el Plan de Acción Anual. Estos comentarios serán aceptados hasta el cierre del periodo de comentarios el día 4 de febrero de 2008.

Las copias del Plan Consolidado a Cinco Años y del Plan de Acción para el Primer Año están disponibles en el sitio en Internet ([www.somervillema.gov](http://www.somervillema.gov)), en la Oficina de Planificación Estratégica y Desarrollo Comunitario en el tercer piso de la Alcaldía (City Hall) y Oficinas adjuntas (West Branch), y las Bibliotecas Centrales. Algunos formatos alternos estarán disponibles según solicitud especial a la OSPCD.

Por favor enviar comentarios por escrito a la Oficina de Planificación Estratégica y Desarrollo Comunitario con atención a Brianna O'Brien, 3rd Floor City Hall, 93 Highland Avenue, Somerville, MA 02143, o enviar un correo electrónico a [BOBrien@somervillema.gov](mailto:BOBrien@somervillema.gov). Las preguntas o dudas relacionadas al Plan Consolidado a Cinco Años o al Plan de Acción Anual deberán ser dirigidas al señor Mark Friedman a la Oficina de Planificación Estratégica y Desarrollo Comunitario al teléfono 617-625-6600 x2500.

Joseph A. Curtatone  
Alcalde

**For Advertising call Ramon @ 617.522.5060**

El Mundo  
Oct 4- Oct 11 2007

**AVISO LEGAL**

**CIUDAD DE SOMERVILLE  
OFICINA DE PLANEACION ESTRATEGICA Y DESARROLLO  
COMUNITARIO**

**Plan Consolidado para 2008-2013 y Plan de Acción Anual para el 2008**

De acuerdo al 24 CFR 91.100 y 91.105, la Oficina de Planeación Estratégica y Desarrollo Comunitario (OSPCD por sus siglas en inglés) organizará 3 audiencias públicas para comenzar a desarrollar el Plan Consolidado para los próximos Cinco Años 2008-2013 de HUD (Departamento de Vivienda y Desarrollo Urbano) y el Plan de Acción Anual para el 2008 de HUD.

Buscando obtener mayor participación comunitaria por parte de los habitantes de Somerville, estas audiencias públicas tendrán lugar en la cafetería de la Escuela Capuano (Capuano Early Childhood Center), en 150 Glenn Street, a las 7:00 p.m. el jueves 11 de Octubre, 2007; en la cafetería de la Escuela Argenziano (290 Washington Street) a las 7:00 p.m. el día lunes 15 de Octubre, 2007; y en la cafetería de la Escuela West Somerville Neighborhood (177 Powderhouse Boulevard) a las 7:00 p.m. el martes 16 de Octubre, 2007.

El propósito de estas audiencias es recibir los comentarios de la comunidad acerca de las prioridades y necesidades en desarrollo comunitario, servicios públicos y programas de vivienda que se incluirán en el Plan Consolidado para los próximos Cinco Años 2008-2013 (del 1<sup>ero</sup> de Abril del 2008 al 31 de Marzo del 2013), así como las actividades y prioridades para el Plan de Acción Anual para el 2008 (del 1<sup>ero</sup> de Abril del 2008 al 31 de Marzo del 2009).

Habrán instalaciones para personas con discapacidad y servicios de traducción también. Si usted requiere de servicios para personas con discapacidad, por favor llame antes de las 7:00 pm del jueves 4 de Octubre del 2007 a Carlene Campbell al 617-625-6600 x3303; (teléfono) o al 617-666-4426 (fax). Para hacer preguntas en general o si requiere de servicios de traducción, por favor contacte a Mark Friedman antes de las 7:00 pm del jueves 4 de Octubre del 2007 a la Oficina de Planeación Estratégica y Desarrollo Comunitario (OSPCD) al 617-625-6600 x2539.

Joseph A. Curtatone  
Alcalde



# 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.

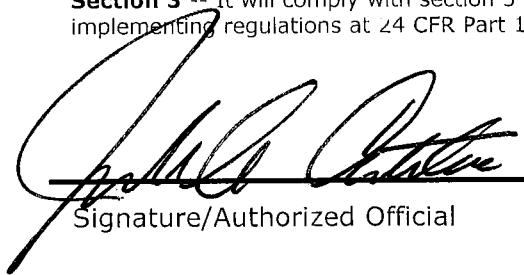
**Anti-Lobbying** -- To the best of the jurisdiction's knowledge and belief:

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

2/14/08

Date

Joseph A. Curtatone

Name

Mayor

Title

93 Highland Avenue

Address

Somerville, MA 02143

City/State/Zip

617-625-6600

Telephone Number

- 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) 2008, 2009, 2010, (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.

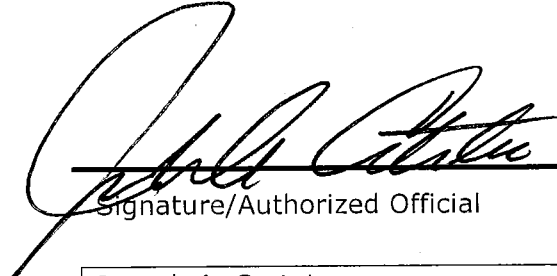
**Excessive Force** -- It has adopted and is enforcing:

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;

**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.

  
\_\_\_\_\_  
Signature/Authorized Official

2/14/08

Date

Joseph A. Curtatone

Name

Mayor

Title

93 Highland Avenue

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.

---

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number



This certification does not apply.  
 This certification is applicable.

### Specific HOME Certifications

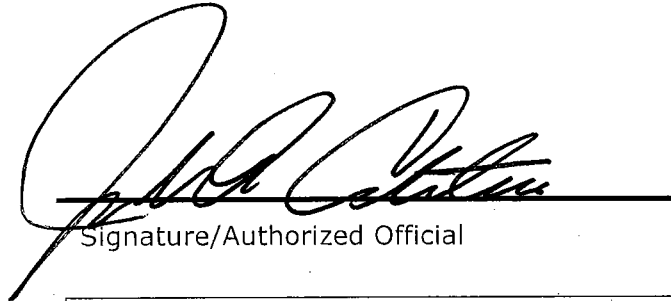
The HOME participating jurisdiction certifies that:

**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;



Signature/Authorized Official

2/14/08

Date

Joseph A. Curtatone

Name

Mayor

Title

93 Highland Avenue

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Somerville, MA 02143

City/State/Zip

617-625-6600

Telephone Number

- 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.

---

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

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

### ESG Certifications

I, Joseph A. Curtatone, Chief Executive Officer of the City of Somerville, 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.

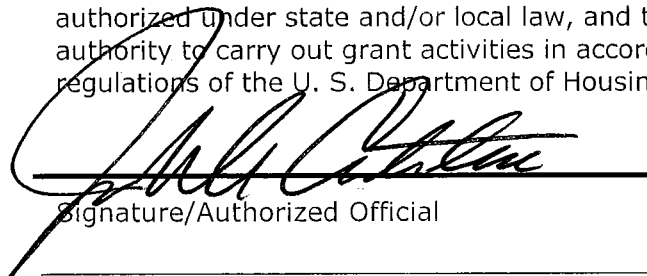
I further certify that the local government will comply with:

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.



2/14/08

Signature/Authorized Official

Joseph A. Curtatone

Name

Mayor

Title

93 Highland Avenue

Address

Somerville, MA 02143

City/State/Zip

617-625-6600

Telephone Number

Date

This certification does not apply.  
 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
OSPCD, 3 <sup>rd</sup> Floor City Hall	93 Highland Ave.	Somerville	Middlesex	MA	02143
City Hall Annex	50 Evergreen Rd.	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

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

  
Signature/Authorized Official

2/14/08

Date

Joseph A. Curtatone

Name

Mayor

Title

93 Highland Avenue

Address

Somerville, MA 02143

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617-625-6600

Telephone Number



# SF 424

The SF 424 is part of the CPMP Annual Action Plan. SF 424 form fields are included in this document. Grantee information is linked from the 1CPMP.xls document of the CPMP tool.

## SF 424

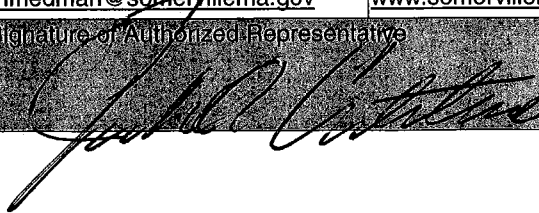
Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

Date Submitted 2/15/08	Applicant Identifier	Type of Submission	
Date Received by state	State Identifier	<b>Application</b>	<b>Pre-application</b>
Date Received by HUD	Federal Identifier	<input type="checkbox"/> Construction	<input type="checkbox"/> Construction
	B-08-MC-25-0022 M-08-MC-25-0022 S-08-MC-25-0022	X <input type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
<b>Applicant Information</b>			
<b>City of Somerville</b>		UOG Code: MA 252250	
3 <sup>rd</sup> Floor City Hall		DUNS: 061054693	
93 Highland Ave.		<b>Organizational Unit:</b> City of Somerville	
Somerville	MA	Department: OSPCD	
02143	U.S.A.	Division:	
<b>Employer Identification Number (EIN):</b>		County: Middlesex	
<b>04-6001414</b>		Program Year Start Date: 04/08	
<b>Applicant Type:</b>		<b>Specify Other Type if necessary:</b>	
Municipal		Specify Other Type:	
<b>Program Funding</b>		<b>U.S. Department of Housing and Urban Development</b>	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
<b>Community Development Block Grant</b>		14.218 Entitlement Grant	
CDBG Project Titles Community Development Block Grant		Description of Areas Affected by CDBG Project(s) Somerville, MA	
\$CDBG Grant Amount \$2,843,782	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged \$200,00		\$Additional State Funds Leveraged \$844,066	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income \$1,298,114		Other (Describe) \$100,00 private matching economic development funds	
Total Funds Leveraged for CDBG-based Project(s) \$5,285,962			
<b>Home Investment Partnerships Program</b>		14.239 HOME	
HOME Project Titles HOME Investment Partnership		Description of Areas Affected by HOME Project(s) Somerville, MA	
\$HOME Grant Amount \$865,345	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	

\$Anticipated Program Income: \$100,000		Other (Describe)
Total Funds Leveraged for HOME based Project(s) \$965,345		
<b>Housing Opportunities for People with AIDS</b>		14.241 HOPWA
HOPWA Project Titles		Description of Areas Affected by HOPWA Project(s)
\$HOPWA Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged
\$Locally Leveraged Funds		\$Grantee Funds Leveraged
\$Anticipated Program Income		Other (Describe)
Total Funds Leveraged for HOPWA based Project(s)		

<b>Emergency Shelter Grants Program</b>		14.231 ESG
ESG Project Titles: Emergency Shelter Grants		Description of Areas Affected by ESG Project(s) Somerville, MA
\$ESG Grant Amount \$127,110	\$Additional HUD Grant(s) Leveraged	Describe
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged
\$Locally Leveraged Funds		\$Grantee Funds Leveraged
\$Anticipated Program Income		Other (Describe)
Total Funds Leveraged for ESG based Project(s) \$127,110		

Congressional Districts of Applicant: Eighth		Project Districts: Eighth	Is application subject to review by state Executive Order 12372 Process?
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on DATE
<input checked="" type="checkbox"/> No		<input checked="" type="checkbox"/> No	Program is not covered by EO 12372
<input type="checkbox"/> Yes		<input type="checkbox"/> No	<input type="checkbox"/> N/A
			Program has not been selected by the state for review

Person to be contacted regarding this application		
Mark	A.	Friedman
Director of Finance & Admin	617-625-6600 ext. 2539	617-625-0722
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