

City of Somerville

PUBLIC HEARING
HOME-ARP ALLOCATION PLAN

Mayor Katjana Ballantyne

Mayor's Office of Strategic Planning & Community
Development

THOMAS GALLIGANI
ACTING EXECUTIVE DIRECTOR

PRESENTED BY

LISA DAVIDSON

HOUSING GRANTS MANAGER,
HOUSING DIVISION

THURSDAY, FEBRUARY 23, 2023



AGENDA

Welcome & HOME ARP Introduction

Qualifying Population

Eligible Activities

Process / Feedback

Data

Recap of Eligible Activities

Allocation Plan

Public Comments

Questions

Next Steps



Welcome / Introduction to HOME-ARP

1. Welcome
 2. Home Investment Partnership American Rescue Plan Program (HOME-ARP)
 3. One-time award of funds of \$1,626,742
 4. Spent by September 30, 2030
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Qualifying Populations

1. QP1 – Homeless Households
 2. QP2 – At-Risk of Homelessness
 3. QP3 – Fleeing or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking
 4. QP4 – Other Populations (including Families Requiring Services of Housing Assistance to Prevent Homelessness and those At Greatest Risk of Housing Instability)
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Eligible Activities

1. Production of Affordable Rental Housing
2. Tenant-Based Rental Assistance (TBRA)
3. Supportive Service

Case Management /Housing Stabilization/Rental Assistance/Start-up Costs/Employment Training

4. Acquisition and Development of Non-Congregate Shelter
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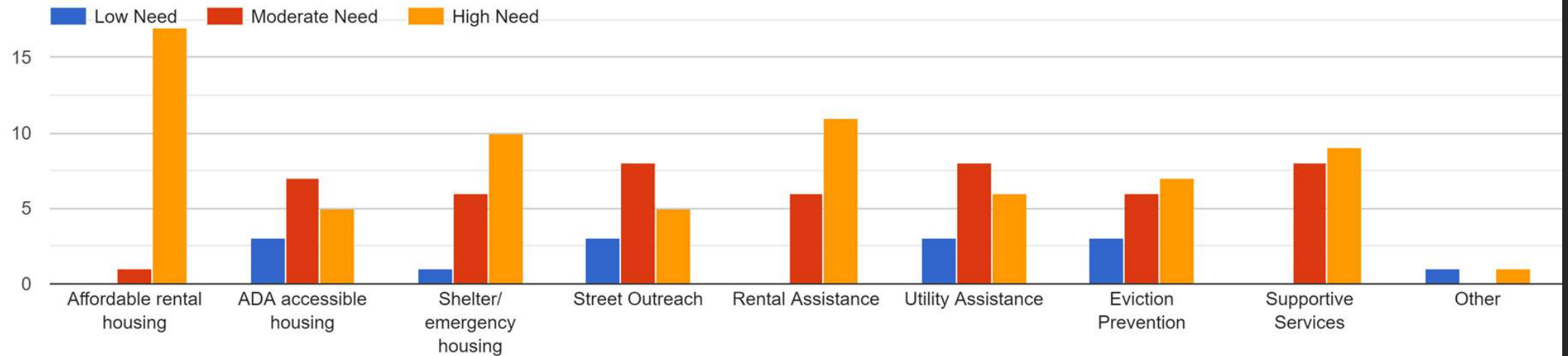
Process

1. Consulted with Stakeholders
 2. Virtual Meetings
 3. Conducted a HOME – ARP Stakeholders' Survey
 4. One-on-One Conversations
 5. Collected Information (Data)
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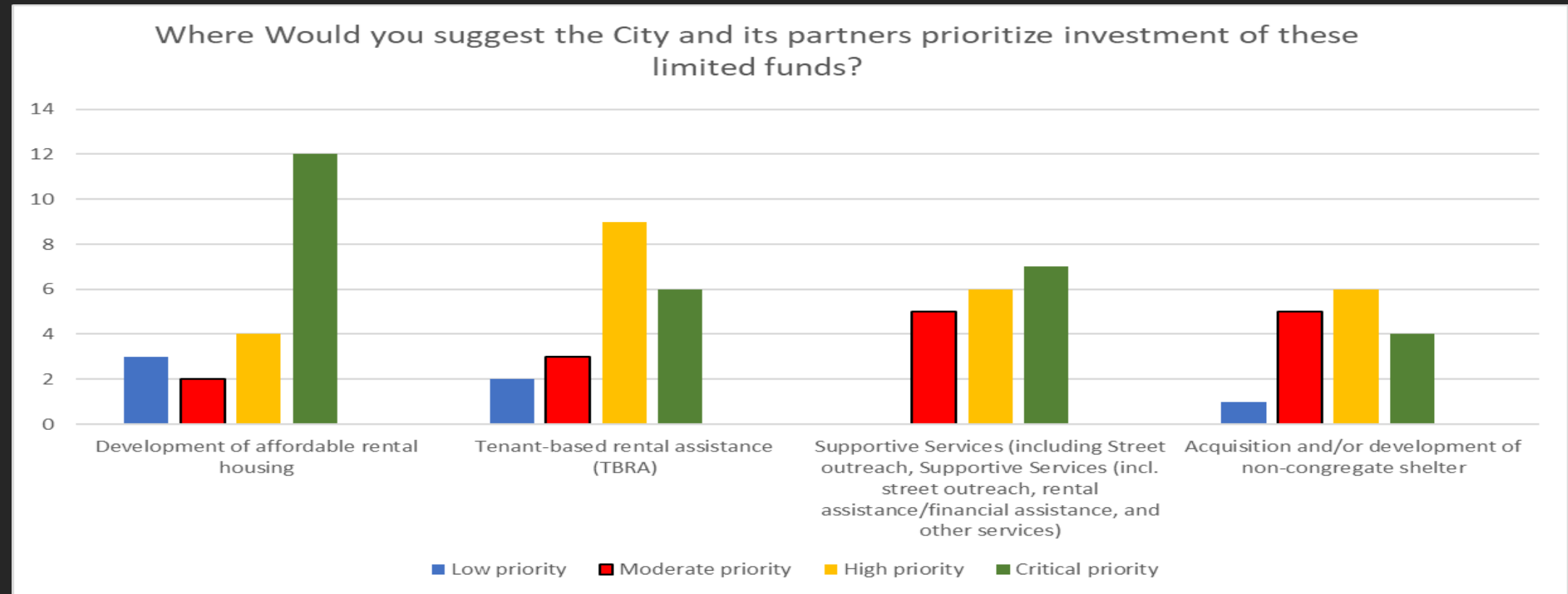
Response received from Survey

Feedback – Needs Assessment

What do you see as the greatest unmet need(s) in Somerville for the Qualifying Populations with whom you work?



Feedback – Prioritize Investment



Overview of the Data Collection

QP 1 - Homeless

Table 2: Unhoused Persons in Somerville

	Homeless Population		Subpopulations		
	In Family Household (w/at least 1 child)	In Adult Household (w/o child)	Veterans	Unaccompanied Youth 18-24	DV Survivors
Sheltered	8	98	<5	<5	18
Unsheltered (Street Outreach)	0	82	<5	0	

Source: MA BoS HMIS analysis of Somerville population as of 1/23/2023

Where are displaced Somerville Families

Placement City	# of families
Boston	10
Medford	3
Framingham	2
Malden	2
Brookline	1
Fall River	1
Haverhill	1
Lynn	1
Salem	1
Total	22

Source: MA BoS HMIS analysis of Somerville population as of 1/23/2023

Housing Resources

Table 3: Homeless Housing Inventory Chart							
	Total Inventory				Subpopulation Inventory		
	Family		Adults Only		Vets	Unaccompanied Youth	DV
	# beds	# units	# beds	# units	# beds	# beds	# beds
Emergency Shelter	18	8	38		0		18
Transitional Housing	0	0	41		22	9	0
Permanent Supportive Housing	36	14	94		7		0
Other Permanent Housing	12	4	9				0
Rapid Rehousing	11	4	6				10

Source: 2022 Housing Inventory Chart

QP2 At Risk

Table 4: Housing Inventory (Units not dedicated to Homeless Renters)		
	Current Inventory	Level of Need
	# of Units	# of Households
Total Rental Units	21,765	
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	4,230	
Extremely Low Income HH: 0-30% AMI with 1 or more severe housing problems *		3,875 <ul style="list-style-type: none">• 18% of all renters• 92% of all renters with 0-30% AMI

Source: ACS 2015-2019 HUD CHAS: <https://www.huduser.gov/portal/datasets/cp.html>

QP2 – At Risk (continued)

Table 6: Rent Burdens for Different Racial/Ethnic groups

Race and Latino Group	Monthly income	Rent burden (for a 2-bedroom unit, \$2,558 in July 2022)
White	\$9,472	27%
Black or African American	\$4,317	59%
American Indian	\$6,302	41%
Asian	\$9,166	28%
Other Race	\$6,664	38%
Two or More Races	\$6,158	42%
Latino Householder	\$5,591	46%
White Alone, Not Latino	\$10,573	24%

Housing Resources

Table 7: City-assisted housing units targeted to specific income segments

Existing rental resources

Project Type	# rental units available to HH at or below 30% AMI	# rental units available to HH at or below 50% AMI
Inclusionary Housing	0	118
100 Homes/49 More Homes	0	20
Deed restricted	38	86

Rental resources in the development pipeline

Inclusionary Housing	0	82
Deed restricted	33	5

QP3 - Fleeing or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking

1. QP4 – Other Populations (including Families Requiring Services of Housing Assistance to Prevent Homelessness and those At Greatest Risk of Housing Instability)

Source: ACS 2015-2019 HUD

CHAS: <https://www.huduser.gov/portal/datasets/cp.html>

Table 9: Housing Inventory (Units not dedicated to Homeless Renters)		
	Current Inventory	Level of Need
	# of Units	# of Households
Total Rental Units	21,765	
Rental Units Affordable to HH at 50% AMI	6,625	
Households with income at or below 30% of AMI with a rent burden of 50% or more		1,980 9% of all renters 47% of all renters with 0-30% AMI
Very Low-Income Households at high risk of housing instability (31-50% AMI)		2,220 10% of all renters 34% of all renters at or below 50% AMI
Households under 50% AMI with 1 or more severe housing problems		6,095 28% of all renters 92% of renters at or below 50% AMI

QP4 – Other Populations (including Families Requiring Services of Housing Assistance to Prevent Homelessness and those At Greatest Risk of Housing Instability)

Table 4: Housing Inventory (Units not dedicated to Homeless Renters)		
	Current Inventory	Level of Need
	# of Units	# of Households
Total Rental Units	21,765	
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	4,230	
Extremely Low Income HH: 0-30% AMI with 1 or more severe housing problems *		3,875 <ul style="list-style-type: none"> • 18% of all renters • 92% of all renters with 0-30% AMI

Eligible Activities - Recap

1. Production of Affordable Rental Housing
 2. Tenant-Based Rental Assistance (TBRA)
 3. Supportive Services
Case Management /Housing Stabilization/Rental Assistance/Start-up Costs/Employment Training
 4. Acquisition and Development of Non-Congregate Shelter
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Allocation Plan

Table 11: HOME-ARP Allocations			
	Proposed Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ 1,220,057		
Acquisition and Development of Non-Congregate Shelters	\$		
Tenant Based Rental Assistance (TBRA)	\$		
Development of Affordable Rental Housing	\$		
Non-Profit Operating (opt)	\$ 81,337	5%	Up to 5%
Non-Profit Capacity Building (opt)	\$ 81,337	5%	Up to 5%
Administration and Planning	\$ 244,011	15%	15%
Total HOME-ARP Allocation	\$ 1,626,742		



PUBLIC COMMENTS & QUESTIONS

Verbal: via the HOME ARP Public Hearing

Via email to: ldavidson@somervillema.gov

In writing to:

Housing Division Attn: Lisa Davidson, 50 Evergreen Ave,
Somerville, Ma 02143

Visit the City's website for more information at
Somervillema.gov

Comments will be accepted through the end of the business
day on Friday, March 17, 2023 (12:30pm)

Next Steps

1

Review and
Respond to
comments received

2

Summarize
comments received
and add to the
HOME ARP
Allocation Plan

3

Submit the
Completed Plan to
HUD by March 31,
2023

4

Public Planning
Process

5

Requests for
Proposals – will be
a competitive
process



Questions?

Thank you

Lisa Davidson

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OSPCD/Housing Division

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