

CR-05 - Goals and Outcomes

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

Program Year 2024-2025 was the first year of the City of Somerville's 2024-2028 Consolidated Plan cycle. The City resumed its regular previously planned programs across CDBG, HOME, and ESG. Below is a breakdown of the amounts expended across various project and program categories as well as accomplishment highlights.

CDBG \$2,053,011.18

HOME \$166,649.94

ESG- \$170,899.89

HOME-ARP \$2,170

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

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Create and Preserve Affordable Housing	Affordable Housing Public Housing	CDBG: \$3,966,645.25 HOME: \$2,584,435	Rental units constructed	Household Housing Unit	42	0	0.00%	10	0	0.00%
Create and Preserve Affordable Housing	Affordable Housing Public Housing		Rental units rehabilitated	Household Housing Unit	20	1	5.00%	5	1	20.00%
Create and Preserve Affordable Housing	Affordable Housing Public Housing		Homeowner Housing Added	Household Housing Unit	0	0	0%	0	0	0%

Create and Preserve Affordable Housing	Affordable Housing Public Housing		Homeowner Housing Rehabilitated	Household Housing Unit	20	1	5.00%	5	1	20.00%
Create and Preserve Affordable Housing	Affordable Housing Public Housing		Direct Financial Assistance to Homebuyers	Households Assisted	25	5	20.00%	10	5	50.00%
Create and Preserve Affordable Housing	Affordable Housing Public Housing		Tenant-based rental assistance / Rapid Rehousing	Households Assisted	20	2	10.00%	5	2	40.00%
Improve Facilities that Serve Community Needs	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$1,375,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	40000	0	0.00%	5000	0	0.00%
Improve Facilities that Serve Community Needs	Non-Homeless Special Needs Non-Housing Community Development		Buildings Demolished	Buildings	3	1	33.33%	1	1	100.00%
Infrastructure and Urban Environment Improvements	Non-Housing Community Development	CDBG: \$2,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	40000	10115	25.29%	10000	10115	101.15%

Mitigating and Ending Homelessness	Homeless	ESG: \$1,115,615	Homeless Person Overnight Shelter	Persons Assisted	1000	152	15.20%	200	152	76.00%
Mitigating and Ending Homelessness	Homeless		Homelessness Prevention	Persons Assisted	4	0	0.00%	4	0	0.00%
Neighborhood Stabilization and Revitalization	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$750,000	Businesses assisted	Businesses Assisted	50	20	40.00%	20	20	100.00%
Supporting Vulnerable Populations	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$1,875,000 Other: \$1,626,742	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	40280	1978	4.91%	10095	1978	19.59%
Supporting Vulnerable Populations	Homeless Non-Homeless Special Needs Non-Housing Community Development		Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	0	0.00%	2	0	0.00%

Supporting Vulnerable Populations	Homeless Non-Homeless Special Needs Non-Housing Community Development		Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	330	152	46.06%	66	152	230.30%
Supporting Vulnerable Populations	Homeless Non-Homeless Special Needs Non-Housing Community Development		Homelessness Prevention	Persons Assisted	16	4	25.00%	4	4	100.00%

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

In Year 1 of the new 5 Year Consolidated plan the City sought to refocus its efforts and CPD resources on its coregoal areas. The City resumed its usual program set this year. On the Housing front, the City continued to use CDBG and HOME funds to create and acquire affordable housing through all available means including acquisition, new development, rehabilitation, and rental and homebuyer subsidies. The City also used its public service allowance to support non-profit partners who provide wrap around services needed to ensure the success of our low- to moderate-income residents as the cost of living continues to rise.

Looking forward, the City plans to use additional HUD funding sources in affordable housing through utilization of the HOME-ARP and Section 108 loan programs. Through all these programs, the City looked to supplement programs with additional funding through other sources to maximize the impact and effectiveness of CPD dollars.

Accomplishments

Economic Development- The primary focus on economic development continued to be assisting local small businesses who compete with the large-scale development occurring in Somerville's key neighborhood business districts. The City's primary partners in serving income businesses

continue to be the East Somerville and Union Square Main Street organizations. They work closely with small businesses to provide real time technical assistance to small businesses as they navigate the city's evolving mobility and foot traffic issues, commercial space displacement pressures, competing in an increasingly digital economy, and dealing with various current workforce challenges.

Housing Rehab and Acquisition-The city's Home Improvement program was able to complete rehabilitation of 2 units and begin rehabilitation on 5 additional units,. The City expects higher accomplishments throughout the rest of the Consolidating Planning period now that the Home Improvement Program has been revamped. Development work continued at 657 Somerville Avenue and the Waterworks II project, both of which are supported with HOME funding. These two projects will result in 30 units of affordable housing, 12 of which are HOME-assisted, that will be reported when the activities are completed. Project completion is currently expected in the next program year after both projects experienced delays in this CAPER period. Additionally, the City has committed HOME funding to rehabilitate eight units and construct approximately 42 units, 11 of which will be HOME-assisted, which will aid in reaching the goals set in the strategic plan. Both of these projects are expected to begin within the next program year. The City also provided forgivable closing cost assistance loans to 5 low-income first-time homebuyers to support them in the acquisition of their first homes.

Rental Assistance – The City continued to provide support to a local non-profit organization that administers a tenant-based rental assistance program with HOME funding. 5 households were supported with rental assistance. This activity is still ongoing and will not be reported in this CAPER.

Infrastructure and Urban Environments- The City continued work on Junction Park which will create nearly an acre of new public open space. The City also made significant open space and public realm investments in the Union Square neighborhood through the completion of work at 217 Somerville Avenue. The City was also able to continue its regular scale tree planting program, planting 43 new trees during the program year with CDBG funds.

Public Services- The City maintains strong partnerships with numerous non-profit organizations that deliver essential community services. Following an ongoing pattern, public service programs continue to see rising demand, particularly those focused on food security and basic assistance services.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

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

	CDBG	HOME
White	626	3
Black or African American	458	1
Asian	130	1
American Indian/Alaskan Native	27	
Native Hawaiian or Other Pacific Islander	1	0
Other multi-racial	735	
Total	1242	5
Hispanic	815	0
Not Hispanic		5

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	HESG
American Indian, Alaska Native, or Indigenous	
Asian or Asian American	1
Black, African American, or African	60
Hispanic/Latina/e/o	28
Middle Eastern or North African	
Native Hawaiian or Pacific Islander	1
White	107
Multiracial	13
Client doesn't know	13
Client prefers not to answer	1

Data not collected	162
Total	386

Narrative

The City of Somerville identifies priority needs and offers services and programs to eligible individuals and households regardless of race or ethnicity. The tables above depict funding and accomplishments for each Goal from the ConPlan, and the ethnic and racial breakdown of individuals who were served by CPD funded projects. Entitlement funds were distributed among Somerville residents with extremely-low-income, low-income and moderate-incomes and high concentrations of minorities.

The demographic data shown is an incomplete representation of all households and individuals served. While the city requires all sub-recipients to collect and report on demographic data for their client populations, not all program households and individual participants wish to provide demographic data. Therefore, based on the data collected and reported approximately 1,242 individuals were assisted through CDBG and 5 Households were assisted through the HOME Closing Cost and Tenant Based Rental Assistance programs. Approximately 50% of respondents categorized themselves as white, and 65% of respondents categorized themselves as Hispanic.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Table 3 - Resources Made Available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	5,103,417	\$2,053,011.18
HOME	public - federal	1,734,004	\$166,649.94
ESG	public - federal	218,817.00	\$170,899
Other	public - federal	1,626,742	\$2,170

Narrative

The chart above displays the amounts awarded and expended to the standard City entitlement programs: CDBG, HOME, and ESG.

Identify the geographic distribution and location of investments

Table 4 – Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Alewife Brook/Clarendon	16		
City wide	78	32	
East Somerville	3	18	
Gilman Square			
Inner Belt/Brick Bottom			
Union Square	3	37	
Winter Hill/Mystic		13	

Narrative

On a percentage basis (excluding the impact of administrative activities which are not attributable to individual activities), the highest portion of the program year 2025 CDBG funds were expended in the Union Square district. The completion of 217 Somerville Ave added to the city's

commitment to creating critical recreational open space as the Union Square neighborhood continues to increase in density as a result of new commercial development. The City also continued to fund technical assistance to local small area businesses susceptible to displacement pressures. The East Somerville neighborhood saw the second largest amount of targeted investment. The most significant project completed was the demolition and clearance of 24 Cross St. East. This clearing of this blighted, abandoned city property removed a neighborhood hazard and will allow for future development of a community or municipal facility. In addition to 24 Cross St., the Multi-Year rehab of 27 Everett Ave was also completed and the continued investment in small business technical assistance were also completed in the East Somerville neighborhood. The last area of targeted investment was Winter Hill, most of the activities undertaken here were made on individual homeowner rehab projects which will be completed in subsequent program years. The bulk of the remaining funds were expended on a citywide basis with many of the public service activities and housing activities serving a citywide benefit as well as in East Somerville, a high focus low- to moderate-income area. Additionally, the City's tree planting program also is a citywide program with tree planting locations selected across all eligible low-income census tracts throughout the city.

Leveraging

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

The City of Somerville is able to leverage and match CDBG and HOME funds across virtually all program areas. The city has continued to develop creative programs and funding sources which complement a broad range of activities across the CDBG and HOME programs.

Economic Development - The City continues to provide a general fund match to the local Main Streets organizations and has also secured private development mitigation funds to address ongoing commercial displacement and workforce development issues.

Affordable Housing- Due to the high cost of housing in Somerville and the Greater Boston Area, the City of Somerville has developed and expanded multiple programs which leverage and match many of the affordable housing programs undertaken with CDBG and HOME funds. The City's primary source of match is the value of real property permanently contributed to HOME-eligible units through the Zoning Ordinances. The match value is the difference between the appraised value and the sale value of 80% AMI homeownership units. Additional matching funds come from the Somerville Affordable Housing Trust and the Community Preservation Act. The CPA provides a standalone allocation through the Housing Trust fund. In Program Year 2024 the allocation of CPA Funds to the affordable housing trust fund were scheduled to double as the local residents voted to increase the CPA surcharge from 1.5% to 3%. These funds match and leverage several programs including rental assistance and TBRA programs, Acquisition and Rehab activities via 100 Homes, and New Development projects which may include other sources of financing including LIHTC and other vehicles.

Parks and Urban Forestry- The City has had a long track record of funding parks projects with matching State sponsored PARC grants and local Community Preservation Act funding. This remained true in Program Year 2024 and the Junction Park project. 217 Somerville Avenue was also awarded a PARC grant to fund its construction.

Public Services- Public service agencies must document and verify their matching fund sources at two critical points: during the initial Request for Proposal (RFP) submission and in their final progress report upon project completion.

Table 5 – Fiscal Year Summary - HOME Match Report

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$19,031,477
2. Match contributed during current Federal fiscal year	\$939,369
3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$19,970,846
4. Match liability for current Federal fiscal year	\$24,010
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$19,946,836

Table 6 – Match Contribution for the Federal Fiscal Year					Match Contribution for the Federal Fiscal Year			
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
28 South Street, Unit 202	2/28/2025			\$115,064				\$115,064
42 Craigie Street, Unit 42C	4/17/2025			\$555,850				\$555,850
7-9 Avon Place, Unit 9	11/6/2024			\$249,865				\$249,865
65-71 Bow Street, Unit 401	9/16/2024			\$18,590				\$18,590

HOME MBE/WBE report

Table 7 – Program Income

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
\$41,745	\$71,949.76	\$5,000	\$0	\$108,694.76

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

Table 8 - Minority Business and Women Business Enterprises

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	0					
Dollar Amount	0					
Sub-Contracts						
Number	0					
Dollar Amount	0					
	Total	Women Business Enterprises	Male			
Contracts						
Number	0					
Dollar Amount	0					
Sub-Contracts						
Number	0					
Dollar Amount	0					

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

Table 9 – Minority Owners of Rental Property

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0					
Dollar Amount	0					

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Table 10 – Relocation and Real Property Acquisition

Parcels Acquired					
Businesses Displaced					
Nonprofit Organizations Displaced					
Households Temporarily Relocated, not Displaced					
Households Displaced	Total	Minority Property Enterprises			White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	
Number	0				
Cost	0				

CR-20 - Affordable Housing 91.520(b)

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

Table 11 – Number of Households

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	150	0
Number of Non-Homeless households to be provided affordable housing units	0	7
Number of Special-Needs households to be provided affordable housing units	0	0
Total	150	7

Table 12 – Number of Households Supported

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	10	0
Number of households supported through Rehab of Existing Units	16	2
Number of households supported through Acquisition of Existing Units	2	5
Total	28	7

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

Five households were assisted with Tenant Based Rental Assistance which was the number that the City expected to assist during the Program Year. This activity is still ongoing, therefore, these households are not reported in the above table as accomplishments yet. All households assist through the TBRA program must be homeless or at-risk of homelessness. The housing rehab program completed the rehabilitation of two units during the first year of the updated program and has prepared to serve several others in the upcoming year. Due to the current housing market conditions, the City has seen a slight decrease in the number of inclusionary zoning homeownership opportunities that are able to be paired with HOME Closing Cost Assistance. As a result, the City only met 50% of its acquisition goals by providing 5 low-income buyers with closing cost assistance.

During the program year, the City continued to support the production of 21 affordable units for seniors, 10 of which will be HOME units and the rehabilitation of 9 affordable units which have been offline due to a fire for 3 years – 2 of those units will be HOME units. The 21 unit project is prepared to begin leasing as soon as the air quality of the units is remediated. The 9 unit project has already begun leasing while minor punchlist items are finalized. Both projects are expected to be marked officially complete in

Program Year 2025 so that these accomplishments can be supported. The City has also conditionally supported the construction of approximately 46 affordable units in the Union Square area, 11 of which will be HOME units, and the rehabilitation of 8 units supporting to extremely low-income special needs households. Both of these projects are anticipated to begin in Program Year 2025 with the units reported in future program years.

Discuss how these outcomes will impact future annual action plans.

Going forward, the City looks forward to continuing activities that will make meaningful progress in adding much needed units to the city's affordable housing inventory. In addition to participating in future Community Land Trust acquisitions, the City looks forward to funding new development projects through future HOME investment partnership funds.

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

Table 13 – Number of Households Served

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	2	5
Moderate-income	0	0
Total	2	5

Narrative Information

The City of Somerville was able to assist 7 households in securing affordable housing in the program year, all of which were low-income households. The City accomplished this through its Tenant Based Rental Assistance, Closing Cost Assistance, and Rehab and Acquisition programs. Only the closing cost assistance households are represented in the above chart. The City assisted a range of households varying in household size from 1 to 4 people and across various demographic backgrounds with the most common being households that identified as white and multi-racial.

Note that CDBG considers moderate-income to be 80% of AMI, but in the HOME Program 80% of AMI is considered low-income. In the above, table, households are reported in the way they would be reported for each program. For example, someone between 50-80% of AMI would be reported as moderate-income for CDBG, but as low-income for HOME. Additionally, extremely low-income refers to households earning at or below 30% of AMI. Of the household assisted with Tenant-Based Rental Assistance, one was extremely-low income, two were very-low income (earning between 30% and 50% AMI), and two were low-income earning between 50% and 60% of AMI.

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

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

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

The street outreach team from Somerville Homeless Coalition, in coordination with Health Care for the Homeless and in partnership with the Somerville Police Department, perform regular weekly outreach to engage the unsheltered homeless population. Known locations are visited by the street outreach team, and the routes are frequently updated with information the team gathers through their networking with those who are unsheltered and by partners such as the Somerville Police. The teams build rapport with the homeless and try to engage them in services. Once trust is established, unsheltered persons are more likely to be ready to accept assistance and linkage to services.

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

Addressing the emergency shelter and transitional housing needs of homeless persons

Several Somerville agencies within the CoC receive funds from HUD as well as other federal and state agencies, local foundations, and private donations which provide emergency and transitional housing services. According to the 2025 unsheltered point-in-time count, there were a total of 12 unsheltered persons in Somerville. Persons receiving emergency and/or transitional housing services were assessed and connected to the appropriate temporary housing component while the permanent housing component was identified. The type of permanent housing depends on the assessment score of each household. Households with low barriers will be placed in a Rapid Re-Housing program while households with persons with disabilities or those that meet the chronically homeless definition will be placed in permanent supportive housing.

The City receives Emergency Solutions Grant (ESG) funding and distributes these resources through an annual Request for Proposals (RFP) process. This RFP is open to organizations providing homeless prevention, rapid re-housing, emergency shelter, and transitional housing services.

During this program year, ESG funds were strategically allocated to initiatives focused on preventing homelessness, supporting emergency shelter operations, and helping residents maintain stable housing. Specifically, the funding supported programs offering street outreach, shelter operations, homelessness prevention, and essential services. Currently, a portion of funds remains unallocated while some partner agencies complete spending from their existing contracts.

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

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

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

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

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

case management, employment assistance and job readiness and training, utility assistance, life skills including budgeting, health care, childcare, and transportation.

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

The supportive services and case management offered by local homeless providers has been instrumental in helping households to transition to permanent housing, including the development of household self-sufficiency plans. Additional services such as financial budgeting, assistance with transportation, childcare, utilities, clothing, and access to food pantries, are also helpful in transitioning to permanent housing and independent living. The providers also help with application assistance and startup costs, as well as ongoing rental assistance into the City's inclusionary affordable units and other affordable units. In the HOME TBRA program, the subrecipients work with the households to provide services (financial literacy training, life skills training, job and housing search assistance, etc.) that help them gain self-sufficiency within the two years they receive TBRA assistance. Follow-up case management services and support services as necessary, including legal assistance from another local provider help to prevent individuals and families from becoming homeless again.

ESG funds were effectively utilized to support Shelter Operation, Street Outreach and Homeless Prevention initiatives. All projects continued delivering crucial assistance to vulnerable individuals and families through housing services and homelessness programs.

CDBG Public Service funds helped community providers and residents access important services, information, prevention resources, and referrals via the 24-Hour Information and Referral Hotline. Contact details for mainstream assistance programs were accurately detailed along with instructions for accessing support. The Volunteer Coordination Program supplied trained volunteers at shelters who offered companionship, interaction with families, and organized educational and recreational activities for children residing in shelters. Coordinated Entry provided a wide range of quality services and system management across the entire CoC, including outreach, case management, and housing search assistance for homeless and at-risk individuals. Public Service funding for ESOL Classes and workshops enhancing understanding of housing policies helped individuals and families obtain and retain housing to avoid homelessness. Public Service funding also supported aftercare and follow-up services for low-income residents transitioning from social systems.

Local service providers promoted education, employment, and financial literacy by administering programs delivering employment training and educational programs to foster financial stability and self-sufficiency.

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

Actions taken to address the needs of public housing

The Somerville Housing Authority states the following strategy they will employ to address Housing Needs:

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

The City of Somerville will continue to rely on the Somerville Housing Authority to be the major provider of subsidized housing through public housing and vouchers. Most of the households on the SHA waiting lists cannot afford a rental unit on the private market and are therefore waiting for a subsidized unit to solve their housing needs. Unfortunately, waiting lists for all forms of public housing are very long, but the Somerville Housing Authority is part of the Centralized Section 8 Waiting List. To that end, a priority of the City of Somerville is to increase the number of subsidized affordable units, particularly rental units. The City is working closely with the Somerville Housing Authority and its selected developer to implement the reconstruction of Clarendon Hill; a 216-unit state assisted public housing development. The project will see all 216 units replaced, and additional middle income workforce housing and market rate units will also be included in the project. The first phase of the project consisting of the replacement of 130 public housing units and the creation of 38 new units affordable to households at or below 80% AMI is nearly complete. This phase was supported with \$8M in local resources. The City is also applying for Section 108 funding to support the second phase of the project to finish the public housing replacement with its HUD funding sources.

The City also supported the second phase of the Somerville Housing Authority Mystic Waterworks project with \$1.7M in HOME funding. The project will result in 21 units of senior public housing, 10 of which will be HOME units. The project began construction in Fall of 2023 and is nearly complete.

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

With respect to management, each Somerville Housing Authority building has a tenant association that assists in planning for the development’s unique needs. SHA’s Resident Services team has hosted many events to establish and maintain strong functioning associations. SHA also provides 25% of the funds raised from laundry machine use to the tenant associations for their use as they see fit. The Housing Division actively markets affordable rental and homeownership units via the SHA to encourage eligible residents to apply.

The City is actively encouraging increased homeownership among public housing residents as well. Given the high cost of ownership housing in Somerville, most public housing residents can only afford ownership units through the City’s Inclusionary Housing Program. The SHA also offers a Homeownership

Program that allows families with Section 8 vouchers to use their vouchers to help pay the mortgage on a home they buy, and the SHA will subsidize the mortgage for 15 years after the purchase. Families who participate in their Family Self-sufficiency (FSS) program (which helps to prepare residents for owning their own home) have the priority for homeownership slots. For state public housing, SHA was recently approved for a grant similar to their FSS Program called MASS LEAP where an account is created for tenants and funds are deposited when there are increases in rent based on increased earned income.

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

Actions taken to provide assistance to troubled PHAs

N/A

DRAFT

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

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

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

The City's Inclusionary Housing Program creates affordable rental and homeownership units via a requirement to provide 20% of units as affordable for projects with four or more units. The Housing Division continues to actively market these units as widely as possible via a listserv with over 9,000 households on it, newspaper ads, fliers to local organizations and businesses, posting on Mass Access and the Metro List, among other outreach efforts. For projects with 30 or more units, 20% of the affordable units must be three-bedrooms or more to ensure more family sized affordable units in our inventory.

The City has also provided tax abatements for affordable housing units to assist those properties with their operating costs. This has helped improve the cash flow for existing affordable housing properties feeling the pressure of increased operating costs and new projects leverage additional private debt to close financing gaps. On occasion, the City will also consider requests to waive permitting fees for affordable housing developments that are struggling to close the financing gap.

In addition, the City convenes meetings of interested citizens, community organizers, low-income neighborhood residents, affordable housing advocates, social service agencies, and homelessness housing advocates to allow citizens an opportunity to present their views on community needs. The City also enforces both linkage fees and the Inclusionary Housing Ordinance to help off-set the cost of affordable housing for low-income workers and mitigate some of the need for increased affordable housing due to employment growth. Affordable housing developers included financial incentives in the form of low interest loans, technical assistance to secure tax credits, and pre-development assistance during the pre-construction phase.

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

The City continues to educate the public on the need for affordable housing and promotes a variety of affordable housing programs. The City holds public meetings to inform citizens of housing programs,

takes actions to eliminate identified gaps, and works to strengthen and coordinate the delivery system. Such actions include streamlining the permitting process, coordinating social services with housing treatment areas and participating on committees involved in housing and social service delivery. Over the past several years, the City has judiciously allocated a significant amount of resources to invest in the City's Office of Housing Stability and related programs, the Health and Human Services departments (through increased investment in city staffed social workers and investments in food security programs), and the Communications, Immigrant Services, and Racial and Social Justice departments. The additional investments in these city-sponsored resources directly impact and improve the City's ability to meet the needs of underserved residents.

In addition to City operated and sub-recipient programs and activities, many local non-profits agencies help address obstacles in meeting underserved needs. These local non-profits also address the priorities in the Consolidated Plan and receive funding through public sources, private foundations, donations, and fundraising. While the city has substantially completed expended its CARES act funding, the City is able to continue some of the supplemental funding that was provided to our non-profit network partners through the recently approved ARPA funding. The main goal of all services is to help individuals gain or regain self-sufficiency.

The City will utilize its awarded HOME-ARP funding to continue funding needed supportive services and is also seeking Home Rule petition legislation to expand the eligibility of supportive services funded by the City's affordable housing trust fund.

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

The City of Somerville is in full compliance with Federal Title 1012/1013 regulations, Section J, which requires that lead based paint be addressed in all properties receiving Federal Funds for housing rehabilitation. Safe work practices and all requirements under Title 1012/1013 have been fully integrated into existing housing rehabilitation programs, which are funded primarily with CDBG and HOME grants. A fully implemented plan for addressing lead-based paint hazards has been in effect in the city since 2001. While the dedicated Lead Hazard Abatement grant has ended Somerville continues to support lead hazard abatement needs and projects through an expanded Home Improvement program. Home Improvement program applicants with lead in their homes and a child under 6 years old are prioritized for rehabilitation.

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

The City collaborates with local social service agencies on efforts to reduce the number of families and individuals living in poverty. Staff focus primarily on supporting programs that raise household incomes and stabilize housing situations. Eliminating poverty to the greatest extent feasible is a clear concern of the City. Efforts are constantly underway to improve the quality of life and economic conditions for families.

The City supports a broad network of public service programs to assist those emerging from poverty. These include family stabilization services and information and referral including affordable childcare, teen job readiness program, etc. The City also works with community development groups to support their efforts to train and uplift people in poverty and invest in economic development programs. The

City partners with area agencies on economic development programs for low-income neighborhoods. Using CDBG funds, the City has provided small business assistance and has nurtured microenterprise development.

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

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

The City has assessed strengths and gaps in the institutional delivery system and set forth a plan for improvement. The plan is to eliminate identified gaps and strengthen and integrate the delivery system by pursuing other funding sources for affordable housing as they become available. This strategy was laid out in more detail in the 5-Year Consolidated Plan.

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

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

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

The CoC also maintains an inventory of housing, as well as social service providers and includes details such as the subpopulation served as well as the services provided. Several social service agencies have offices located in public housing developments and attend general meetings of the housing authority to identify problems in advance and have the opportunity to help resolve crises as soon as possible. The Public Housing Section of the Consolidated Plan has more information regarding the consultation and

coordination with the local Public Housing Association, as well as information about the encouragement of public housing residents to become more involved in management of the properties and information about becoming future homeowners.

Developers of housing projects coordinate with the City, the Somerville Affordable Housing Trust Fund (SAHTF), and often with the Massachusetts Executive Office of Housing and Livable Communities regarding the provision of state resources to City-supported projects, such as Massachusetts Affordable Housing Trust Funds, State HOME funds, LIHTC, and other state housing funding resources. This includes participating in general discussions and consultations on overall housing goals at both the local and state level, as well as discussion with EOHLC staff on specific housing development projects that are seeking multiple funding sources. In addition, the City and the BoS CoC coordinate with the State on ESG activities to ensure the best use of prevention and rapid rehousing resources. The CoC's development of the Coordinated Entry vulnerability tool, which assists in identifying risk factors, helps with strategies to reduce and end homelessness by bringing together providers through a coordinated referral process to utilize ESG prevention and rapid rehousing funds, state Home-based rapid rehousing funds to divert imminently homeless families, as well as Emergency Food and Shelter Program funds through FEMA to assist with rent, mortgage and utility assistance.

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

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

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

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

Based on extensive community engagement efforts summarized in the AFH, Somerville identified goals and actions it seeks to fulfill in six fair housing-related subject areas: Segregation and Integration, Disparities in Access to Opportunity, Disproportionate Housing Needs, Publicly Supported Housing, Disability and Access Issues, and Fair Housing Enforcement, Outreach Capacity and Resources.

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

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

CR-40 - Monitoring 91.220 and 91.230

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

The City works closely with all its sub-recipients in order to ensure that the goals and objectives of the HUD programs are adhered to and that National Objectives are being met. OSPCD is responsible for both the financial and program monitoring of sub-recipient activities to provide assurances that the sub-recipients administer federal awarded funds in compliance with federal requirements, ensure that required audits are performed and sub-recipients take prompt corrective action on any audit findings and evaluate the impact of sub-recipient activities to comply with applicable federal regulations. OSPCD staff monitor CDBG Public Service and ESG contracts for compliance, financial management systems, timeliness, and programmatic activity. Staff are committed to providing accurate unduplicated demographic information in IDIS to comply with HUD reporting requirements. Client demographics entered in HMIS for ESG participants are reviewed for data quality.

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

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

The City also conducts on-site monitoring of federally funded construction projects to ensure compliance with Davis- Bacon wage laws as well as other local, state, and federal requirements. Housing activities are also monitored with the assistance of Housing Inspectors and staff, and where appropriate, with the City's Building Inspectors. This allowed for multiple levels of oversight of various local, state and federal requirements.

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

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

The City updated its Citizen Participation Plan as a part of the most recent 5 Year Consolidated Plan process. The most notable change is the process by which the City will receive citizen input regarding a Section 108 Loan application. This change occurred as the City is considering applying for a Section 108 Loan.

In all activities needing citizen input, the request is shared in the local paper, The Somerville Times as well as on the City's website. Social media, mass emails, and posted fliers may also be produced to notify community members in key demographics. Notice will be given at least two weeks in advance of a public hearing or meeting, of which at least one will be held per project. The City makes accommodations for any accessibility requests as well as language capacity.

For the 2025 CAPER reporting period, the City held an in person hearing and posted the meeting description on the city's website and in the local paper. Please refer to the CAPER appendix for additional material related to the public outreach process.

CR-45 - CDBG 91.520(c)

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

The City of Somerville has not changed the objectives in its CDBG program and continues to strategically use CDBG funds to maximize leverage for infrastructure and public facility improvements, housing development and homeownership, public services, commercial revitalization, and planning and administrative activities.

The City undertook an extensive outreach and planning effort to develop the 2024-2028 5 Year Consolidated Plan, and this was the first year implementing its new goal. Based on feedback from the public outreach effort, the goal is to undertake more facilities improvements projects in the 2024-2028 plan period. The rapid increase in demand for public services, lack of vacant affordable programming spaces, and aging and dilapidated city infrastructure has created a critical need to improve and expand the amount of available, accessible, and affordable programming facilities to deliver much needed public services to the communities low to moderate income residents. The city is also intending to use Section 108 financing, when feasible, to help fill funding gaps for large scale projects in the current cost prohibitive environment, which it has not done in many years.

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

No.

CR-50 - HOME 24 CFR 91.520(d)

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

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The City of Somerville inspects at least 20% of all HOME-assisted rental units on-site in all HOME-assisted properties bi-annually. All units are inspected for HOME-assisted projects with less than 5 HOME-assisted units. In this program year, 97 HOME-assisted rental units were inspected which was 30% of all HOME-assisted units with an active HOME restriction. 33 Bow Street and 34 Linden Street were excluded from inspections during the program year because they were actively undergoing rehabilitation. Thirty-eight units did not pass the initial inspection due one or more of the following issues being present: missing or damaged screens, an inoperable electrical outlet, broken electrical stovetop burners, inoperable smoke detectors, missing outlet wall plate covers, broken windowpanes, broken bathroom ventilation covers, damaged thermostat, damaged drywall in common areas, evidence of pest infestation, or windows that do not open or shut properly. Most deficiencies were minor in nature and able to be repaired in a quick manner. In all properties where there was evidence of pest infestation, the property manager had already implemented a pest control management plan and was able to demonstrate that extermination services were ongoing.. Currently, only five of the units that initially failed are still out of compliance. However, four of these units have not passed inspection because an elevator is undergoing repairs and the final unit has not passed inspection because of a hoarding issue that has been difficult to resolve. Property managers for these units continue to be in touch about the actions they are taking to remediate remaining deficiencies, none of which are considered severe or life-threatening. Most deficiencies identified were corrected in a timely manner and the City either performed reinspection or obtained copies of work reports and photos, depending on the severity of the deficiency.

The following properties/projects were inspected in this Program Year:

- 485 Mystic Valley Parkway
- Somerville VOA
- 110 Walnut Street
- 18-20 Illinois Avenue
- 75 Cross Street
- Saint Polycarp I
- Saint Polycarp II
- Saint Polycarp III
- Jackson Road Group Home
- 109 Gilman Street
- Mary's Trust

- Clarendon Hill Towers
- 1 Capen Court
- CASCAP Somerville Place
- Conwell Capen
- VNA Lowell Street
- Kent Street
- Union Square Apartments

Any properties with several deficiencies or moderate to severe deficiencies will be reinspected in Program Year 2025 and placed on an annual monitoring schedule until conditions improve. Properties with minor deficiencies that were remedied in a timely manner will remain on the biannual inspection schedule and be reinspected in Program Year 2026.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

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

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

The Policy covers the following areas:

Methods for the Division to use to inform the public, potential tenants and potential owners about federal fair housing laws and affirmative marketing policies and procedures.

Requirements and practices for each Beneficiary of a HOME-funded housing project with Covered Units must follow in order to carry out the Division's Policy.

Procedures to be used by Beneficiaries to inform and solicit applications from persons in the housing market area who are not likely to apply for housing without special outreach.

Records that will be kept describing actions taken by the Division and Beneficiaries to affirmatively market Covered Units and records to assess the results of these actions.

Description of how the Division shall assess the success of affirmative marketing actions and what corrective actions shall be taken.

The City's CHDO and other developers commit to doing affirmative outreach in marketing all HOME-Assisted units. Homeowners participating in the Housing Rehabilitation program with properties containing five or more Home-Assisted rental units are required to affirmatively market these vacant units. All projects with 5 or more HOME-assisted units have an Affirmative Fair Housing Marketing and Tenant Selection Plan that are reviewed for conformance with OSPCD's policy. This includes marketing

the opportunity in multiple languages, in multiple local newspapers, posting on the Housing Navigator and MyMassHome, and informing local community groups about the housing opportunity.

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

Program income was expended on one closing cost assistance activity. The closing cost assistance households was Low Income (between 60% and 80% AMI) and identified as a White, non-Hispanic, Single Parent household.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

The City of Somerville holds regular meetings with the local CHDO to discuss current and future affordable housing opportunities. Regular meetings are also being held with developers with ongoing affordable development projects and/or development projects for which the City has committed funding. These meetings help develop a partnership with affordable housing developers that keeps us informed of potential opportunities. It is also an opportunity for the developers to be guided through the application and due diligence process to receive funding necessary to drive affordable housing development and preservation.

The City has also held several meetings about how to spur housing production given the current housing market. These meetings have been an opportunity to learn from other community best practices or learn about new tools that may be utilized to create or maintain new affordable housing opportunities. These discussions have included the use of Urban Center Housing Tax Increment Financing and workforce housing financing tools among other things.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Table 14 – Total Labor Hours

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	1	0	0	0	0
Total Labor Hours	1583.25				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

Table 15 – Qualitative Efforts - Number of Activities by Program

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.	1				
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Narrative

Section 3 forms have been provided to contractors on all relevant projects, yet they have not increased results in the number of Section 3 hours or the number of Section 3 workers or business concerns hired. The creation of a pocket park at 217 Somerville Avenue, reported no Section 3 hours or outreach efforts. This may be due to the fact that no subcontractors were used, limiting the possibility of hours only coming from the one company working on the site and the no need to hire new workers. The HOME funded project Water Works II is still underway and has many subcontractors working on the site. Several have reported Section 3 hours, but not to the level of compliance.

DRAFT

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

1. Recipient Information – All Recipients Complete

Basic Grant Information

Recipient Name	Somerville
Organizational DUNS Number	076621572
UEI	KV62KX4QF3N8
EIN/TIN Number	046001414
Identify the Field Office	Boston
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Massachusetts Balance of State CoC

ESG Contact Name

Prefix	Ms.
First Name	Julie
Middle Name	
Last Name	Melgar
Suffix	
Title	Program Compliance Officer

ESG Contact Address

Street Address 1	93 Highland Ave.
Street Address 2	
City	Somerville
State	MA
ZIP Code	02143
Phone Number	6176256600
Extension	
Fax Number	
Email Address	jmelgar@somervillema.gov

ESG Secondary Contact

Prefix	Mr.
First Name	Alan
Last Name	Inacio
Suffix	
Title	Director of Finance and Community Development
Phone Number	6176256600
Extension	2539
Email Address	ainacio@somervillema.gov

2. Reporting Period – All Recipients Complete

Program Year Start Date	07/01/2023
Program Year End Date	06/30/2024

CAPER

3. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name – Catholic Charities

City - Somerville

State - MA

Zip Code - 02143

DUNS Number - 092189950

UEI

Is subrecipient a victim services provider - Yes

Subrecipient Organization Type – Other Non-Profit Organization

ESG Subgrant or Contract Award Amount - \$21,125

Federal Award Identification Number (FAIN)

Subrecipient or Contractor Name – Somerville Homeless Coalition

City - Somerville

State - MA

Zip Code - 02144

DUNS Number - 847408804

UEI

Is subrecipient a victim services provider - No

Subrecipient Organization Type – Other Non-Profit Organization

ESG Subgrant or Contract Award Amount - \$148,500

Federal Award Identification Number (FAIN)

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Table 167 – Household Information for Homeless Prevention Activities

Number of Persons in Households	Total
Adults	4
Children	
Don't Know/Refused/Other	
Missing Information	
Total	4

4b. Complete for Rapid Re-Housing Activities

Table 18 – Household Information for Rapid Re-Housing Activities

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

4c. Complete for Shelter

Table 19 – Shelter Information

Number of Persons in Households	Total
Adults	
Children	20
Don't Know/Refused/Other	
Missing Information	132
Total	152

4d. Street Outreach

Table 20 – Household Information for Street Outreach

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	

Missing Information	78
Total	78

4e. Totals for all Persons Served with ESG

Table 21 – Household Information for Persons Served with ESG

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	234
Total	234

5. Gender—Complete for All Activities

Table 22 – Gender Information

	Total
Male	
Female	
Transgender	
Don't Know/Refused/Other	
Missing Information	234
Total	234

6. Age—Complete for All Activities

Table 23 – Age Information

	Total
Under 18	
18-24	
25 and over	
Don't Know/Refused/Other	
Missing Information	234
Total	234

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Table 24 – Special Population Served

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	8			8
Victims of Domestic Violence				
Elderly				
HIV/AIDS	1			1
Chronically Homeless	76			76
Persons with Disabilities:				
Severely Mentally Ill				
Chronic Substance Abuse				
Other Disability				
Total (unduplicated if possible)	85			85

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

8.Shelter Utilization

Table 25 – Shelter Capacity

Number of New Units – Rehabbed	
Number of New Units – Conversion	
Total Number of bed - nights available	
Total Number of bed - nights provided	72
Capacity Utilization	0%

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

The following project outcomes data was measured under the performance standards developed in consultation with the Continuum(s) of Care (CoC):

- Homelessness Prevention Activities Household Information
 - Total Adults Assisted: 4
- Shelter Information
 - Total Adults Provided Shelter: 152
- Street Outreach Household Information
 - Total Adults Engaged: 78

Totals for All Persons Served with Emergency Solutions Grant (ESG) Funding:

- Total Households Served: 234
- Veterans Served: 8
- Victims of Domestic Violence Served: -
- Persons with HIV/AIDS Served: 1
- Persons Experiencing Chronic Homelessness Served: 76
- Persons with Severe Mental Illness Served: -
- Persons with Other Disabilities Served: -
- Total Unduplicated Persons Served: 234

Shelter Utilization

- Total Number of Bed-Nights Provided: 72

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

Table 26 – ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	HUD2022	HUD2023	HUD2024
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	\$34,500	\$60,000	\$8,800.00
Subtotal Homelessness Prevention	\$34,500	\$60,000	\$8,800.00

11b. ESG Expenditures for Rapid Re-Housing

Table 27 – ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	HUD2022	HUD2023	HUD2024
Expenditures for Rental Assistance	-	-	-
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Assistance under Emergency Shelter Grants Program			
Subtotal Rapid Re-Housing	0	0	0

11c. ESG Expenditures for Emergency Shelter

Table 28 – ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	HUD2022	HUD2023	HUD2024
Essential Services	\$99,702.00	\$47,791.00	\$50,376.71
Operations			
Renovation			
Major Rehab			
Conversion			
Subtotal	\$99,702.00	\$47,791.00	\$50,367.71

11d. Other Grant Expenditures

Table 29 - Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	HUD2022	HUD2023	HUD2024
Street Outreach	\$66,625.00	\$52,500.00	-
HMIS	-	\$7,860.00	\$12,983.82
Administration		\$1,474.00	\$5,412.04

11e. Total ESG Grant Funds**Table 30 Total ESG Funds Expended**

Total ESG Funds Expended	HUD2022	HUD2023	HUD2024
	\$200,827.00	\$169,625.00	\$77,572.57

11f. Match Source**Table 31 - Other Funds Expended on Eligible ESG Activities**

	FY2022	FY2023	FY2024
Other Non-ESG HUD Funds			
Other Federal Funds			
State Government		\$570,000.00	442,500.00
Local Government			
Private Funds			
Other			
Fees			
Program Income			
Total Match Amount	0	\$570,000.00	\$442,500.00

11g. Total**Table 32 - Total Amount of Funds Expended on ESG Activities**

Total Amount of Funds Expended on ESG Activities	HUD2022	HUD2023	HUD2024
	\$200,827.00	\$739,625	\$520,071