

CITY OF SOMERVILLE



Inclusionary Housing
Consolidated Rental Waitlist

Information Session



Introductions / Interpretation

- **Alanna Gaffny**, Deputy Director, City of Somerville
- **Benjamin Wyner**, Program Specialist, City of Somerville
- **Shannon Lawler**, Program Specialist, City of Somerville
- **Kaitlyn Plocharczyk**, Intake Specialist, City of Somerville
- **Somerville's Office of Immigrant Affairs Staff**

How to access language interpretation





Agenda

- **Overview of the Consolidated Rental Waitlist**
- **What is Changing?**
- **Steps to Apply for the Consolidated Waitlist**
- **Demo of the Application**
- **Creating the Waitlist**
- **Next Steps and Important Dates**
- **Questions and Answers**



Audience Participation

Who lives in Somerville? How long have you lived here?

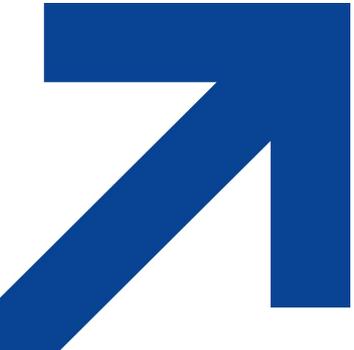
Have you heard of Inclusionary Housing?

- Does anyone know how these units are built?

Have you applied for income-restricted housing in the past?

- Did you experience any problems when you applied? For example:
 - Missed out on applying due to inability to meet deadline?
 - Issues with qualifying?
 - Didn't like the unit?
 - Other issues? Please raise your hand if you have something to share.

Let's talk about the benefits of Inclusionary units and how the program is changing.





Inclusionary Rental Program Overview

Where are Inclusionary units found?

Most new construction with 4 or more residential units have some Inclusionary units.

What are these units like?

Inclusionary units in a property are just like the other units. That includes:

Unit Size

Materials used in construction, like flooring, countertops and cabinets

Appliances, like refrigerators, stoves and dishwashers

Access to other spaces at the property, like a community room

What are the income requirements to apply?

Units are available to households making 50%, 80%, and 110% of the Area Median Income (AMI) in Boston. These numbers are updated every year. Examples of current AMI amounts:

- The maximum yearly income for a household of four at 50% AMI is \$81,600
- The maximum yearly income for a household of four at 80% AMI is \$130,250
- The maximum yearly income for a household of four at 110% AMI is \$179,520



Program Overview Continued...

How much is Rent?

Rents depend on the property and when the units were constructed. Some examples of rents for the past year are*:

Income Tier	1-Bedroom	2-Bedrooms
50% AMI	\$1,043 - \$1,530	\$1,192 - \$1,836
80% AMI	\$1,824 - \$1,989	\$2,085 - \$2,388
110% AMI	\$2,234 - \$3,142	\$2,605 - \$3,591

** These would be the rents for units where the owner paid all utilities, such as heat, water and electricity. When a household is responsible for paying utilities, the rents are lower.*

You should know:

Immigration status does not affect your eligibility to qualify for an inclusionary housing rental unit.

There is no government funding used to develop or manage Inclusionary units.



What is changing? Why should I apply?

One Waitlist

- **Before**, there was a different application for each property with Inclusionary units.
- **Now**, you can apply one time.
- **If something changes**, like your household's income, you don't lose your place on the list. We just update which units your household can be offered.

Adding Units

- **New Inclusionary Rental Units.**
 - There are nearly 250 new rental units we expect to be completed in the next 5 years and offered to households on the consolidated rental waitlist.
- **Previously Constructed Inclusionary Rental Units.**
 - There are over 400 Inclusionary rental units constructed previously, that will use the consolidated rental waitlist once the current waitlists are finished.



Changes to Somerville Preference

Preference Categories:

Tier 1: Preference

Current Somerville Residents

Includes households experiencing homelessness and living in Somerville (such as those living in shelters or transitional facilities)

Children in Somerville Schools

Includes households with at least one (1) child in Somerville Public Schools or Somerville charter schools.

Tier 2: Preference

Work in Somerville at least 20 Hours per Week

Moved out of Somerville within the Last 2 Years

Tier 3: Preference

Households without Tier 1 or 2 Preferences

Your household is considered to have a preference if at least one person in your household meets a requirement for that preference.



Priority Status

How does priority work?

First, households are sorted by preference tier.

Then, households that report having a priority status are placed higher on the waitlist in that preference tier.

Priorities don't add up - A household with one priority is placed the same as a household with two or three priorities.

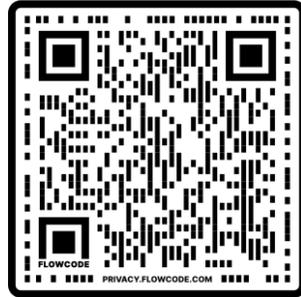
You may have a priority status if someone in your household is:

1. Experiencing homelessness
2. Experiencing domestic violence
3. In a unit that is unsafe because of poor condition
 - If you are required by Inspectional Services Department to leave your unit due to that condition
4. In need of a unit that is mobility-accessible, adaptable, or for those vision/hearing-impaired
5. Has a mobile voucher
6. At-risk of losing housing
 - For example, if you have received an eviction notice.



SIGN UP TO BE NOTIFIED THAT THE APPLICATION IS OPEN

Step One



OR

GO TO:

www.somervillema.gov/inclusionary



AFFORDABLE HOUSING
ALERTS: SIGN UP NOW

The green button or QR code above will take you to a sign-up page where you can enter your contact information.

Once the application is available, we will notify everyone who signs up by Email.



Step Two

FILLING OUT THE APPLICATION

Keep in mind:

Who is part of my household?

Make sure you include everyone on the application that will be part of your household.

What are my household's income and assets?

Annual income includes all money made in one year by adults in your household. You should add up the total income before taxes or other amounts are taken out.

Some assets include cash, money in bank accounts and stocks. You will be asked to include all of these on your application.

Do I need to submit documentation?

You will **not** need to submit documentation for most of the questions on the application.

If you are applying for an accessible unit or require a reasonable accommodation, we will ask you to submit a letter from a doctor or other medical professional after you submit your application.



Step Three

APPLICATIONS AVAILABLE

The application will be available starting February 2, 2026

Online at: SomervilleWaitlist.org

Submit your application by the Deadline: **March 2nd, 2026**

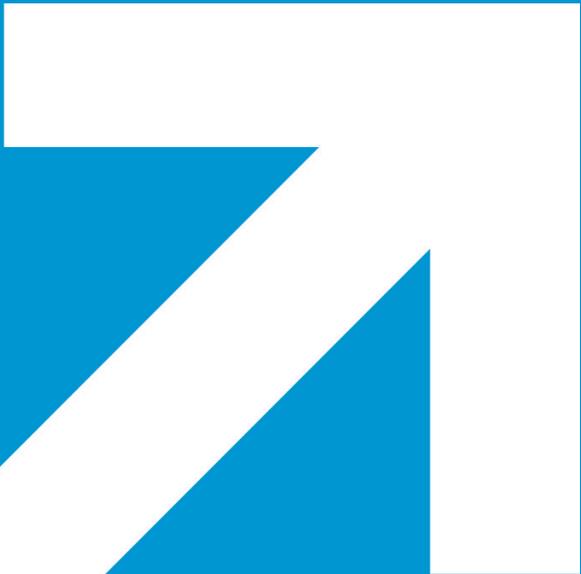
The application will always be available in:

English, Spanish, Portuguese, Nepali, Traditional Chinese and Simplified Chinese.

We can also help with live interpretation and translation of important documents in any language – just send us a request.



Demo





CREATING THE WAITLIST

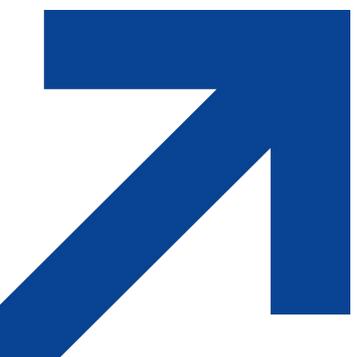
WHEN THE CONSOLIDATED RENTAL WAITLIST IS OPENED:

Applications will be available online, and our staff as well as local community organizations will help households complete their applications.

WHEN A UNIT BECOMES AVAILABLE:

The City will invite households at the top of the waitlist to visit that unit. Households may decline the unit or continue to the next step and check their eligibility.

You can decline a unit, but there is a limit to how many times we will check your eligibility to a unit and allow you to decline.





HOUSEHOLD ELIGIBILITY

HOUSEHOLD SCREENING*:

Program Eligibility Screening:

If you confirm your interest in a unit, we will ask you to submit some documents for all adults.

Those documents include:

- **Income documentation**
- **Asset documentation**
- **Most recent year's taxes**
- **Documentation of Somerville preference or priority status**, for households that have them

Additional Screening:

The Owner or Management company will also screen your household's eligibility.

This can include checking your household's:

- **Credit**
- **Criminal background**
- **Rental history** – This may include seeing you've made rent payments on time and speaking with a previous landlord

** You should never tell your current landlord in writing that you are leaving unless you have been offered a lease for a new unit*



GOING FORWARD

UPDATING INFORMATION:

In the future, you should update your application if there are any changes to:

- Who is in your household
- Your household's income
- Changes to your preference or priority status
- Contact Information, such as your email, address or phone number

RE-OPENING THE WAITLIST

The waitlist will be opened again, but we expect this will happen one to two years after it closes on March 2nd.

We encourage households to apply this year, to get on the waitlist right now!



If I am on another waitlist in Somerville, do I need to apply to the Consolidated Rental Waitlist?

Yes: You need to apply to be on the new waitlist.

Households on other waitlists will not be moved onto to this new waitlist.

This Waitlist is not for all affordable housing in Somerville.

You may still want to apply for other affordable housing in Somerville. Organizations in Somerville that can help you look for housing or have housing applications available include:

- Somerville Housing Authority
- Somerville Office of Housing Stability
- Somerville Homeless Coalition
- Somerville Community Corporation
- Community Action Agency of Somerville

Important Dates

Applications Available Starting:
February 2, 2026

Application Deadline:
March 2, 2026



Application Support

Drop-in application assistance will be available on Wednesday, February 18th from 9am-4pm at City Hall Annex located at 50 Evergreen Ave, Somerville MA 02145.

Join our Virtual Office Hours on Zoom every Thursday from 5:30-7:30 p.m.

Join by computer, tablet or smartphone: [Launch Zoom Meeting](#)

Dial in by phone: 1(305) 224-1968

Access Code: 811-0666-4399



CITY OF SOMERVILLE

Consolidated Rental Waitlist

Questions And Answers

Contact
us:

inclusionary@somervillema.gov

617-625-6600 x.2566

