



SOMERVISION2040

Sustainability • Diversity • Opportunity • Connectivity • Community

HOUSING

Current Status & Future Directions



City of Somerville
Mayor Joseph A. Curtatone

A Three-Part Housing Strategy

1

**Assist residents
facing housing
insecurity**

2

**Making the most
of current
housing stock**

3

**Create new
affordable
housing**



This strategy benefits from collaboration on a number of different initiatives

10 Years of Affordable Housing Efforts

- SomerVision 2030
- Sustainable Neighborhoods Initiative
- Mayor's Affordable Housing Agenda
- Office of Housing Stability Advisory Group
- SomerVision 2040



Expanded Housing Capacity at the City

Office of Housing Stability

- Fully staffed as of March 2019!
- Displacement prevention
- Education and outreach for landlords and tenants
- Policy and program advocacy

Housing Division

- Existing
- Creating, preserving, and funding affordable housing
- Program management
- Boards and Commissions



Support people facing housing insecurity

What We're Doing Now

- Information and workshops for landlords and tenants (no income limits)
- Case Management/Advocacy - resolving landlord/tenant issues, housing search, accessing resources
- Raising funds through Save our Homes Walk (June 9th!)
- Contracting Related Services - legal, tenant organizing, housing search

New Initiatives

- Right to Counsel
- Right of First Refusal
- Eviction Sealing and Protection
- Emergency Stabilization Fund (Section 8 incentive pilot?)
- Advisory Board
- Targeting for intervention buildings at risk of sale, conversion, expiring use or facing large rent increases



Making the most of current housing stock

What We're Doing Now: Preventing Loss of Affordable Housing Stock

- 100 Homes
- Condo Conversion Ordinance
- Short-Term Rental Policy
- Preservation of Expiring Use Units and Tenancies

What We're Doing Now: Keeping Housing Affordable and Safe

- Somerville Energy Efficiency Now (SEEN)
- Lead Abatement
- Home Rehabilitation Grants
- Heating System Grants



Making the most of current housing stock

On the Radar

- Right of First Refusal
- Programs to match students with elderly residents
- Vacancy Fee (Warehousing Residential Units)
- Incentives for landlords to accept vouchers or limit rent increases



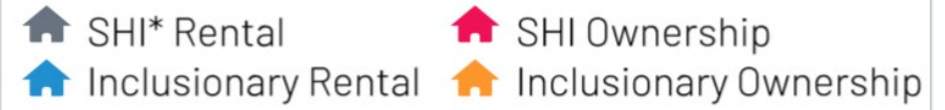
Create new affordable housing

What We're Doing Now

- Real Estate Transfer Fee
- Inclusionary Zoning
 - Universal Waitlist and Priorities for Inclusionary Rental Units
- Housing Linkage Fee
- Zoning Overhaul
- Community Land Trust
- SomerVision 2040 Housing Numbers



Composition of Affordable Units

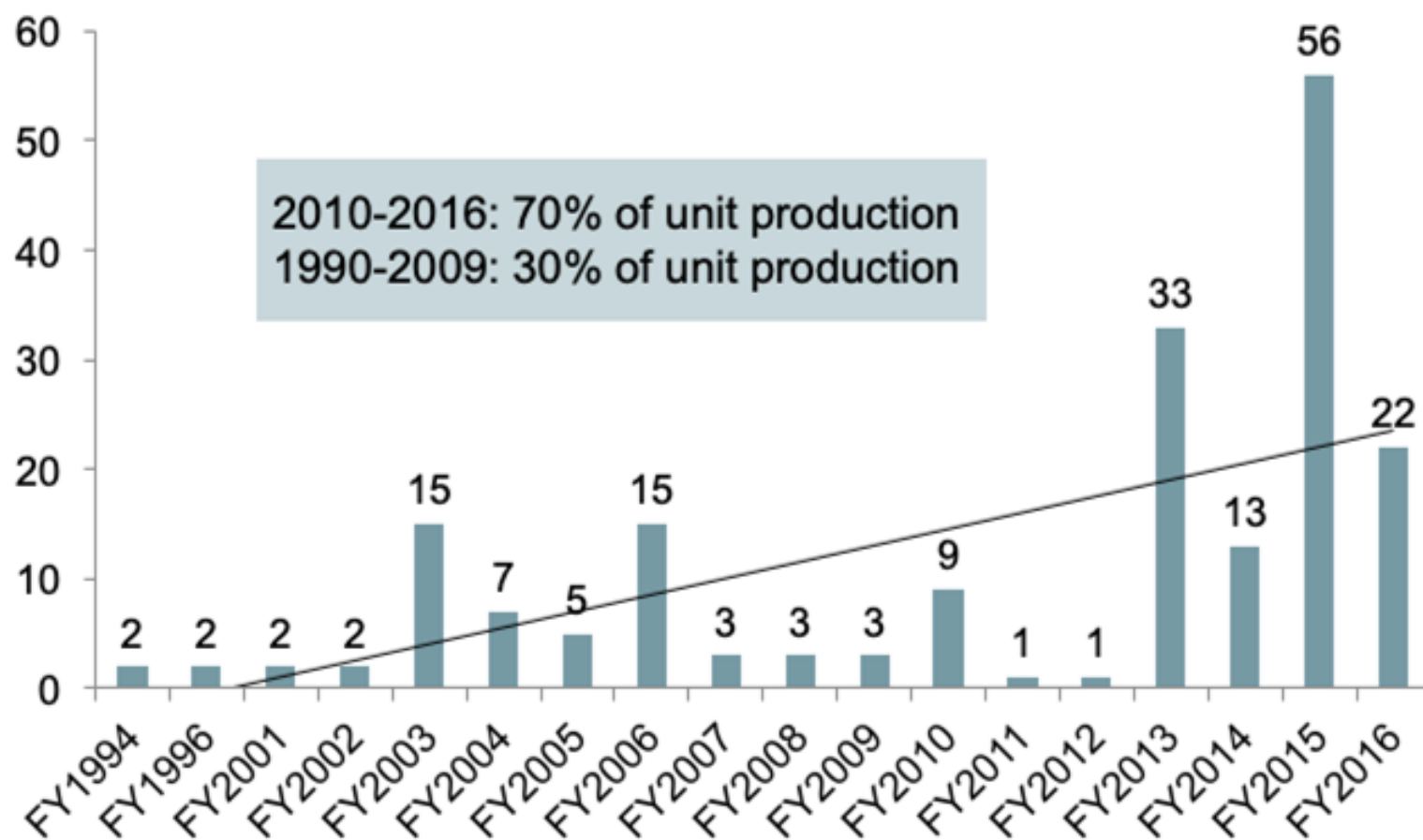


*SHI = Subsidized Housing Inventory



- 3,536 affordable units (subsidized + inclusionary)
 - Approx. 10% of housing stock
 - 97% rentals, 3% ownership
 - 93% subsidized, 7% inclusionary
- Mobile Section 8 Vouchers
 - SHA administers 1,043 mobile vouchers
 - 431 currently reside in Somerville
- Naturally Occurring - anecdotal evidence, not currently tracked
- New development in pipeline - 100 homes

Inclusionary Unit Production by Fiscal Year



Ongoing Research is Key

- Community Land Trust (RFP to be issued)
- Healthy Homes Near Highways (Tufts and STEP)
- Housing Needs Assessment (Barrett Planning Group)
- Middle Income Housing (MAPC)
- Fair Housing Report
- Financial Feasibility Report (Barrett Planning Group)
- Collection and analysis of Somerville eviction data (TBD)



Mayor's Affordable Housing Agenda

1. Establish an Office of Housing Stability
2. Establish Transfer Charge on Sale of Real Estate
3. Form a Housing Land Trust for Somerville
4. Revise the Condominium Conversion Ordinance
5. Re-launch Lead Paint Removal Program
6. Pass Comprehensive Zoning Code
7. Create an Emergency Rental Stabilization Program
8. Regulate Commercialized Home Sharing
9. Create District Improvement Financing (DIF) for Affordable Housing
10. Implement a Right-to-Purchase Program



Next: Breakout Session #3

Sustainable Transit Modes (Union Square)

Bird's Eye View: What's Going on in Your Region?
(Assembly 1)

Wellbeing (Assembly 2)

Starting at 2:45