



SOMERVILLE HOUSING SYMPOSIUM





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Agenda

- 6:20 - 6:45 Welcome and Opening Remarks
- 6:45 - 7:15 Sam Zimbabwe, Reconnecting America
- 7:15 - 8:15 Housing Expert Panel
- Susan Connelly, Massachusetts Housing Partnership
 Aaron Gornstein, Citizens' Housing and Planning Association
 Danny LeBlanc, Somerville Community Corporation
 Joe Macaluso, Somerville Housing Authority
 Jenny Raitt, Metropolitan Area Planning Council
- 8:15 - 8:45 Q&A/Discussion
- 8:45 – 9:00 Closing Remarks



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Goals

Learn about Somerville and regional housing trends

Discuss the impacts of future development on affordable housing

Identify goals and strategies for a range of housing options in
Somerville

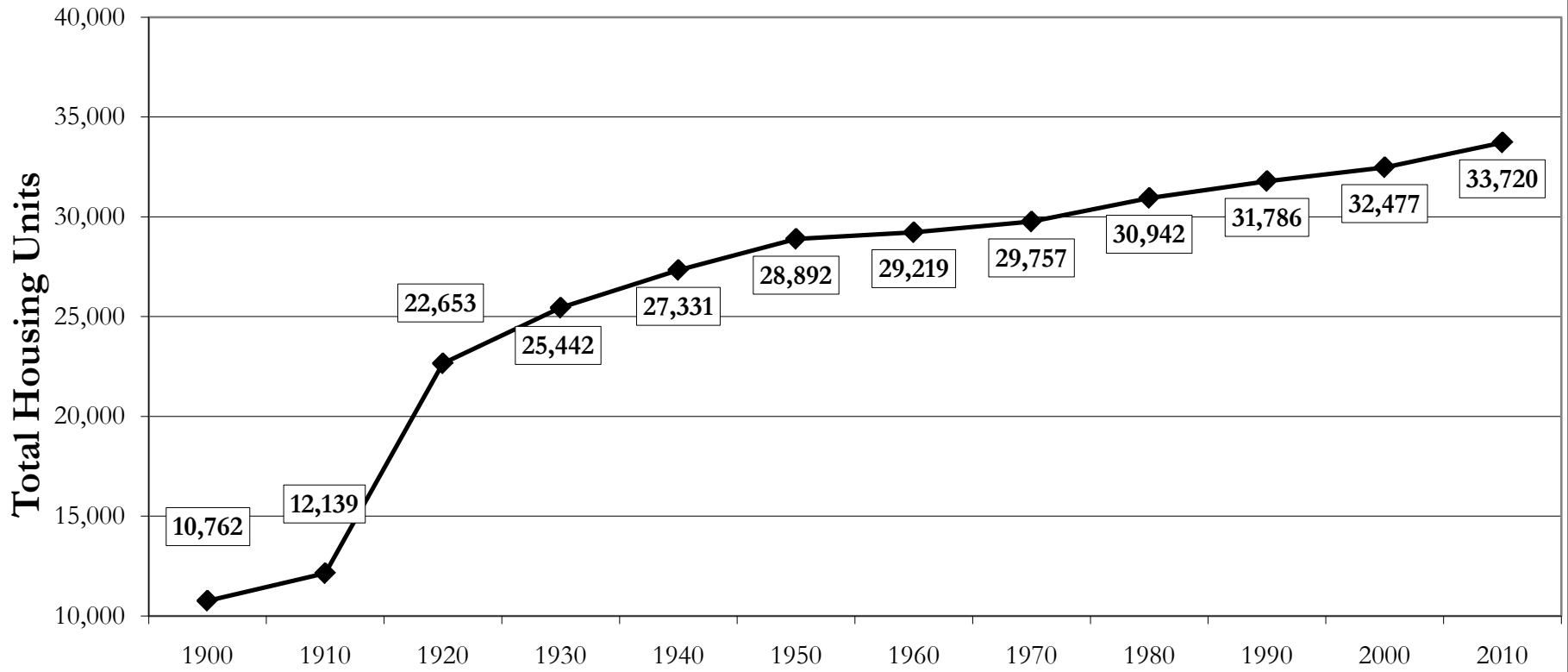
Share your comments, questions and concerns

Weigh in on policies that affect you and your community



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Somerville Housing History, 1900-2010

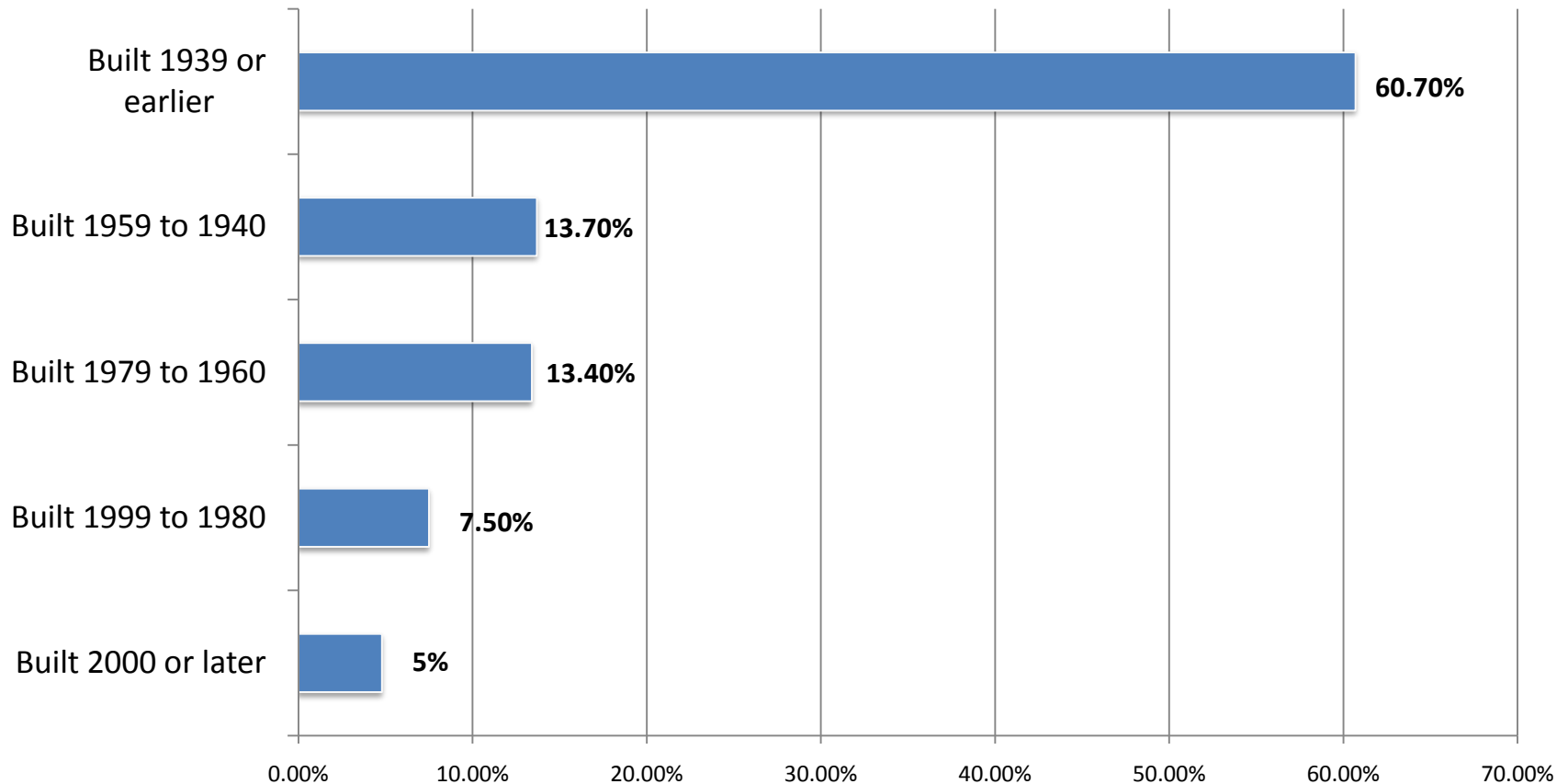


Source: US Census



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Age of Somerville Housing Stock

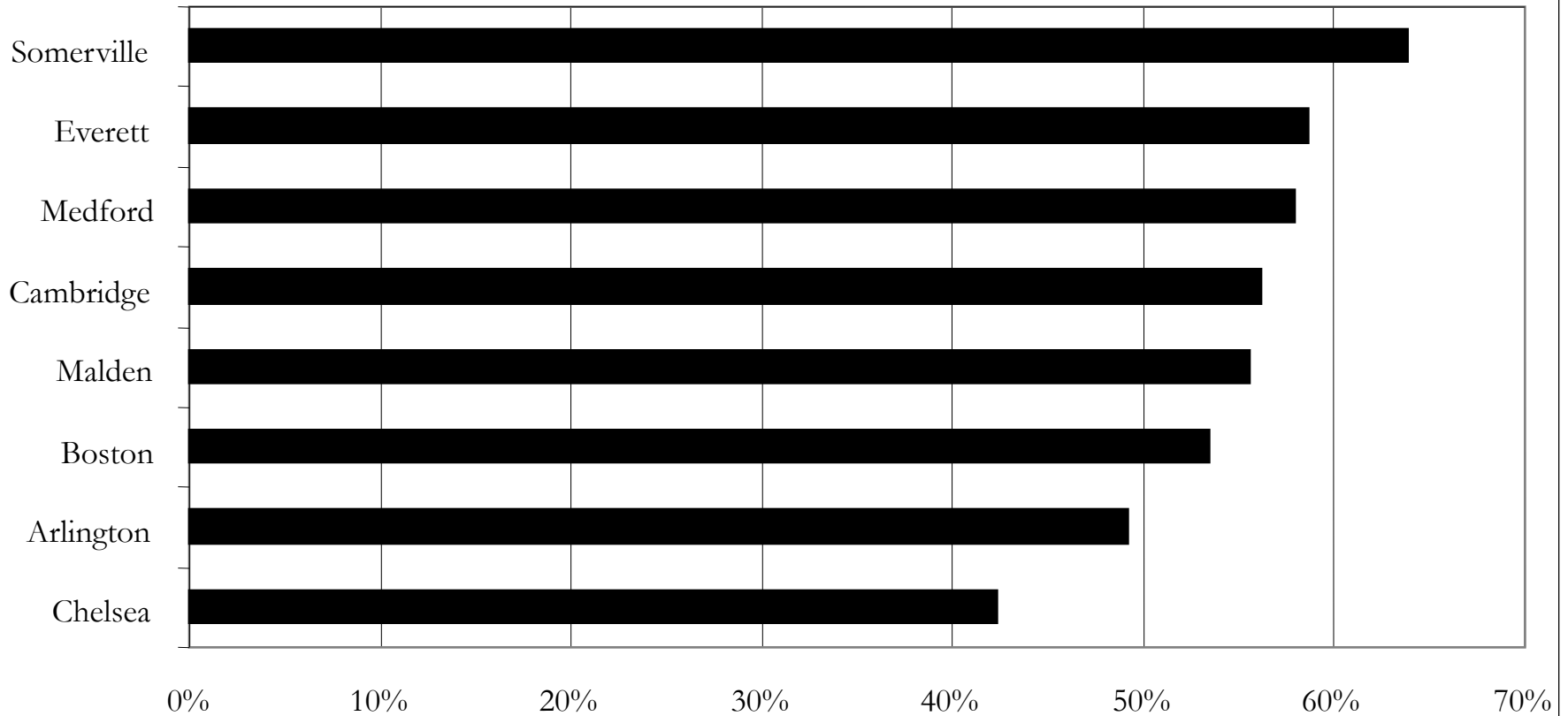


Source: US Census



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Housing Units in Structures Built Prior to 1940



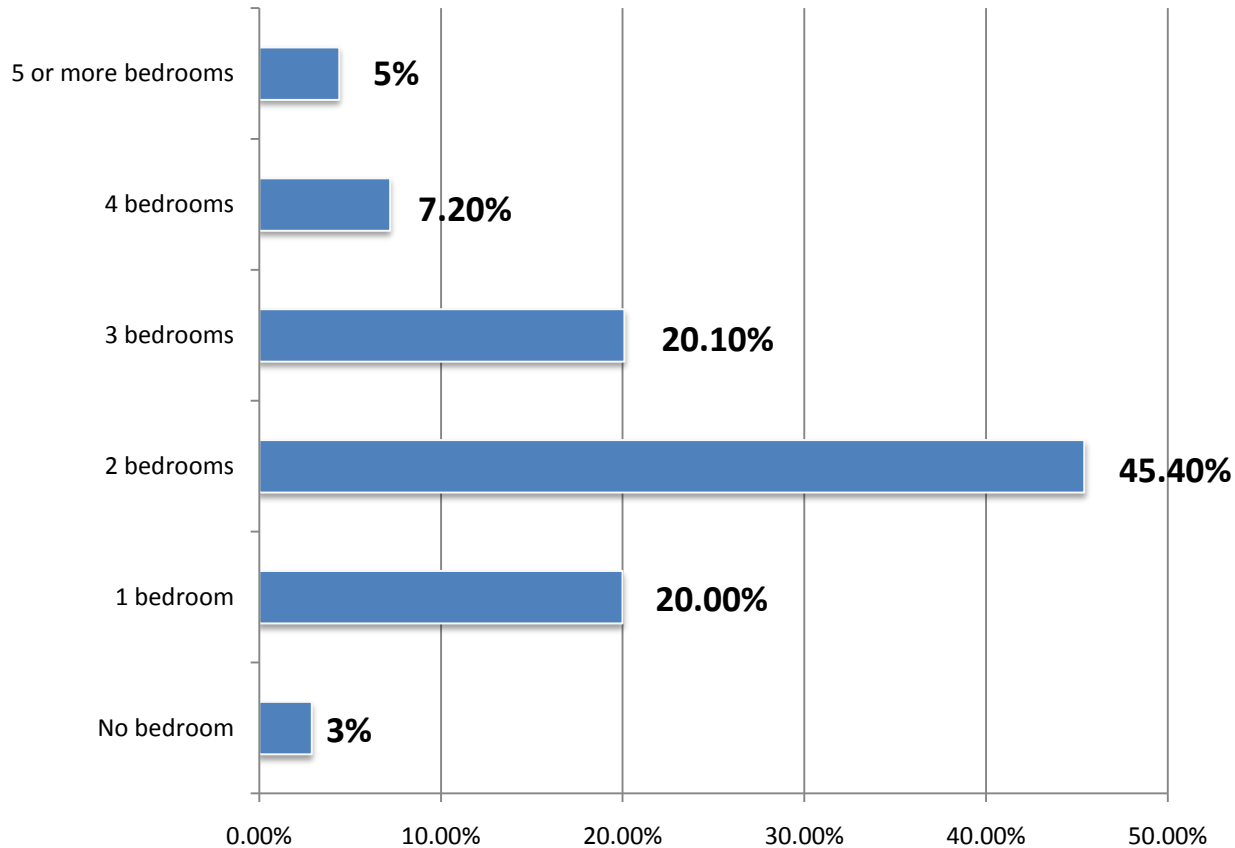
Percent of Housing Units Built in 1939 or Earlier

Source: US Census



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Number of Bedrooms in Somerville Housing Units



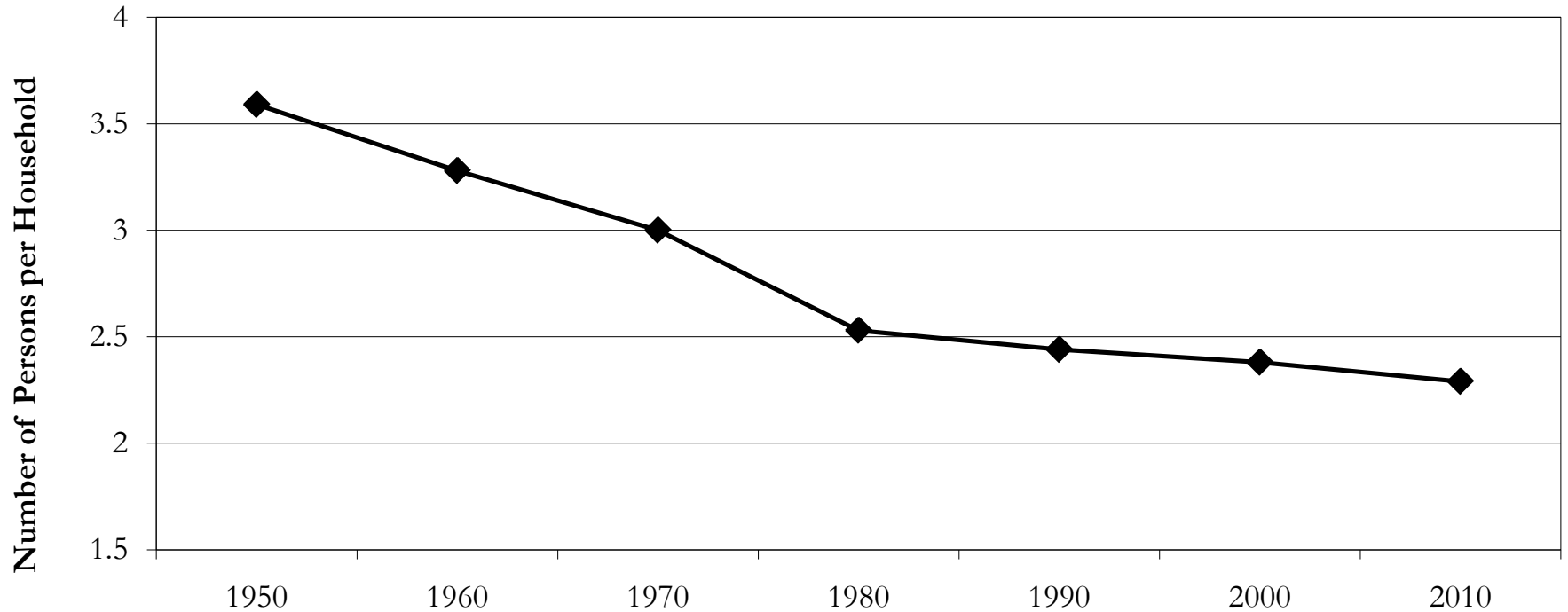
Total Housing Units = 31,604

Source: US Census



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Somerville Average Household Size, 1950-2010

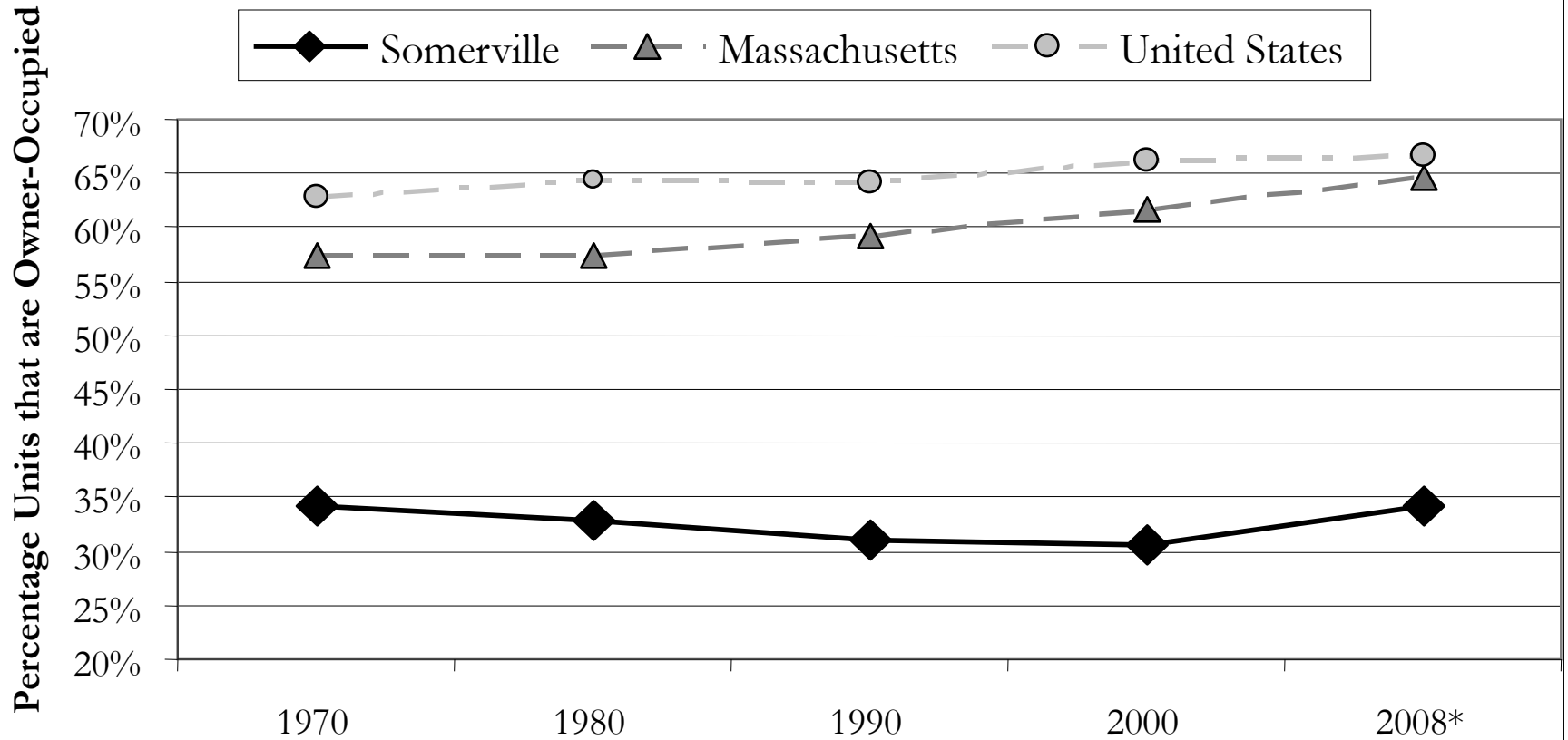


Source: US Census



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Homeownership Rate, 1970-2008

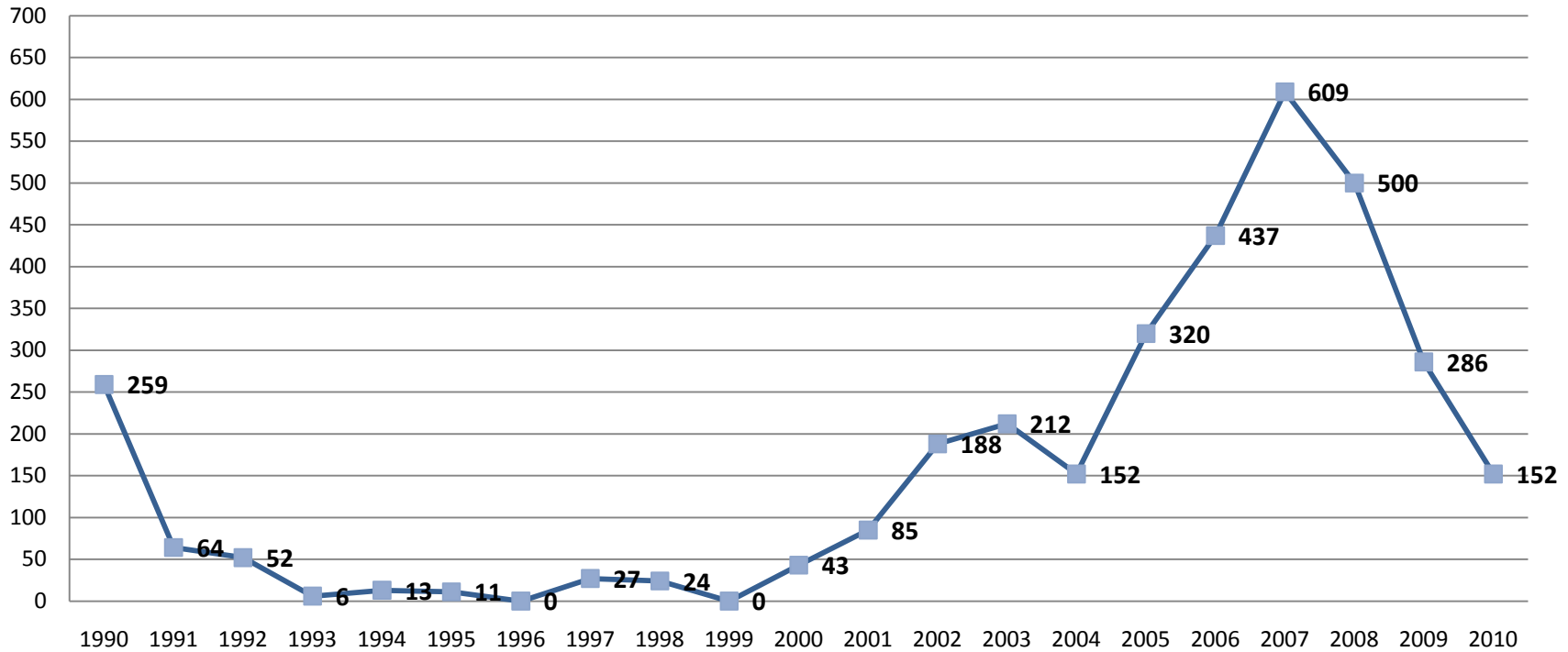


Source: US Census, *American Community Survey



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New Condominium Properties in Somerville, 1990-2010

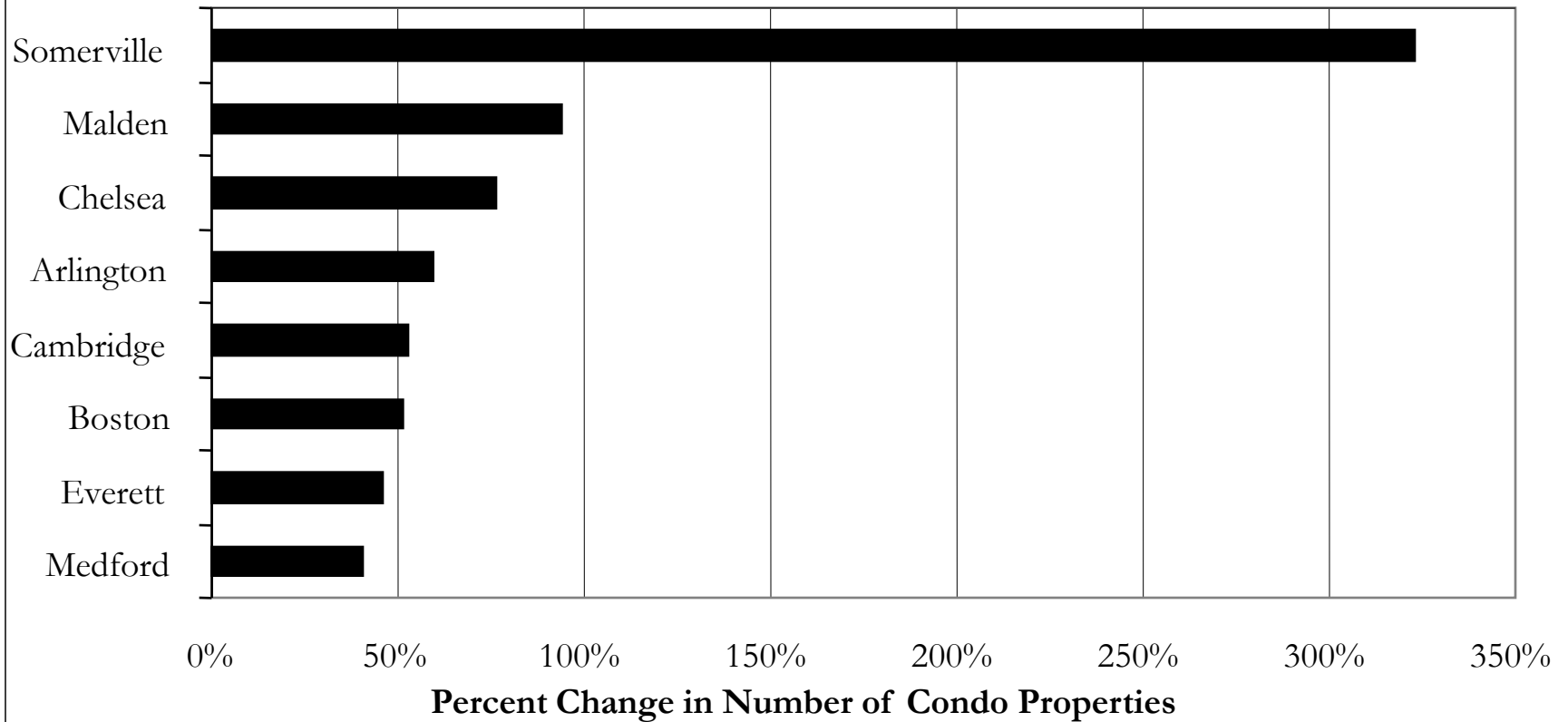


Source: City of Somerville



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Increase in Condominiums, 2000-2009

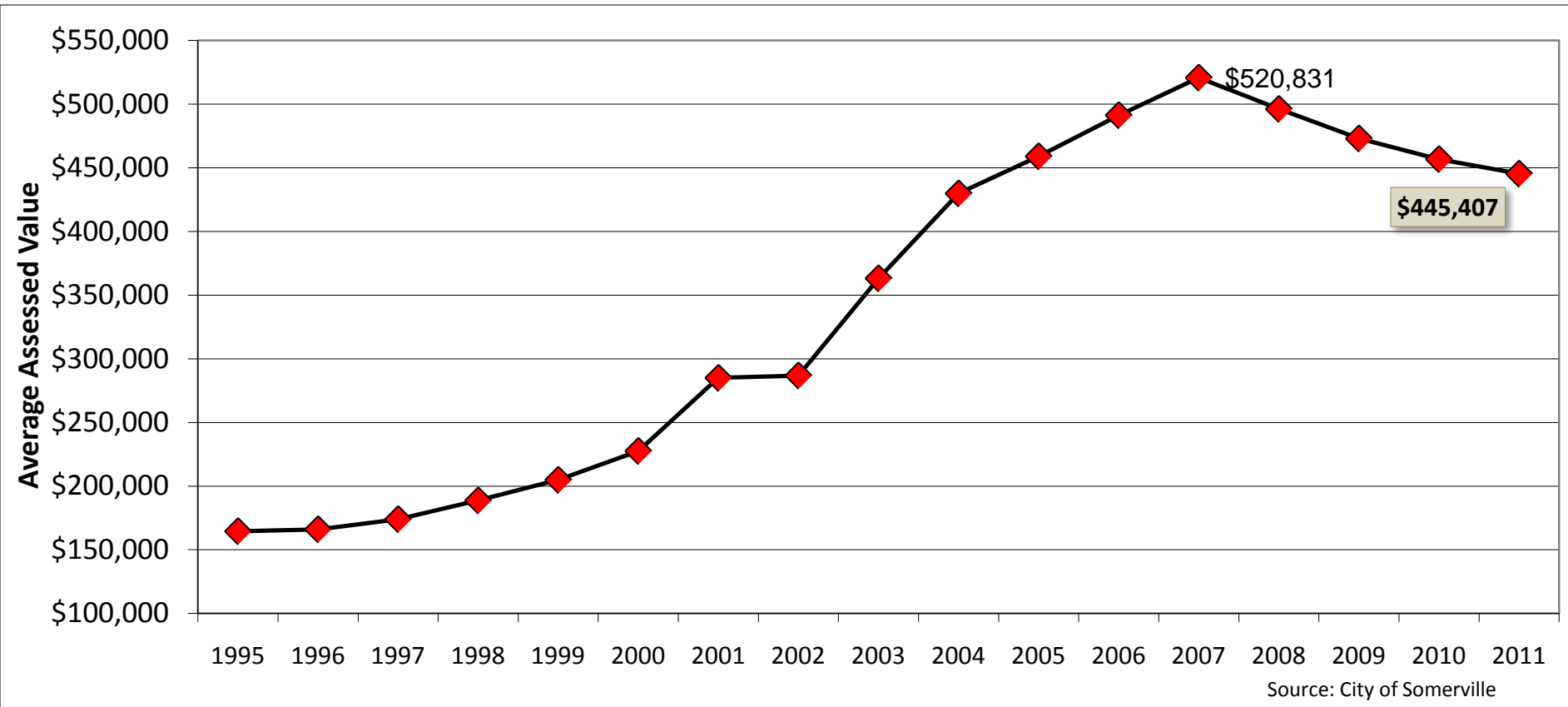


Source: MA Department of Revenue



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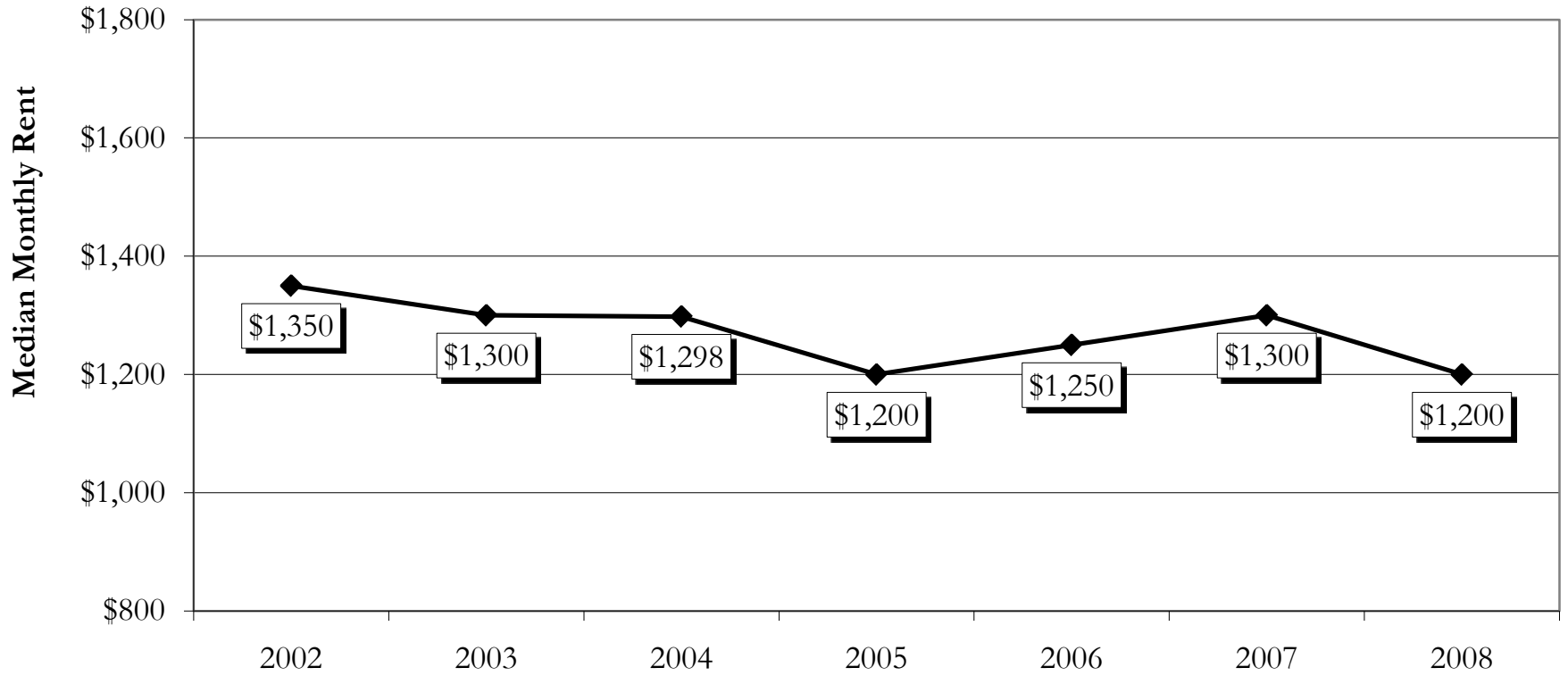
Somerville Average Assessed Value for Residential Properties, 1995-2011





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Somerville Median Advertised Rent for Two-Bedroom Apartment

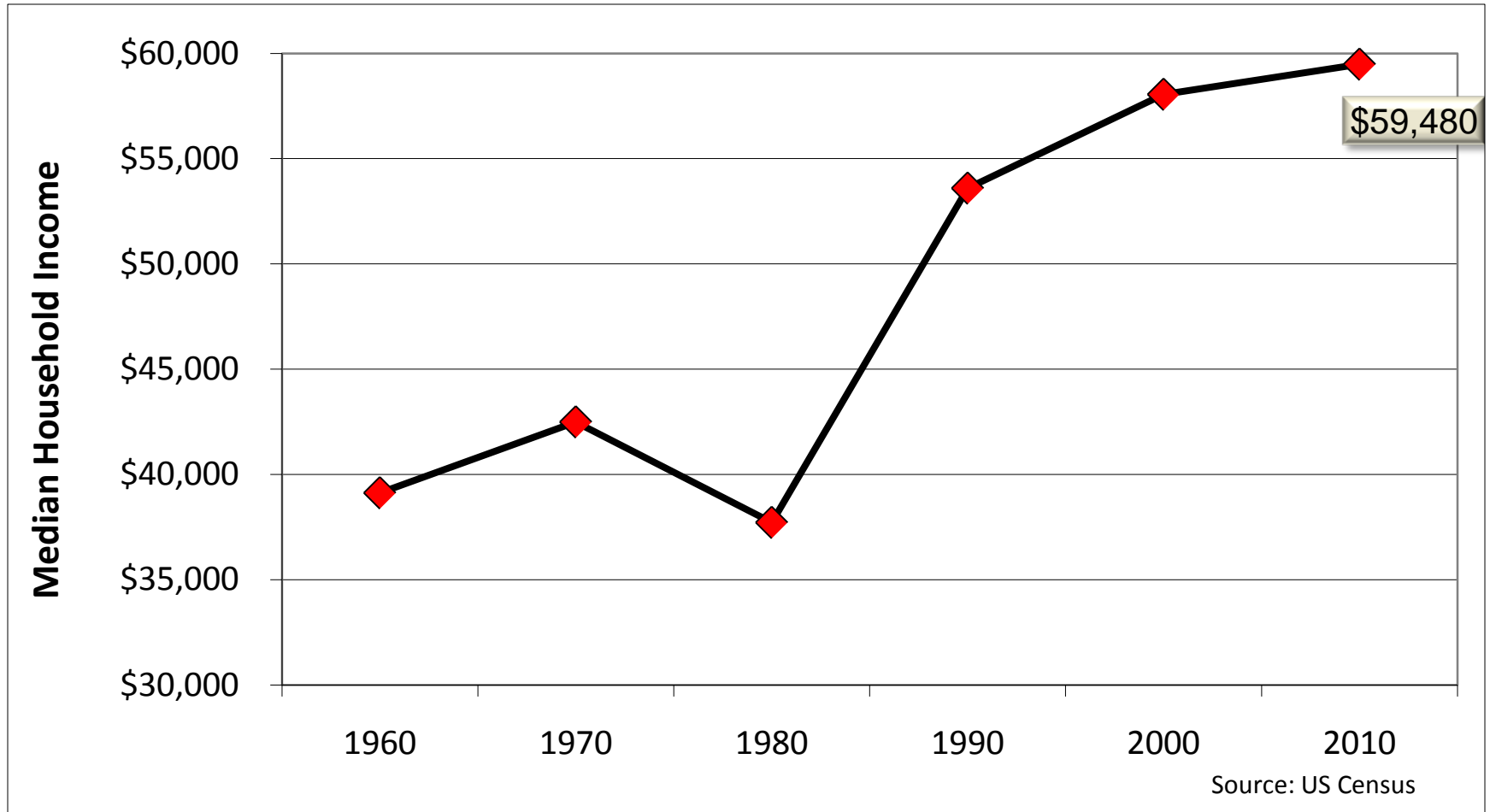


Source: Greater Boston Housing Report Card



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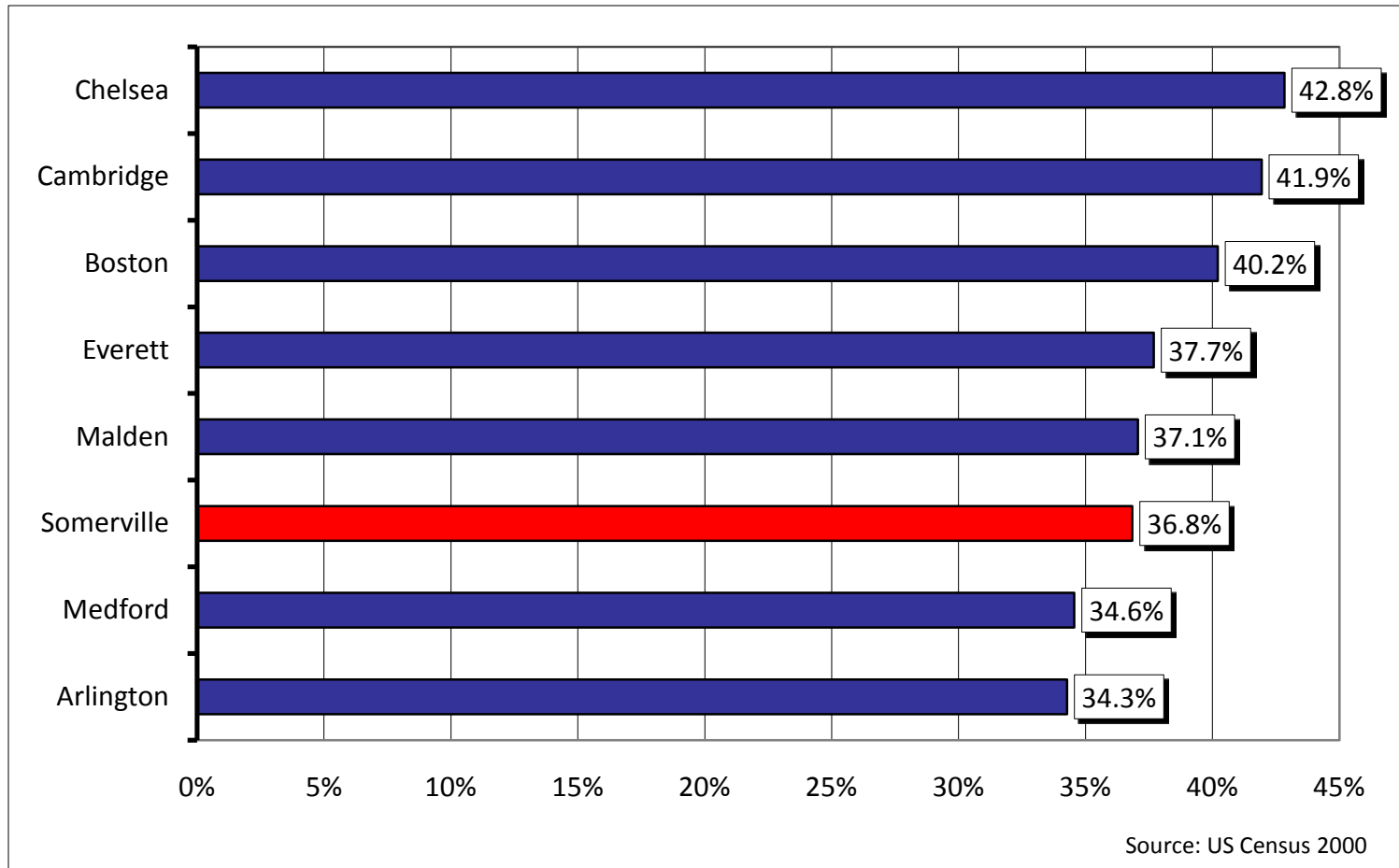
Somerville Median Household Income





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Percentage of Renter Households Paying >30% of Income



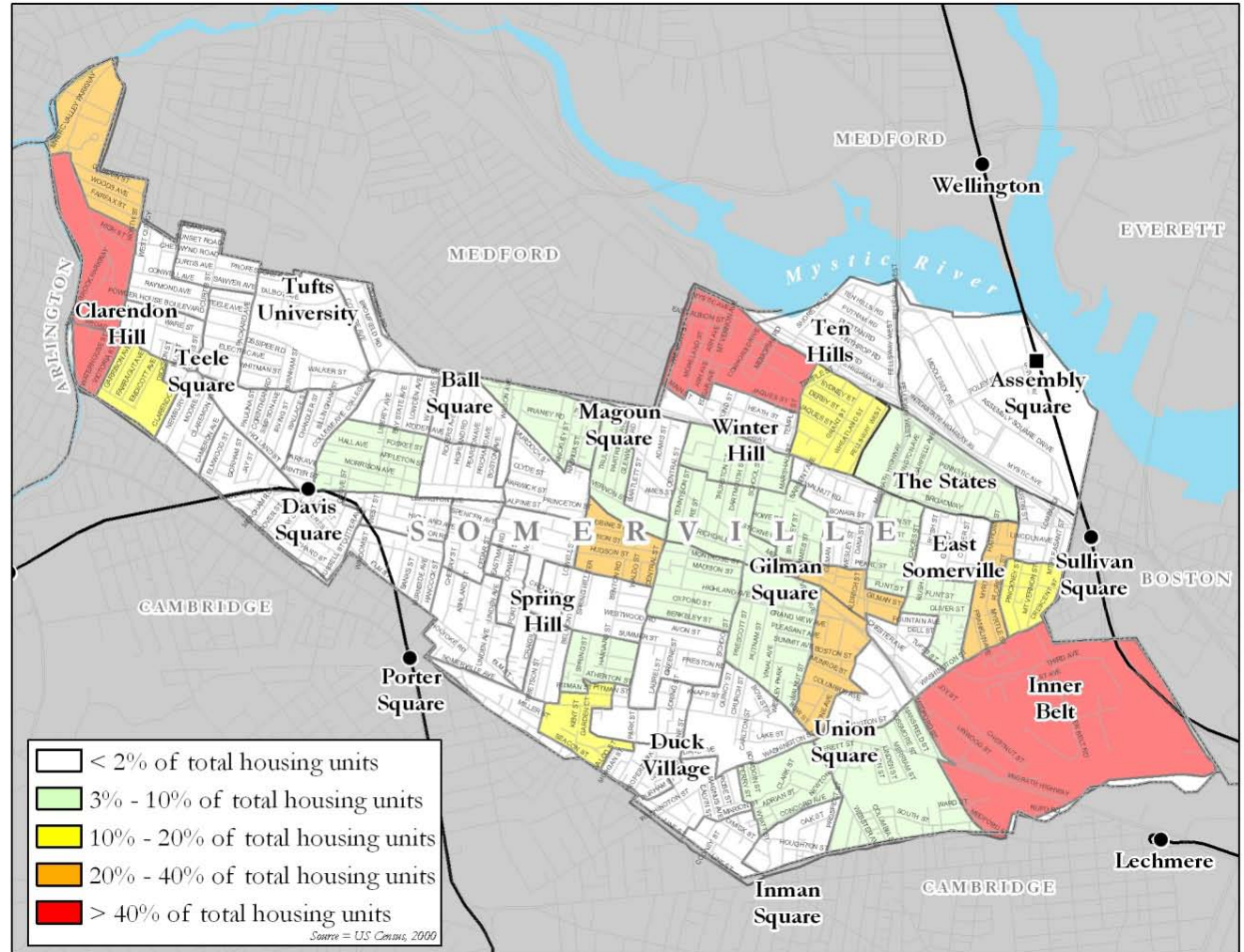


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Percentage of Housing Units that are Subsidized

More Units:
Clarendon Hill
East Somerville
Gilman Square
Inner Belt
Winter Hill

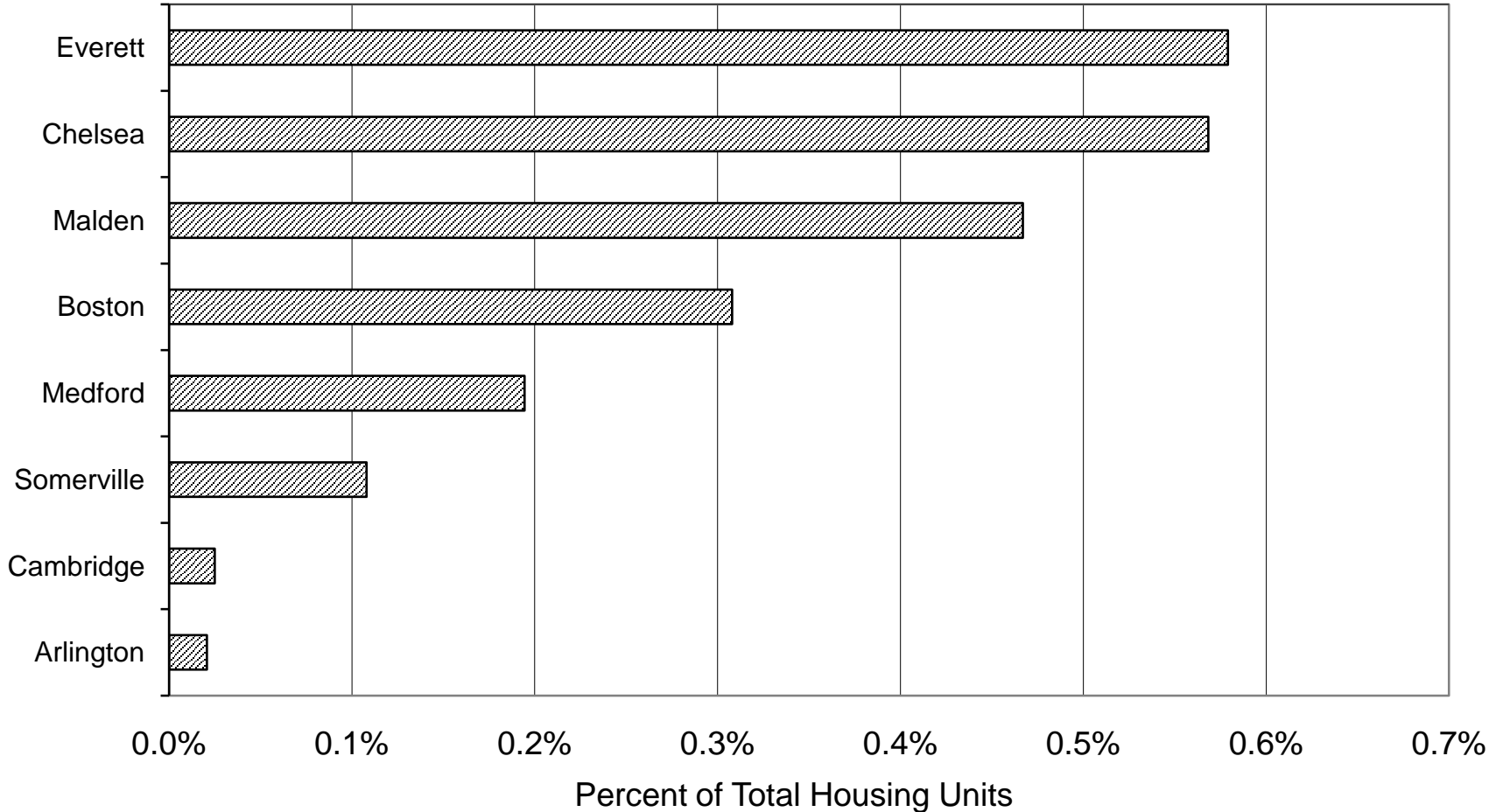
Fewer Units:
Ball Square
Davis Square
Inman Square
Porter Square
Spring Hill





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Foreclosure Deeds, 2009



Source: Greater Boston Housing Report Card, 2010



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Somerville Affordable Housing Strategies



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Inclusionary Zoning

- Provides Affordable Units throughout Somerville at no cost to the City
- 12.5 – 15% of units must be rented or sold to income-eligible households
- Low production so far, but large projects underway





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Affordable Housing Development

- Creates more affordability through new construction
- Uses local, state and federal funds, including Somerville Affordable Housing Trust Funds
- Can meet specific housing needs identified by City





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Rental Assistance

- Assists low-income tenants with rent
- Allows tenants to afford housing at market rate
- No need to build additional housing
- Distributed throughout the city
- Administered through housing organizations in the city





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Homeless Prevention and Housing Programs

- Somerville Continuum of Care receives over \$2 million annually for programs to prevent homelessness and assist families and individuals at risk or facing homelessness
- Prevention, Outreach, Emergency Shelter, Transitional and Permanent Housing provided
- Coordinated effort among agencies within the city





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Housing Division Programs

- Lead Hazard Reduction Grant
- Housing Rehabilitation Program
- Heating System Replacement Program
- Closing Cost and Down Payment Assistance Program
- Launching Residential Energy Efficiency Program

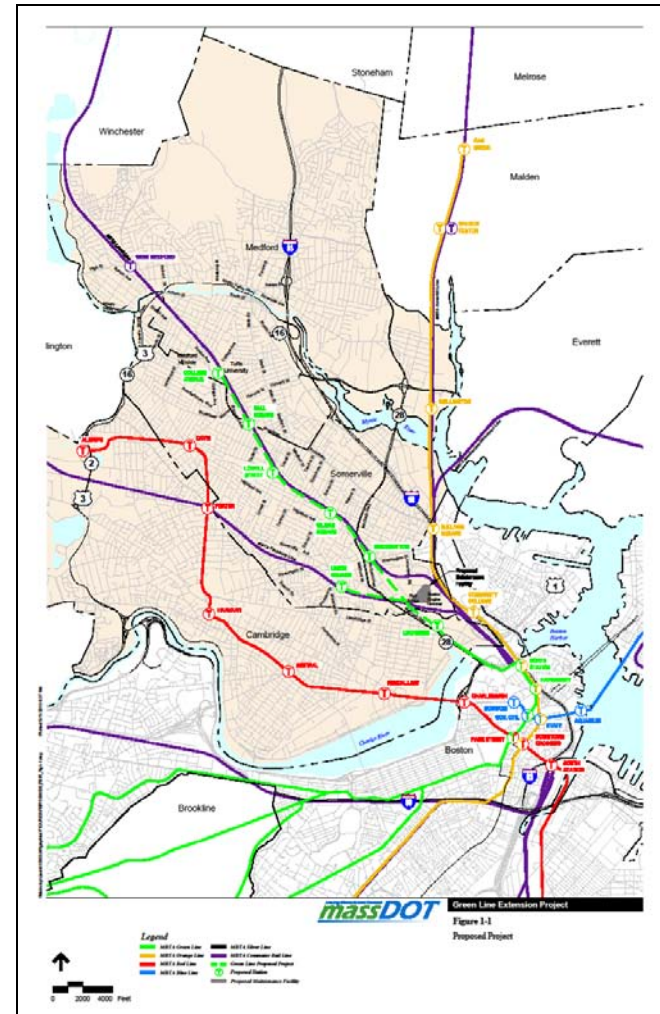




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Future Issues

- Green Line and Orange Line
- Increasing strains on rental market
- Expiring Use
- Age of Housing Stock
- Senior Population
- Comprehensive Plan
- Community Challenge Grant
- Large potential development areas





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