Building Community

The past year was certainly a tumultuous one, particularly with the 2016 Presidential campaign destined to result in a new president. We feel, however, that too much of the public debate has been about building barriers, not community. At Somerville Community Corporation, we want to be about breaking barriers and building community — our community — together.

Somerville today commands tremendous interest, from both people and capital. It’s a blessing, because it’s hard to build and progress when you don’t have that interest.

But it also compels us to make sure that the benefits that come from such tremendous interest are shared equitably. This has been our mantra at SCC for many years now.

While we’re excited to see so much new housing being built in Somerville, we ran an Inclusivity Zoning campaign to ensure that at least 20% of that housing will be affordable. And, while we’re thrilled to see new jobs created in Somerville, our Jobs for Somerville Committee and First Source Jobs Program work to make sure our local folks are getting some of those jobs.

It was heartwarming for all of us to see 35 families and individuals move into the brand-new affordable apartments at 181 Washington Street in December, just in time for the holidays!

We have so much more to do, but these are the kinds of things we can accomplish when we work together as a community to get them done. We invite you to read through our 2016 annual report, and join us for any of our work in 2017 and beyond that inspires and motivates you.

Yours,

Van Hardy
President

Danny LeBlanc
Chief Executive Officer
Empowering Local Leaders

Leadership Development Institute
It was a banner year for organizing at Somerville Community Corporation. We began 2016 with our 10th annual Leadership Development Institute in February, in which 12 community members mastered the basics of leadership, storytelling and building power. Many of those leaders went on to play active roles in SCC’s campaign for affordable housing, good jobs and equitable development.

Jobs for Somerville
Jobs for Somerville has been a vocal supporter of Mayor Joseph A. Curatone’s proposal for a “jobs linkage fee,” requiring large commercial developers to contribute money for workforce development and job training programs. The proposal was approved by Massachusetts Governor Charlie Baker in July, and we look forward to seeing it enacted at the local level in 2017.

Union United
Throughout the year, SCC also partnered with other organizations in the Union United coalition to campaign for a community benefits agreement, a legally enforceable contract that ensures developments include community amenities like affordable housing, local hiring and support for small businesses.

In November, we packed the City Hall chambers with a diverse group of stakeholders and experts for a public hearing on CBAs, and asked the aldermen to ensure the developer’s commitment to a CBA before any new zoning is approved.

We are proud to help lead the fight for equitable development in Somerville. Congratulations to all our members, and thank you for your tireless efforts!

Affordable Housing Organizing Committee
In May, the Somerville Board of Aldermen unanimously approved the proposal introduced by SCC’s Affordable Housing Organizing Committee (AHOC) for an increase in the inclinatory zoning requirement. This means that all new residential developments over 18 units will be 20% affordable, and will help spread the benefits of new developments to low and moderate-income residents.

COMMUNITY SPOTLIGHT // Niran

I’m very happy to be a part of this community, and the credit goes to SCC. Because of them, I got a lot of exposure to different ideas and became involved in Jobs for Somerville and the Union United coalition.

Even though I’ve been in this country for 10 years, this is the first time I’ve been involved in community activism. I worked at a nonprofit in Nepal, but here it’s so different. Back home we don’t have affordable housing or associations to support local businesses.

Because of my involvement in SCC, I learned a lot about local hiring, and about how the city government works. Even though I lived here in Somerville, I didn’t know how you can use the process to make change. I’ve learned how to take the people’s voice to the city and achieve as much as possible to help prevent displacement.
Inclusionary Zoning Victory for Somerville

Thanks to the work of SCC’s Affordable Housing Organizing Committee, Somerville took a big step this year to create more affordable housing opportunities. In May 2016, the Board of Aldermen unanimously approved an ordinance requiring 20% of units in new developments to be affordable to low- and moderate-income families. The ordinance was introduced by AHOC and other community members as a citizens’ petition. We gathered over 500 signatures, testified at a public hearing and met with elected officials to talk about how rising rents are affecting us, our friends and our neighbors.

Somerville now has one of the strongest inclusionary zoning ordinances in the United States, and nearby cities are looking to our example. Many of the people moving into inclusionary units are current or former Somerville residents displaced by rising rents who can now be part of the future of this city.

“Through tireless organizing, Jobs for Somerville is helping to bring livable wage jobs with good benefits and the potential for solid advancement to the city’s residents.”

— Laurie S. Goldman
SCC Jobs for Somerville Member
Economic Opportunity

Making a House a Home
SOC's comprehensive education program for First-Time Homebuyers features firsthand advice and insights from the types of professionals new homebuyers encounter as they strive to seal the deal of purchasing their first home: real estate agents, lenders, home inspectors, real estate attorneys and insurance agents. Upon completion of the course, participants receive a certificate that enables them to access products geared specifically towards first-time homebuyers such as ONE and MassHousing loans.

Last year, 341 people participated in one of SOC's First-Time Homebuyer classes. The classes — held every month except July — include 12 hours of instruction, delivered over two Saturdays or over four evening classes. And 21 program participants purchased a home using an affordable mortgage product available to graduates of the class.

Local Jobs for Local People
Over the past three years, SOC has developed an exciting model to link Somerville residents to local jobs. We approach career and job development from both a broad and a client-focused perspective — through a model that brings together the necessary pieces to ensure the success of a local hiring program.

As we coach Somerville residents on career issues and provide related services, we create a database of workers seeking employment opportunities in Somerville. At the same time, we make connections and establish relationships with employers to secure a first look to Somerville residents when they apply for local jobs.

In 2016, SCC began providing employment coaching services to Somerville Housing Authority residents participating in the Massachusetts Learning, Employment and Asset Program — MassLEAP. This is an exciting partnership that builds on the work SCC has developed with the Somerville Housing Authority for many years, deepening a synergistic connection that improves outcomes for SHA residents.

We have also worked closely with SCALE and CAAS in the development of a holistic model to serve students with financial literacy, employment and housing stabilization services. We expect to launch the pilot cohort in 2017. In addition, we have continued to work with The Welcome Project to, among other things, bring employment soft skills instruction to English Language Learners in the context of their English classes.

Becoming Fluent in Financial Literacy
For many people — particularly those who struggle financially — talking about money can be not only difficult, but also embarrassing, frightening and disheartening. Enter the Financial Literacy Program at SCC, where participants of all ages, backgrounds, belief, and interests learn together, and talk openly about their experiences with money. Group members:

- Examine spending and saving habits.
- Set realistic budget goals.
- Devise savings strategies.

In 2016, 42 adults participated in the program. Many left their class with a new sense of hope. The supportive atmosphere inspired others to take steps they knew were necessary to attain financial stability. Nearly all graduates mentioned how what they learned gave them newfound confidence and power.

Nearly all graduates mentioned how what they learned gave them newfound confidence and power.

According to class participants, just paying attention to the problems or issues with their financial situation helps them think more about reducing debt, saving and setting life goals.

COMMUNITY SPOTLIGHT // Gilmore

2016 First-Time Homebuyers program graduate Gilmore Tamny closed her new home before the holidays after taking part in SCC's program. Despite initial jitters about the process, she found that the staff and her classmates made her feel “supported, encouraged and respected the whole time.” And she found that the depth of information from actual professionals in the field — from home inspectors to real estate attorneys — was invaluable.

She was able to find affordable housing in Somerville, thanks to the City's efforts to preserve affordable homeownership units. She recommends gathering as much information as possible, especially through SCC, to demystify the homebuying process.
Real Estate

Somerville Community Corporation worked with the City, the Commonwealth, for-profit and other nonprofit developers, lenders and funders in 2016 to preserve and create homes that make Somerville open to everyone—as well as create retail space for small businesses. We saw new projects begin and others come to fruition.

Preservation and Creation

We completed construction of Union Square Apartments at 183 Washington Street just in time for 35 families to move in before the holidays. These families were chosen through a spring lottery that included 3,400 applicants. The ribbon cutting, hosted by Mayor

![Ribbon cutting for SCC's Union Square Apartments](image)

Joseph A. Curtatone and SCC, took place at the newly established Nu Café next door.

The 100 Homes Program, a partnership with the City of Somerville and the Massachusetts Housing Investment Corporation—with significant support from local Community Preservation Act funds—continues to progress. SCC has purchased five properties containing 13 units and is under agreement to purchase two more properties, containing seven units. This will bring the total units secured to 20, which is one-fifth of the overall goal of 100 units. The purpose of the program is to combat speculation and the displacement of local tenants from Somerville’s existing housing stock.

Innovation and Sustainability

A total of 350 solar panels were installed at St. Polycarp Village in the spring, thanks to BCC Solar, an affiliate of Boston Community Capital. The entire installation was paid for and is owned and maintained by BCC Solar. The solar panels cut electricity costs while eliminating 1,350 tons of carbon emissions—the equivalent of removing 4.2 million driving miles over their 25-year life span.

During the summer, the Somerville Housing Authority (SHA) selected SCC, Gate Residential and Preservation of Affordable Housing (POAH) to lead the redevelopment of the Clarendon Hill public housing on North Street in West Somerville. The redevelopment plan calls for the construction of brand-new, efficient and contemporary housing for all 216 households residing at Clarendon Hill while ensuring that rents and expenses remain at the same level.

The project also will create a residential community that offers housing targeted towards a mix of income ranges, enhanced amenities and better connections with the surrounding neighborhoods. SCC and the team have created an extensive tenant and community outreach effort to ensure that the community is involved in all aspects of the project as it progresses. If all goes well, a first phase of the redevelopment will commence in late 2017 or early 2018.

New Momentum

The 163 Glen Street adaptive reuse of the former East Somerville American Legion post is now headed to construction in March 2017. The project will create 11 residential condominiums, eight of which will be for sale to households earning between 70% and 110% AMI, or area median income. These units will be sold at market rates.

COMMUNITY SPOTLIGHT // Clarendon Hill

In August, SHA, SCC and the full North Street/Clarendon Hill redevelopment team held a meeting, sponsored by Ward 7 Alderman Katjana Ballantine, to provide project information to the residents and neighbors and answer any questions or concerns. Following presentations from the project principals, including SCC CEO Danny LeBlanc, the meeting was devoted to hearing from the residents.

Questions were raised about a variety of topics including the process and expectations for relocating families during the construction process. The development team stressed that it will work closely with each family during relocation and assured all current residents that they have the legal right to return to the new building. And their rent and utilities will continue to be calculated using the same formula that SHA uses today.
Thank You to Our Donors

expanding our reach to preserve and develop more affordable housing.

SOC’s approach to fundraising is a lot like our approach to our work in general. We count on the strength of building grassroots networks to achieve our goals, and value the role of each individual in contributing to this campaign. Eighty percent of our donors from the Social Equity Campaign are individuals. Many of these individuals received SOC’s Social Equity Campaign through attending a house meeting hosted by SOC members.

Thank you to the following 2016 house meeting hosts:

- Cassie Arnaud and Kathy McGivney
- Dick and Roberts Bauer
- Helen Corrigan and Cindy Tafel
- Donna and Ronnie Fishman
- Diane Martini and Thalia Tringos
- Stephanie Towey-Moelking

We are grateful to receive the tremendous support through our Social Equity Campaign and through annual giving from the following donors. As an organization committed to sustaining a diverse community in Somerville, including socioeconomic diversity, we understand that not everyone is able to support our campaign at the same level. Because we value and acknowledge each donation, we do not differentiate giving by levels or categories here.

Business Donors:

Alexander Arvon Finning CPAs
Boston Private Bank
Callahan, Inc.
Cambridge Savings Bank
The Caritas
Curtis Construction Company
Diane & Richard Arnow
Dollbrook
East Cambridge Savings Bank
Eastern Bank
Gate Residential
Klein Homing
MHC
Miller Foundation
POAH
Rockland Trust
Schenck Associates Inc.
Thalia Tringos & Associates Real Estate
Winter Hill Bank

Individual Donors:

Samantha Alnina
Sara Allard
Kevin Andrew
Anonymous
Anonymous
David Apudian
Cassandra Arnaud
Marta Balistreri
Roberta & Richard Bauer
Nancy Benhadaj & David Maglin
Rebiya and Emily Mughes
Branarck Marquis Charitable Trust
Linda L. Carniglia
Jonathan Cassebro
Camille May Carsella & Warren H. Torres
Ed Caswell & Richard MacDougall
Barbara Cissino
Mary Cistullino
David Cicciopelli
Rachel Chapman
Alba Chiuow
Mary Coffey
Irene Cohen
Elaine Copeland
John J. & Kathleen Corrigan
Sean Coughlin
Mano Cullen-Oliver
David Dahlbecka & Jane Sauer
William Dancik
Anna De Mecola & Frank A. Dardano
Tim Devlin
Crispin D. DeSologue
Keri-Nicole Dillman
David Drysdale
Sean Eisner
Janine Fay
Alexander Feldman
Rachel I. Finkbusch
Timothy Finn
Mike Florentino
Dominic and Ronnie Fishman
Dean Flynn
Melissa Fox & Karen Gardner
David Francis & Christine H. Myers
Freedman Robin Trust – Alexander Freedman
William & Madeline Fried
Karen Gardner & Garth Utroba
Robert Gaudette
Patrick Gibbons
Elio Gillmor and Melissa Haber
Mark Goldberg
Mindful Goldstein & Maria Banerji
Daniel S. & Nina S. Goodman
David Northcott and Linda Goodman
Reiner Michele Green
Janet L. Gregory
Michael & Elizabeth M. Grinna
Susan Hegel
Gregory W. Hill
Robert Hollister
Christopher Howe
Allan Horgan
Nicholas Jacques
Jonathan Klein
Elaine Kowosi & Charles R. Kowski
Linda Krupp
Timothy L. Lettschick & Fessar Sauer
Judith Libson
Sandra Lipson
Janetline Locke
William P. MacFarlane & Kathryn T. Gradowski
Kevin Regan & Elaine Magli
Jean Martin
Diane Mertes
Kathleen McGilly
Daniel and Tammy McKean
Cory Minter
Benjamin Modigliani
Candace Rose & John T. Moyer
Jill H. Morosini
Deborah Morgan
Jeffrey and Sandra Morrison
Dawn Morrisey
Cindy Hall and Fred Mulder
Rev. Eunice O. Obi
Diane Pettit
Jane Peyrout & Susanne Bresette
Joseph D. Principe
Anne L. Quadegrass
Howard and Christine Raffa
Adam Rich
Stephanie T. Richardson
Deborah Schmit
Rita Schwantes
Bernd and Miriam Schwantes
Ellen J. Shadid
Jeffrey Shapiro
Anne Silverman
Craig James Simpson
Jeffrey Swanson
Erik Taylor
Jacob and Janet Taylor
David & Brinna A. Thompson
Yvette Vergeris
Ralph G. Vener
Nora Nor Vegel
Jill S. Wallace
J. Branden Wilson Print
Phillip Wardlaw & Karen Ebbuld
Valerie J. Zizka
David C. Zieker & Caroline L. Norman

Public and Private Funders

We would like to thank the following local, state and national funders who provided operating support to Somerville Community Corporation:

Boston Community Capital
Boston Foundation
Boston Private Bank
Cambridge Savings Bank
Cambridge Savings Charitable Foundation
Capital One Bank
Citibank
Citizens’ Housing & Planning Assoc., Inc.
City of Somerville Affordable Housing Trust Fund
City of Somerville, Office of Strategic Planning & Community Development

City of Somerville, School Department
Community Economic Development

Artspace

Eastern Bank Charitable Foundation
Federal Home Loan Bank of Boston

Local Initiatives Support Corporation

Massachusetts Affordable Housing Trust Fund

Massachusetts Attorney General

Massachusetts Bar Association

Massachusetts Department of Housing and Urban Development

Massachusetts Housing Investment Corporation

Metropolitan Boston Housing Partnership

Herman and Frances Miller Foundation

Rockland Trust

Santander Bank

SkillWorks

The Mierle Collaborative, Inc.

Tufts University

U.S. Department of Housing and Urban Development

Doing Well While Doing Good

SOC launched the Social Equity Campaign in 2014, a donor development campaign tied to the State’s Community Investment Tax Credit program. CITC gives a 50% state tax rebate to donors who contribute at least $1,000 to the community development organization of their choice.

Through this campaign, we have steadily increased our donations from $40,000 in 2013 to $385,000 in 2016. This kind of support is a tremendous boost to our work, enabling us to connect more people to jobs, help more people achieve financial stability, engage more people to win key policy victories, and...
Financials

Somerville Community Corporation
Statement of Revenue and Expenses as of December 31, 2016 – Unaudited

SUPPORT & REVENUE

Grants and Contracts .................. $40,105
Released from Restriction ........... 101,437
Rents ........................................... 1,023,326
Donations & Contributions, Donated Services ............... 356,789
Program Revenue & Interest .......... 129,677
Other Revenue ............................ 594,720
TOTAL SUPPORT & REVENUE ........ 2,746,054

EXPENDITURES

Corporate Administration .............. 1,614,863
Program Expenses ..................... 258,620
Building Expenses ...................... 668,262
Depreciation & Amortization .......... 219,882
TOTAL EXPENDITURES .................. 2,761,627
Increase (Decrease) in Net Assets ........ (15,573)

Developing a Strong Team

2016 Staff

ADMINISTRATION
Chief Executive Officer: Daniel LeBlanc
Deputy Director: Meredith Levy
Business Manager: Mary Ann Selatani
Administrative Assistant: Helen Ferriaga
Marketing and Communications Associate**: Chris Timmel

REAL ESTATE DEVELOPMENT
Director of Real Estate Development: Scott Hayman
Senior Project Manager: Jesse Kannon-Benav
Project Manager: Yara Vergecht
Senior Development Advisor: Allan Lishitz

ECONOMIC OPPORTUNITY
Director of Economic Opportunity: Thais DeMarco
Asset Building Specialist: Shonnen Erb
Janine Lotti (from spring 2016)
First Source Program Manager: Laura Denison
Career and Employment Services Coach: Barbara Louis
First Source Program Case Manager: Ada Flores

COMMUNITY ORGANIZING
Lead Organizer: Rand Mardones
Community Organizer: Karen Narefsky

MEDIATION
Director, Somerville Mediation Program: Alice Comack
Court/Community Mediator: Tracey Malmon
Mediator: Jeannine Nye
Mediator: Marcia Somerset
Mediator: Estefani Tejeda

** Senior Moseshead, consulting