

# LINKING OUR COMMUNITY TO THE FUTURE



**Somerville Community Corporation**  
**2017 Annual Report**



# Linking Our Somerville Community TO THE FUTURE

Our 2017 annual report talks about linking our Somerville community to the future. We are ever mindful that we want a vibrant and inclusive future, and we can't have that without affordable housing and jobs.

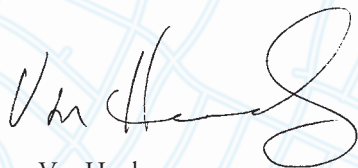
We're proud of our 2017 achievements on that journey:

- Reaching the milestone of acquiring 45 homes through the 100 Homes Program
- Increasing Somerville's linkage fee to \$10.00 to help create more affordable housing
- Instituting a jobs linkage fee at \$2.46 to support Somerville's workforce
- Launching the Culinary Peer Training program through First Source Jobs
- Moving ahead with the partnership to redevelop Clarendon Hill public housing, one of Somerville's largest affordable housing resources

Now, as we turn our attention to 2018 and beyond, SCC is creating our plan and vision through our new five-year strategic plan that we expect to complete by June. Sure to be included in that plan will be campaigns to:

- Dramatically increase funds for much-needed new affordable housing
- Turn the 100 Homes Program into the 1,000 Homes Program
- Provide all the financial and job supports needed for our low- and moderate-income friends and neighbors to thrive in Somerville

And, as always, this can only happen with your support and participation. So ... join us!



Van Hardy  
President



Danny LeBlanc  
Chief Executive Officer



■ Van Hardy



■ Danny LeBlanc

## OUR IMPACT



attended public hearings in Somerville  
to support SCC campaigns



**275**

hours of career  
coaching were  
provided through  
the First Source  
Jobs Program

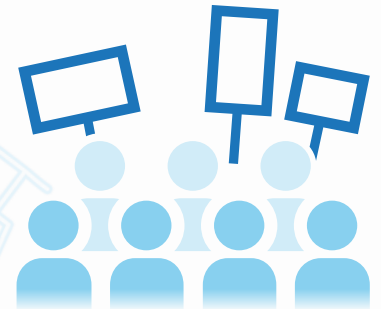


**280**

people participated  
in SCC's First-Time  
Homebuyer Program



**100** members participated  
in Union United  
public actions



**9** community meetings with more  
than **500 PARTICIPANTS**  
were held to gather input for the  
redevelopment of affordable new,  
modern energy-efficient apartments for  
all 216 HOUSEHOLDS currently residing  
at Clarendon Hill.



# Supporting Leaders CREATING CHANGE

**Leadership Development Institute:** SCC understands that empowering leaders at the local level is an important way to address development without displacement. Our Leadership Development Institute (LDI) brings together veteran leaders and emerging voices to share community organizing strategies and sharpen their community engagement skills.



■ LDI graduates play active roles in Somerville.

The institute provides four intensive half-days of training. Our 2017 class included 16 local leaders from a variety of socioeconomic, racial, ethnic and linguistic backgrounds.

## Affordable Housing Organizing Committee:

In 2016, SCC's Affordable Housing Organizing Committee (AHOC) led a campaign to increase

the inclusionary zoning requirement for new development in Somerville to 20%. This year, that campaign saw a challenge from the developer Federal Realty Investment Trust's (FRIT). FRIT requested a waiver for their next phase of housing at Assembly Square since the development was permitted before the 20% inclusionary zoning law took effect.

The waiver request sparked an outcry from community members and elected officials who rallied in defense of AHOC's inclusionary zoning victory. More than 300 people mobilized to protest the granting of the waiver. That protest became a defining moment in Somerville politics.

It inspired several candidates for aldermen and brought new members to SCC's housing organizing work. This momentum sparked a major win for the community: a \$10 per square foot linkage fee for affordable housing in December 2017.

**Jobs for Somerville Committee:** After a long, involved five-year campaign, Jobs for Somerville celebrated as the Somerville Board of Alderman enacted a local ordinance to establish the Project Mitigation Fee for Job Creation and Retention. The ordinance calls for a rate of \$2.46 per square foot starting at 15,000 sqft of commercial development. This is a huge victory for Somerville residents that need more opportunities in this highly competitive job market. The Board of Alderman approved the Jobs for Somerville proposal that established the highest dollar amount recommended by the Nexus Study.

We also mobilized our members to collect hundreds of signatures for the Raise Up Mass Campaigns. Because of this great effort, registered voters will have the option to decide in November if the State of Massachusetts should increase the minimum wage to \$15.00 and establish the Paid Family and Medical Leave initiative.

**Union United:** After years of campaigning, public testimony and direct actions by Union United, master developer US2 committed through their development covenant to negotiate a community benefit agreement (CBA) with the Union Square community. They will be negotiating with the Union Square Neighborhood Council (USNC), an independent, democratic, representative group of community members that held its first elections in December.

Six members of Union United and several other anti-displacement allies were elected to the USNC board. We are excited to support the work of the new neighborhood council and make sure that it negotiates a strong CBA. Such an agreement brings the promise of good jobs, affordable housing, open space, and a much-needed community center for the neighborhood, as part of the Union Square redevelopment.



■ SCC was part of HONK! Day of Action for an affordable Union Square.



■ SCC 2017 campaigns won results.

## 2017 Community Organizing Highlights:

- > 16 local leaders graduated from the Leadership Development Institute
- > Six Union United members were elected to the Union Square Neighborhood Council
- > A new \$10 per square foot linkage fee for housing
- > A new \$2.46 per square foot linkage fee for jobs

# Preserving and Creating Affordable HOUSING

SCC develops affordable rental and ownership units and commercial space in Somerville. We have developed, own and operate more than 230 units of rental housing and more than 9,000 square feet of commercial space.

## 2017

### Real Estate Highlights:

- > *The 100 Homes Program's purchase of additional units bringing the total to 45 units – with primary support from Mayor Curtatone's Administration, Somerville's Community Preservation Committee and Affordable Housing Trust Fund, MHIC, MassDevelopment and East Boston Savings Bank*
- > *Purchased SCC's own office space in Union Square with Mass Development Tax Exempt Bond Financing and East Boston Savings Bank as the participating lender*
- > *Welcomed Community Cooks, GroundWorks Somerville and Second Chances as tenant partners in our newly purchased office space*
- > *Earned the U.S. Environmental Protection Agency's ENERGY STAR certification for 181 Washington Street – 35 affordable apartments and ground floor commercial space*
- > *Advanced the Plan to redevelop Clarendon Hill, on behalf of the Somerville Housing Authority, through a robust community process including gaining support of the Clarendon Residents United Tenant Association, with Development team partners Gate Residential and Preservation of Affordable Housing (PoAH)*
- > *Broke ground for the first purpose-built affordable condominiums in Somerville in more than a decade. The project creates 11 condominiums, which will provide homeownership opportunities for low-, moderate- and middle-income Somerville residents*



■ **Groundbreaking for Glen Street condos**





# 2017 Board & Staff

## Administration

*Chief Executive Officer:* Daniel LeBlanc  
*Deputy Director:* Meridith Levy  
*Business Manager:* Mary Ann Sclafani  
*Director of Finance:* Raymond Estrella  
*Administrative Assistant:* Helen Corrigan  
*Accounting Assistant:* Cathy Tran  
*Marketing and Communications Consultant:*  
Denise Moorehead

## Real Estate Development

*Director of Real Estate Development:*  
Scott Hayman  
*Senior Project Manager:*  
Jesse Kanson-Benavaz  
*Project Manager:* Yara Vergucht  
*Senior Development Advisor:* Allan Isbitz

## Economic Opportunity

*Director of Economic Opportunity:*  
Thais DeMarco  
*Asset Building Specialist:* Janine Lotti  
*First Source Program Manager:*  
Blake Roberts-Crall  
*Career Coach:* Danyal Najmi  
*Career Coach:* Lori Segall

## Community Planning and Organizing

*Lead Organizer:* René Mardones  
*Community Organizer:* Karen Narefsky

## Mediation

*Director, Somerville Mediation Program:* Alice Comack  
*Court/Community Mediator:*  
Tracey Ross  
Mediator: Jeannine Nye  
*Mediator:* Marcia Somerset  
*Mediator:* Geraldine Cerna

## 2017 Board of Directors

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*Treasurer:* Kathy McGilvray  
*Clerk:* Cassie Arnaud

## Directors

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Fred Berman  
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Laurie Goldman  
Beatriz Gómez  
R. Michelle Green  
Danielle Kinkel  
Dana LeWinter  
Adam Rich  
Natacha Theodore  
Stephanie Toews-Moeling  
Mulugeta Zegeye  
Valerie Zinkus



*Due to some financial restructuring to account for new programming, SCC's 2017 financial statements will be available at SCC and posted later this spring.*

# Creating a VIBRANT FUTURE



■ A SCALE-SCC collaboration offered savings best practices.

**Financial Literacy:** It's never easy to talk about money — particularly when resources are dwindling, and demands are not. Many in Somerville who struggle financially have looked to SCC's Financial Literacy education classes for support and guidance. There, people of all ages, backgrounds, beliefs and interests learn cooperatively.

In 2017, SCC helped program participants provide each other with hope and newfound power while working on spending, saving and budgeting strategies together. Additionally, most participants were financially eligible to receive a stipend upon completion of the multi-week classes.

**First-Time Homebuyer Program:** Through the First Time Home Buyer Program, SCC provides a comprehensive array of tools and information for navigating the homebuying process successfully. Classes feature presentations from area realtors, lenders, home inspectors, lawyers and insurance agents, the very professionals a homebuyer will encounter in their journey to purchase their first property.

Each presenter has extensive experience in the industry, and in dealing with today's competitive housing market. While gaining insight from these skilled practitioners, participants also learn about affordable mortgage products geared specifically toward first-time homebuyers.

## 2017

### Financial Literacy Highlights:

- > Enrollment for 37 participants, with small stipends upon successful completion of all classes by financially eligible individuals
- > A pilot summer program with Somerville Center for Adult Learning Experience (SCALE)
- > On going collaboration with Somerville Housing Authority's Learning, Employment, Asset-building Program (LEAP)
- > The launch of a Facebook series to share financial literacy best practices with a wider online audience

**First Source Jobs Program:** At a time when more than 30,000 jobs are expected to be created in the region over the next 10 years, only 15% of Somerville residents currently work in the City. The First Source Jobs Program is addressing that issue by connecting community members to good jobs in their hometown.

Finding stable employment helps residents increase their economic stability and have a



■ SCC is preparing students for careers in the burgeoning culinary industry.

better chance of being able to afford to remain in Somerville. The First Source Jobs Program also provides employers with a well-trained local workforce.

In 2017, First Source launched the pilot Culinary Arts job training program in partnership with Bunker Hill Community College, the Metro North Regional Employment Board, and City of Somerville. The program provides hands-on training to 12 community members for careers in the burgeoning culinary industry.

## 2017

### First-Time Homebuyer Highlights:

- > Monthly in-person and online classes, totaling more than 50 individual classes
- > Over 280 program participants in 2017
- > Twenty-three successful first-time home purchases

### Providing a Hand Up:

The Learning, Employment, Asset-Building Program (LEAP), a partnership between SCC's Financial Literacy program and the Somerville Housing Authority, helps public housing residents meet education, employment and asset-building goals. Last year the program helped Ms. E, who was unhappy at her part-time job in the medical field.

In her home country, Ms. E worked in a far more sophisticated environment with a challenging laboratory job. SCC helped her hone her resume, promote her extensive skill set to a new employer, and negotiate for higher salary and benefits. The result: A much higher-paying, satisfying position at a Boston hospital in 2017.

## 2017

### First Source Jobs Program Highlights:

- > Providing 275 hours of career coaching
- > Helping 69 participants to gain new skills and advance their careers
- > Facilitating 24 hours of job readiness workshops
- > Onboarding two new staff members



# BECAUSE OF YOU

## Thank You to Our Donors

In 2017, Somerville Community Corporation continued to see growth in its donor development. Employing a grassroots approach, SCC relies on its broad base of individual donors. And this longtime leadership development and relationship building strategy pays off. Numerous SCC member-leaders play key roles in helping us connect with the growing community of people invested in our work.

SCC views this growing support as a community mandate to move forward with our Social Equity agenda. We will continue to increase affordability, connect people to jobs, and make sure Somerville continues to be a safe and vibrant city for people of all socioeconomic backgrounds.

### SOCIAL EQUITY CAMPAIGN/CITC DONORS

#### Business Donors

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Cotter  
Brandon Wilson  
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### ANNUAL FUND DONORS

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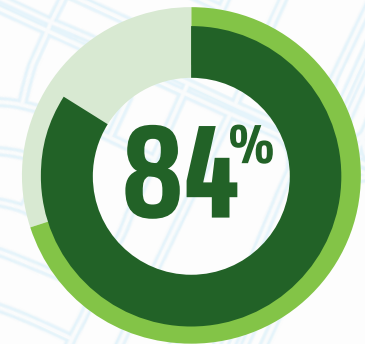
Community Builders  
Cooperative  
Jamaica Hill Realty Inc.  
Novartis  
The Giving Common/  
TBF

#### Individuals

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### DONOR RETENTION



● 2016 to 2017  
● 2015 to 2016

84% of 2016 CITC donors gave again in 2017, compared to 70% donor retention between 2015 and 2016.

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Boston Community Capital  
Boston Foundation  
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Cambridge Savings Bank Foundation  
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■ SCC members and donors are a driving force for positive change in Somerville.

Somerville Community Corporation (SCC) is a membership organization that provides leadership for sustaining the City of Somerville as a vibrant, diverse and tolerant community. We offer services and lead community organizing that supports low- and moderate-income Somerville residents in their efforts to achieve economic sustainability and increase civic participation.



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