



TOGETHER INTO THE FUTURE



Somerville Community Corporation
2019 ANNUAL REPORT

YEAR IN REVIEW: HAPPY 50TH SCC!

And oh how we've grown... We started an organization from scratch in 1969 with \$5 in our pockets under a leaking roof, in order to meet the basic needs of our most vulnerable neighbors. We grew and evolved as Somerville did — *focusing on affordable housing and good jobs, adding mediation services, strengthening our community* — to become the SCC of today, impacting thousands of people each year through our outstanding programs and dedicated organizing work in collective pursuit of enduring social and economic equity. **Over the past five decades, we have:**

- ★ Built or preserved 450+ affordable homes
- ★ Placed over 500 job seekers into good jobs, with an average wage this year of \$18.08/hr
- ★ Helped hundreds of residents achieve financial stability and build their assets through the financial literacy and First Time Home Buyer program
- ★ Acquired 100 homes through the 100 Homes Program, and started the 49 More Homes Program
- ★ Increased Somerville's housing linkage fee to \$10.00/square foot to help create more affordable housing
- ★ Instituted a jobs linkage fee at \$2.45/square foot to support Somerville's workforce
- ★ Launched the Culinary Peer Training program through First Source Jobs
- ★ Inspired several successful Somerville city council runs
- ★ Moved ahead with the partnership to redevelop Clarendon Hill public housing, one of Somerville's largest affordable housing resources
- ★ Mobilized hundreds of residents to achieve key organizing victories including passing Somerville's Community Preservation Act; increasing Inclusionary Zoning to 20%; Passing the Jobs Linkage Fee; supporting a groundbreaking \$4 million Community Benefits Agreement in Union Square

Now, as we turn our attention to the next fifty years, SCC has bid farewell to our beloved longtime CEO, Danny LeBlanc, and welcomed our new CEO, Gonzalo Puigbo, a housing expert who cut his teeth right here in Union Square!

We look forward to continued achievements and new partnerships with our cherished Somerville community. **Our plans for the future include campaigns to:**

- ★ Continue to fight for our neighbors most at risk of displacement
- ★ 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

As we weather the COVID-19 crisis and ready SCC for the future, we have been especially reminded of the importance of home — in our lives, the lives of our children, and our community. Home is our safe haven and sanctuary, and is something we all deserve. Affordable housing is a public health issue and should be a right. **For the next fifty years and beyond, SCC will continue to fight for affordable housing and equity for all.**

Thank you for being a part of our journey thus far. We are committed to taking our efforts to the next level as we celebrate this milestone and we are counting on you to be a part of the movement.





50TH ANNIVERSARY
1969 | 2019 | 2069

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.

AS WE TURNED THE CORNER FROM 2019 INTO 2020,

SCC was in the middle of a year-long celebration of our 50th anniversary. Now, as we write this, who would have imagined how different life would be?! The COVID-19 pandemic has taken over much of our lives for the time being. But when we look back at SCC's work in 2019 — and at what we are doing right now in the midst of the pandemic — we realize just how critically important the organization we steward is to our community. In addition to many specific projects, SCC has always strived to bring out and represent the best in Somerville. Now more than ever we realize how valuable that work is.

So take a moment away from our current pandemic concerns to relish with us the good work we all did together in 2019:

- ★ We have exceeded 100 affordable apartments in the 100 Homes program, as we have also pursued the "49 More Homes" required by the Somerville Planning Board in its 2017 Assembly Square decision; we have secured the permanent affordability of 113 homes so far!
- ★ Union United's long campaign to reach a Community Benefits Agreement in Union Square reached fruition with the CBA signing in December between the Union Square Neighborhood Council and US2. The CBA includes additional up front affordable housing that SCC will co-develop, as well as additional workforce development funds to help Somerville residents access the new jobs coming to Union Square
- ★ Our First Source program continues to expand, taking on additional work under contract with MassHire Metro North, our regional Workforce Board helping job seekers gain new jobs at Encore Casino and beginning to assist Malden residents as well
- ★ The Clarendon Development Team — SCC, POAH and Redgate — along with Somerville Housing Authority has been able to completely redesign the Clarendon redevelopment project with new modular construction and is now going through the Somerville Zoning process
- ★ Anticipating the opening of SCC's new affordable condos at 163 Glen Street as well as other opportunities generated through Somerville's Inclusionary Zoning, we set a new record by serving over 400 residents in our First Time Home Buyer program
- ★ As the pandemic hit, SCC has helped hundreds with unemployment benefits, rental assistance, and other services

As Danny retired after 20 years at SCC, the SCC Board is also excited to have recently hired Gonzalo Puigbo as our new CEO to help lead SCC into our next 50 years. While times are tough right now, we find it helpful to both look back and look ahead, knowing that SCC will be there through thick and thin. We look forward to the day we will all gather in person again but, meanwhile, enjoy celebrating our 2019 accomplishments with us.


Kathy McGilvray, President


Danny LeBlanc, Chief Executive Officer

WELCOME TO OUR NEW CEO, GONZALO PUIGBO!



Gonzalo joins us from the banking industry, where he has over 20 years of experience, combining corporate knowledge and entrepreneurial spirit with community impact.

He began his banking career at Citizens Bank, where he worked for over 8 years and received the prestigious President's Club Award for 2004 & 2005 for outstanding sales and community outreach.

In 2006, he moved to Eastern Bank as a Regional Sales Manager and received the 2012 Corporate Value award for his outstanding community involvement.

Gonzalo most recently worked at People's United Bank as the Vice President, CRA & Community Development Officer, covering the Northern New England Market.

Gonzalo is a passionate Servant Leader willing to help anyone along the way who needs help with financial services and education. He has taught over 500 homebuyer education seminars and over 100 financial education classes in order to give low income households and working folks the chance for financial independence.

He has volunteered with many non-profit organizations and was Chair of the Board of Directors at Compass Working Capital and is the current Co-Chair of MCBC's Lending Committee. In 2012, his alma mater Framingham State University presented him with the Alumni Achievement Award for his outstanding work in our local communities.

Originally from Venezuela, Gonzalo always dreamed of moving to the US, finishing college, building his own enterprise, and raising a family. He has been able to accomplish that and much more and is grateful for the opportunities he has found in this country and community.

Gonzalo is thrilled to be joining SCC at such an exciting time. He looks forward to working with the staff and board and getting to know the community. Because of SCC's values and commitment to equity and inclusion, he feels right at home already.



FAREWELL

to Meredith and Danny!
**Thank you for your years of
service and dedication to
our community.**

BUILDING COMMUNITY

By increasing and diversifying housing options, as well as organizing in the community around affordable housing policy, SCC helps to make Somerville more livable, sustainable, and inclusive.

★ **This past year Union United had a great victory in our long Development Without Displacement campaign.** After six years(!!) of organizing actions, meetings, door knocking, and outreach, the Union Square Neighborhood Council was able to negotiate and sign a Community Benefits Agreement with the Union Square developer. This is a major victory demonstrating the effectiveness of our approach to organizing, and it was immensely gratifying for the community to have the CBA finally signed. One of the first of its kind in the region, the CBA will help many residents be able to stay in Somerville. We also hope to replicate the success of this engagement approach by establishing development standards across the city.



We have been working closely with the Jobs Action Network to organize at the State House for more investment into ESOL

After the success of the CBA, Union United is working on the impact of the new Opportunity Zone and how to maximize its community benefit



★ **In collaboration with the City of Somerville and others, our Affordable Housing Organizing Committee members** helped pack hearings at the State House and Somerville City Council chambers for affordable housing legislation including the Real Estate Transfer Fee, Condo Conversion ordinance, and the Housing Stability Notification Act. SCC's capacity to increase tenant participation in AHOC was recently enhanced by the addition of a 2nd organizer through a grant from the Somerville Office of Housing Stability. Magdalena works alongside Rene to ensure tenants know their rights and that their voice is heard.

★ **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. The institute provides four intensive half-days of training. Our 2019 class included 14 local leaders from a variety of socioeconomic, racial, ethnic and linguistic backgrounds.



THE COMMUNITY BENEFITS AGREEMENT

ensures good jobs, affordable housing, open space, and a much-needed community center for the neighborhood, as part of the Union Square redevelopment.

- ★ The developer is committing to 90 units of affordable housing (the 20 percent requirement) as well as 39 additional units in phase 1 of development
- ★ The developer agreed to work with and support existing local businesses being directly impacted by development with relocation payments and good-faith lease negotiation
- ★ The project will use sustainable building practices, such as building to LEED gold and silver standards, reviewing and preparing roofs for solar panels, green roofs, and/or storm water reuse
- ★ The project will include over 3.5 acres of green and open space, with potentially three neighborhood parks.
- ★ The developer will also support Somerville's artists through \$25,000 a year to fund public art installations and performances

A BRIGHT FUTURE OF OPPORTUNITY

Financial Literacy

As Somerville grows and thrives, it can be too easy to overlook those who struggle financially. SCC's Financial Literacy education classes offer support and guidance. There, people of all ages, backgrounds, beliefs and interests learn cooperatively.

SCC helps program participants provide each other with hope and newfound power while working on spending, saving and budgeting strategies together.

2019 Financial Literacy highlights include:

- ★ Enrollment for 45 participants
- ★ First dual language class
- ★ On-going collaboration with Somerville Housing Authority's Learning, Employment, Asset-building Program (LEAP)



A LISC AmeriCorps member, Jose has been helping expand our financial coaching services in Spanish



FINANCIALS

First-Time Homebuyer Program

Through the First Time Home Buyer Program, SCC provides a comprehensive array of tools and information for successfully navigating the homebuying process. 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.

While gaining insight from those who know the industry and the competitive market best, participants also learn about affordable mortgage products geared specifically toward first-time homebuyers.

2019 First-Time Homebuyer highlights include:

- ★ 421 FTHB participants
- ★ 36 new homeowners

Somerville Community Corporation Statement of Revenue and Expenses as of December 31, 20XX – Unaudited

OPERATING REVENUES:

| | |
|--|-----------|
| Rental Income..... | \$218,699 |
| Grants & Government Contracts | \$901,837 |
| Contributions | \$360,660 |
| Interest & Other Income | \$95,792 |
| Program Services & Management Fees | \$168,237 |
| Net Assets..... | \$57,249 |

TOTAL OPERATING REVENUES.....\$1,802,474

OPERATING EXPENSES:

| | |
|---|-----------|
| Economic Opportunity | \$319,745 |
| Community Organizing..... | \$153,272 |
| Mediation..... | \$380,945 |
| Housing Development & Asset Management..... | \$624,060 |
| General & Administrative | \$355,997 |
| Fundraising | \$88,728 |

TOTAL OPERATING EXPENSES\$1,922,747

A BRIGHT FUTURE OF OPPORTUNITY

CONTINUED

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. Our First Source Jobs Program tackles this issue by connecting community members to good jobs and a career pathway in their hometown.

Finding stable employment helps residents increase their economic stability and chances of being able to afford to remain in Somerville. The First Source Jobs Program also provides employers with a well-trained local workforce. Local employers on First Source's employer advisory board include Partners Healthcare, and Whole Foods Market. The program helps job seekers identify and overcome barriers to employment, support job readiness skill development, get and keep a job, and become leaders in the community.



Coaches are available to work with participants in Spanish, Portuguese, Arabic, Hindi/Urdu, and Haitian Creole

Danny at 355 Broadway #16, a facility which he renovated.



In 2019, First Source launched the pilot IT job training program in partnership with SCALE. The program provides hands-on training to community members for careers in the competitive tech industry.

2019 First Source Jobs Program highlights include:

- ★ 368 job seekers participated in career coaching, job readiness training workshops, and First Source job fairs
- ★ Launched Cisco IT Network Administration training in partnership with SCALE, enrolled the first cohort with 12 students completing the class!
- ★ Rapidly expanded our work starting in March 2020 to support people affected by COVID-19, including unemployment benefits assistance. We helped 174 people apply for unemployment benefits from March to June 2020
- ★ 72% of coached participants obtained employment
- ★ The average hourly wage for people who obtained jobs was \$18.08/hr
- ★ Worked to support Casino Career Advisors' Consortium in partnership with MassHire and Mass Gaming Commission, getting approximately 30 people hired at Encore Boston Harbor Resort
- ★ Expanded work to Malden in partnership with ABCD Mystic Valley Opportunity Center
- ★ Juan and Blake had babies!



GREEN NEW JOBS AND GREENING OUR HOUSING STOCK

SCC worked with Tufts graduate students to investigate establishing a First Source job training program to provide job seekers the skills needed to conduct energy efficient upgrades in SCC-owned housing stock. Such a program could provide access to long-term livable wage green jobs in industries in and around Somerville.

SCC is working with Resonant Energy to install solar panels on more of our buildings. 16 of our buildings now have solar, and we continually work to green our housing stock towards better energy efficiency!



**TOGETHER IN
ONE SMALL STEP**





ANNIVERSARY

1969 | 2019 | 2069

TO THE FUTURE
... ONE GIANT LEAP

HOUSING FOR EVERYONE

SCC develops affordable rental and ownership units and commercial space in Somerville to maintain and strengthen the socioeconomic diversity of the City. We have developed, own, and operate more than 330 units of rental housing, more than 20 affordable condominiums, and multiple commercial spaces for local business. We collaborate with the City, the Commonwealth, for-profit and other nonprofit developers, lenders and funders to begin new projects, while accelerating progress on and completing others.

100 Homes

The 100 Homes Program is a partnership with the City of Somerville and the Massachusetts Housing Investment Corporation – with significant support from local Community Preservation Act funds. The 100 Homes Program combats speculation and the displacement of local tenants from Somerville’s existing housing stock.



Approximately 45% of Somerville residents pay more than 30% of their income on housing

We envision a future Somerville that offers secure housing, economic stability, and opportunity for community engagement for people of all backgrounds.



Since the beginning of 2019, SCC has purchased additional buildings, bringing the total number of units to 100. In addition to stabilizing tenancies of the current residents, since the beginning of 2019, SCC has moved in 33 households from the Priority Waitlist, meaning they were facing displacement, homelessness, or the expiration of a hard-won rent subsidy voucher. All 100 units are now permanently affordable at different levels of affordability based on the Area Median Income.

Metro9 Condominium — Preservation of Affordable Rental Units

- ★ Berkeley Investments developed the 100-unit Milbrook Lofts at 9 Medford st., and in 2018 they filed for Condo conversion
- ★ With support from the City of Somerville, SCC purchased the 14 apartments that were permanently affordable rental units created through Somerville's Inclusionary Zoning ordinance. These apartments are now preserved as permanently affordable rentals, even though the rest of the building is now being sold as luxury condominiums



16 graduates of Leadership Development Institute

350 reached through our organizing activities

24 First Time Homebuyer classes held

36 new homeowners

421 participated in First Time Homebuyer classes

40 participated in Financial Literacy classes

917 career coaching sessions

99 residents were placed in jobs

\$18.08 average hourly wage for First Source participants who obtained employment

HOUSING FOR EVERYONE

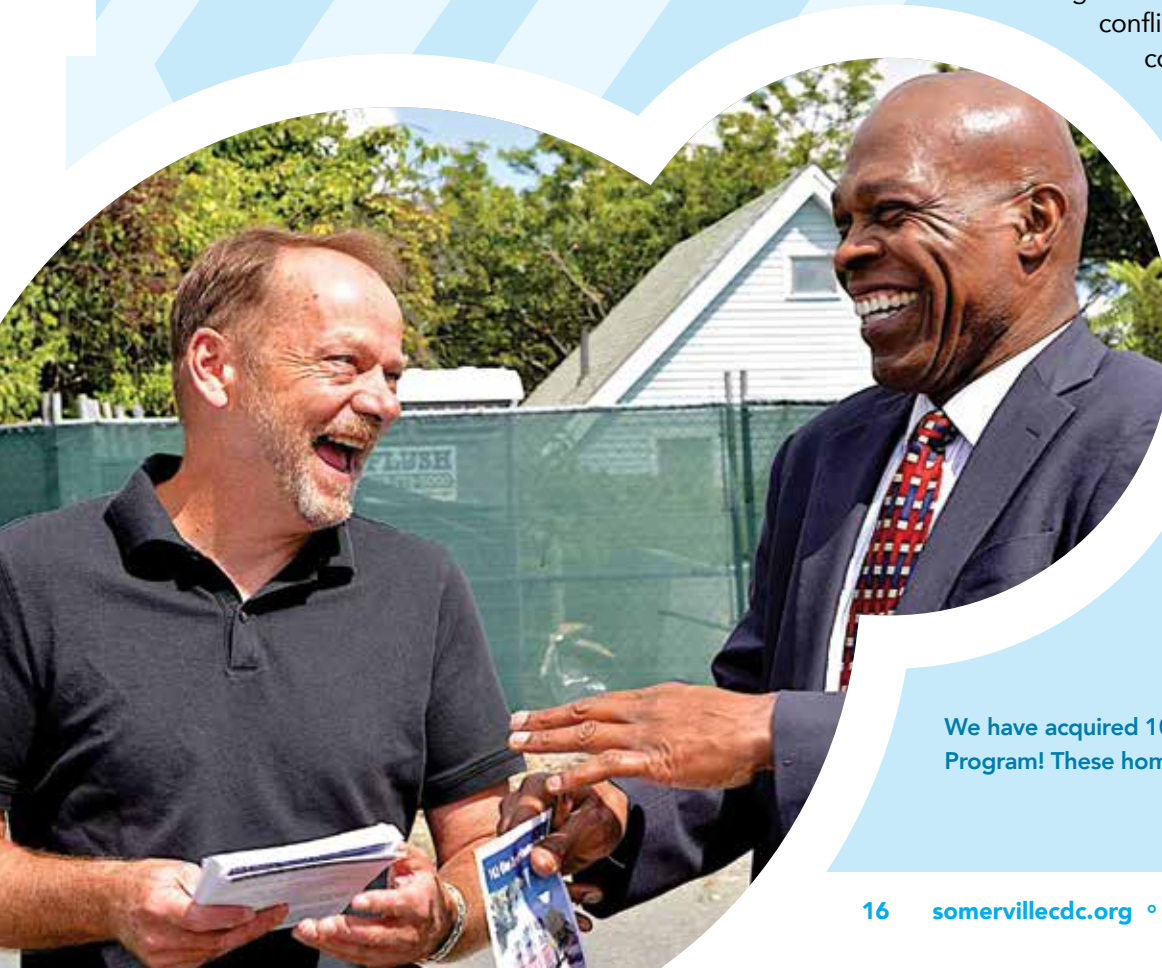
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Environmental Sustainability

- ★ SCC is working on green retrofits for the 100 Homes portfolio. By partnering with MassSave, MassCEC, and Action for Boston Community Development, SCC has been able to install cutting-edge insulation in 3 buildings, and transition from oil furnaces to electric VRF “air source heat pumps” at one building, with more retrofits on the horizon.
- ★ SCC is partnering with Resonant Energy, SunBug, SunRun, IMF Construction, and Emerald Blue to install solar panels on 17 of its buildings in 2020. The net impact over 25 years of these panels is estimated to be 8,923,936kWh of energy, which represents 15,656,511 Car Miles Driven of avoided Emissions, or 8,240 forest acres of carbon sequestration!

Mediation

Founded in 1984, SCC’s Somerville Mediation Program worked to peacefully resolve conflicts in the court system and community agencies. In 1989, the first peer mediation program was established at Somerville High School. In 1999, programs were developed at the elementary schools in Somerville. Mediation has been an effective tool in resolving difficult conflicts in the Somerville Public Schools. Preventing bullying and creating tolerance and understanding is an important part of the program.



We have acquired 100 homes in our 100 Homes Program! These homes are permanently affordable.



Each year, new student mediators are trained to become peer mediators. At the high school, students participate in a 24-hour hands-on training. In the elementary schools, students participate in an 18-hour hands-on training. The mediators chosen reflect the school community in terms of gender, race, economic and social backgrounds and academic ability. Under adult supervision, the mediators assist the parties to reach a mutually acceptable, peaceful and lasting resolution to their conflict. Staff mediators conduct periodic check-ins with parties in the days following the mediation. Annually, we have a combined caseload of over three hundred cases in the schools.

Along with providing mediation services to the Somerville Public Schools, the program provides classroom workshops to the schools. Workshops consist of presentations on conflict resolution, respectful classroom, bullying and tolerance. Student mediators assist in presenting workshops to classes.

Referrals of cases come from students, disciplinarians, teachers, counselors, parents, police and other staff members. The program is also utilized in mediating conflicts between students and teachers and between staff in the school system.



BREAKFAST LAUNCH

We launched our 50th Anniversary celebration in style along the Mystic River. Dr Karilyn Crockett gave an inspiring talk on the importance of community in movement building. Mayor Curtatone and Danny LeBlanc jumped into the river!

VISION FORUM

We invited the community to think about Somerville in 50 years for our Vision Forum. There were robots, astronauts, clay models, future maps, beekeeping, photo essays, sensory safe spaces, poetry, posters, and more!



BECAUSE OF YOU THANK YOU TO OUR DONORS



As we blaze the trail ahead, we need you more than ever. How do we work towards an ever more inclusive, sustainable, and just city? The challenges are complex, but the effort we put in today will create a better future with more opportunities for all.

We are extremely proud of the fact that with each passing year, we continue to grow and have the flexibility to meet the needs of an ever changing Somerville. This is thanks to your generosity and support.

SCC views this growing support as a community mandate to move forward with our Social Equity agenda. We will continue to increase affordability, connect job seekers with quality training programs and good jobs; identify and acquire new homes to establish permanent affordability; empower local residents, and expand our reach to a growing body of leaders who can make sure signature social policies get passed. You are an essential part of keeping the equity agenda moving forward for the next 50 years!

Wingate – CITC
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2019 Staff on the back stairs of the SCC office in Union Square

2019 Board of Directors

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VICE PRESIDENT: Stephanie Toews-Moeling
TREASURER: Cassie Arnaud
CLERK: Valerie Zinkus

DIRECTORS:

| | |
|------------------|--------------------|
| Ezra Haber Glenn | Maria Teresa Ricoy |
| Michelle Apigian | Natacha Theodore |
| Silvana Dinka | Marjorie Jacques |
| Kathleen Evans | Thermidor |
| Laurie Goldman | Rose White |
| Van Hardy | Mulugeta Zegeye |



2019 Staff

ADMINISTRATION

Chief Executive Officer: Daniel LeBlanc
Deputy Director: Meridith Levy
Business Manager: Mary Ann Sclafani
Director of Finance: Amanda Pelcher
Administrative Assistant: Helen Corrigan
Communications & Development Manager: Lizzie Devane

REAL ESTATE DEVELOPMENT

Director of Real Estate Development: Scott Hayman
Senior Project Manager: David Tisel
Project Manager: Carolina Mejia

ECONOMIC OPPORTUNITY

Asset Building Specialist: Janine Lotti
LISC Americorps: Jose Cedanio
First Source Program Manager: Blake Roberts-Crall
Career Coach: Danyal Najmi
Career Coach: Juan Williams

COMMUNITY PLANNING AND ORGANIZING

Lead Organizer: René Mardones
Community Organizer: Magdalena Gomez

MEDIATION

Director, Somerville
Mediation Program: Jeannine Nye
Mediation Case Coordinator
Somerville High: Aindrea Benduzek
Mediation Case Coordinator
Somerville Elementary Schools: Marcia Somerset

INTERNS

Connor
 Ava
 Abigail
 Andrea



50TH ANNIVERSARY



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