

SOMERVILLE AFFORDABLE HOUSING TRUST FUND (SAHTF) – SELECTED SUMMARY OF ACTIVITY
FOR ACTIVITIES DURING 1st CALENDAR YEAR QUARTER, 2019 (January, February, March)

At the request of the City Council's appointee to the SAHTF, Trust staff endeavor to prepare information on a quarterly basis that summarizes actions taken at Trust meetings. The purpose of the summary is to keep City Council members and the public abreast of Trust activity over the course of the year. Below is information on Trust activity during the first quarter of calendar year 2019.

January 2019

The Trust issued three funding Requests for Proposals (RFP) in January:

FY19 CPA Affordable Housing Development Request for Proposals – The Trust issued an RFP for funds to be awarded from its FY19 Community Preservation Act (CPA) Community Housing allocation for projects that acquire, create or preserve affordable housing units. CPA funds can serve individuals and households up to 100% AMI.

FY19 Community Preservation Act (CPA) Housing Program Request for Proposals – The Trust issued an RFP for funds to be awarded from the FY19 CPA Community Housing allocation to operate programs providing grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance on behalf of income eligible households for the purpose of making housing affordable. Programs seeking funding should help low-to-moderate households gain access to or retain housing, provide a measurable impact and applicants should demonstrate a capacity to carry out the program.

FY19 Affordable Housing Trust Tenancy Stabilization Program Request for Proposals – The Trust issued an RFP for non-CPA Trust funds to support its Tenancy Stabilization Program (TSP). TSP was first operated as a Renter Revolving Loan Fund from 1992 to 2006; since 2007 it has been administered by a Somerville nonprofit organization. The program currently provides up to \$3,000 in grant funds to individuals and households who are in need of money for first and last month's rental payments, security deposits and rental arrears in order to help stabilize clients' housing situations. The program serves households with income up to 80% AMI.

The deadline for responses to each of the RFPs was set for March 5th, 2019.

Linkage payments – The Trust received \$340,050 in linkage payments from Federal Realty Trust for six projects at Assembly Row. All of the payments represented the first annual installment of linkage payments being made over a five-year period.

February 2019

Amendment to CPA funding award for Permanent Supportive Housing – Trustees approved a request from Heading Home Inc., to allow the agency to use CPA funds previously awarded by the Trust to support costs of an additional Permanent Supportive Housing Program operated by Heading Home. The additional funds will be used to close the gap between HUD funding and market-rents in Somerville, for the purpose of maintaining stable supportive housing for formerly homeless and disabled Somerville residents.

March 2019

FY19 CPA RFP Affordable Housing Development proposals received – The Trust received one proposal totaling \$1,620,000 from the Somerville Community Corporation (SCC). Table 1 provides a description of this Affordable Housing Development Proposal.

Table 1: FY19 Proposals Received for Affordable Housing Development		
Somerville Community Corporation	24-28 Mt. Pleasant Street: SCC plans to purchase the property and develop six units of rental housing which will be permanently affordable to households earning at or below 80% AMI. The six units will consist of four 3BR and two 2BR units. Project plans have already been approved by the Planning and Zoning Board of Appeals. SCC will also seek funds from the MA Community Scale Housing Initiative at DHCD.	\$1,620,000

FY19 CPA RFP Housing Program proposals received – The Trust received five proposals for Housing Programs from four agencies. The total amount of CPA funds requested for Housing Programs is \$385,248. Table 2 lists the proposals and the amounts requested.

Table 2: FY19 Proposals Received for Housing Support Programs		
Somerville Homeless Coalition	CPA PASS Expansion (2 years)	\$199,952
Somerville Homeless Coalition	Better Homes Leasing Differential	\$73,884
Heading Home	Permanent Supportive Housing Leasing Differential	\$50,000
Community Action Agency of Somerville	Homelessness Prevention Assistance Fund	\$50,000
RESPOND Inc.	Housing Program for Victims of Domestic Violence	\$11,412
Total CPA funds requested (Programs only)		\$385,248

FY19 Tenancy Stabilization proposals received – The Trust received proposals from two agencies to operate the Trust’s Tenancy Stabilization Program for a three-year period. Table 3 lists the agencies that applied.

Table 3: FY19 Proposals received for Trust Tenancy Stabilization Program funds		
Somerville Homeless Coalition	Tenancy Stabilization Program for FY20-FY22	\$180,000
Just-a Start Inc.	Tenancy Stabilization Program for FY20-FY22	\$180,000
Total non-CPA Trust TSP funds requested		\$360,000

Review of funding requests in response to all three of the RPPs began in March, with deliberations and voting scheduled for April.