

**SOMERVILLE AFFORDABLE HOUSING TRUST FUND (SAHTF) – SELECTED SUMMARY OF TRUST ACTIVITY
FOR ACTIVITIES DURING 3RD CALENDAR YEAR QUARTER, 2017 – JULY-SEPTEMBER 2017**

JULY 2017

Consideration of SAHT 2017 CPA Housing Project proposals -- Staff noted that the applicants for the two projects, 100 Homes and Clarendon Hill, will be available to attend a CPC meeting August 16, 2017 at which the projects will be considered as part of the Trust's bonding request to support those projects.

- 100 Homes - Several trustees noted the importance of distinguishing between affordable 100 Homes units created by CPA funding, and affordable units acquired through FRIT funding under the zoning waiver it secured this spring. The FRIT-funded program could possibly reside with MHIC (Massachusetts Housing Investment Corporation) or MHP (Massachusetts Housing Partnership), for creation of 49 scattered site units. The timing of that funding relates to the FRIT project schedule and is to be determined.
- Clarendon Hill - Staff noted their understanding that SHA had not yet heard from DHCD on its request to use \$7 million of Moving to Work funding for relocation costs. Danny LeBlanc indicated his understanding that the request had been approved. The project development team will also be available at the August CPC meeting.

AUGUST 2017

Consideration of SAHT 2017 CPA Housing Project proposals – The Trust further considered SAHT 2017 CPA proposals, with SCC and POAH representatives attending to offer updates on the status of the Clarendon Hill and 100 Homes projects, respectively.

- 100 Homes - SCC reported that it has exhausted \$2.4 million of CPA funding allocated to date as the first twenty 100 Homes units are acquired and being brought to occupancy. SCC is pursuing a next round of properties in anticipation of further funding to be allocated.
- Clarendon Hill – POAH reported on efforts to incorporate feedback about the project plans from the community and the City. Changes are in ongoing process with regard to building massing, the compatibility of the site plan with neighborhood typology, and improvements to the traffic configuration where Powder House Boulevard meets Alewife Brook Parkway. An application to Mass Works has been submitted to the State for \$4.9 million for street and traffic improvements. POAH and SCC are working to increase sources of funds for the project budget to accommodate the cost of these improvements. The most recent budget had projected a need for \$6 million from local sources, which is expected to increase as estimates are updated to reflect changes to project.

The amount of a potential bonding request from the Trust to the CPC was discussed. The CPC is interested in knowing how much of annual CPA allocations that Trustees feel would be prudent to commit to these projects for long-term bond payments. Trustees agree that the two projects offer a rare opportunity to provide significant benefits by increasing the number of affordable units in Somerville, and that a maximum supportable bonding request should be made.

SEPTEMBER 2017

Consideration of SAHT 2017 CPA Housing Project proposals – Discussion of a potential recommendation to the CPC on bonding approval requests, regarding 100 Homes and Clarendon Hill.

- Clarendon Hill - OSPCD Executive Director Michael Glavin attended a portion of the meeting to report on the status of remaining issues involving the development team's need to respond to tenant and/or City questions on relocation and selected other issues.

- 100 Homes – To ensure that 100 Homes acquisition efforts could continue while bonding requests are considered and deliberated, staff prepared a recommending that the Trust commit \$750,000 in FY17 CPA funding and \$750,000 in Trust funds to support ongoing acquisitions, which was approved.

Recent Trust-funded loan closings – Staff reported on two recent funding/project milestones:

- 100 Homes (5 affordable units) - On September 8th, the City and SCC closed on two 100 Homes properties. The two properties are located at 293 Alewife (Ward 7) and 52 Sydney (Ward 4). The properties will contain five rental units—2 1BR units, 1 2BR unit and 2 3BR units affordable to households with incomes at or below 50% of Area Median Income (AMI). Rent levels serving a lower income level than most other 100 Homes properties is possible through state funding SCC had secured through DHCD’s Housing Preservation and Stabilization Trust Fund (HPSTF).
- 163 Glen Street closing (8 affordable units) – After several years of effort, SCC and the City also closed on 11 homeownership units (10 2BR and 1 3BR) located in Ward 1. Program includes:
 - 4 restricted to be affordable to households with income up to 80% of AMI
 - 2 restricted to be affordable to households with income up to 100% of AMI
 - 2 restricted to be affordable to households with income up to 110% of AMI
 - 3 market-rate, unrestricted

The total development cost for the project at closing is \$5,405,122. Trust Funding includes:

- \$913,762 of Trust CPA funds
- \$239,960 of non-CPA Trust funds