

SOMERVILLE AFFORDABLE HOUSING TRUST FUND (SAHTF) – SELECTED SUMMARY OF ACTIVITY
FOR ACTIVITIES DURING 4th CALENDAR YEAR QUARTER, 2018 (OCTOBER, NOVEMBER, DECEMBER)

At the request of the City Council's appointee to the SAHTF, Trust staff prepare the information below summarizing actions taken at Trust meetings on a quarterly basis, in an effort to keep City Council members and the public abreast of Trust activity over the course of the year.

October 2018

Preservation of affordable unit at 88 Wheatland Street – In order to ensure the preservation of a City affordability restriction on a condominium at 88 Wheatland Street, the City had limited time to market the unit and find an eligible qualified buyer who then needed to get their financing in place. In the absence of a sale completed by the deadline of October 23rd, the affordability restriction on the unit would have been lost, and the unit would have been sold for full market value and removed from Somerville's inventory of affordable units. Trustees voted to issue a loan up to \$160,000 of non-CPA Trust funds to enable the purchase of the unit by the Somerville Community Corporation (SCC) to hold and then resell the unit at its affordable price to the eligible household, preserving the unit as affordable in perpetuity.

Alewife-Sydney Homeless project (100 Homes) – Trustees approved a request from SCC for \$196,621 in CPA funds to close a gap on the Alewife-Sydney Homeless project. The shortfall related to creation of an additional affordable rental unit, in addition to the number of units initially funded with CPA resources. In total 5 units affordable to very low income (below 50% AMI) households were created at the two properties.

November 2018

Pilot Phase of 100 Homes – Trustees approved a request from SCC asking the Trust to allocate \$275,709 in Trust or CPA funds to address budget shortfalls in the acquisition and initial operation of 38 of the first 43 units acquired by SCC in the pilot phase of the 100 Homes program. When considered as part of what is a \$15 million effort to date, this amounts to a 1.8% overrun, or \$7,237 per unit in additional subsidy.

December 2018

Linkage payments – The Trust received \$683,451 in linkage payments from Federal Reality Trust for eight developments in Assembly Square, and a \$26,374 linkage payment from Greentown Labs. Most of these payments represent annual installments of linkage payments being made over a five-year period.