

SOMERVILLE AFFORDABLE HOUSING TRUST				
FINANCIAL REPORT FY26 TO October 2025 NON-CPA TRUST FUNDS				
Prepared for SAHTF Meeting, November 13, 2025				
	Bank statement balance as of	Activity during the period since last report	Bank statement balance as of	
	30-Sep-2025		31-Oct-2025	
BALANCE	\$35,700,824.75		\$31,653,997.83	
Revenue				
Linkage		\$98,275.08		
Fractional/other Inclusionary payments		\$43,744.94		
Development Loan Repayments				
Acquisition Loan Repayments		\$15,804.93		
Mary's Trust		\$2,278.66		
Individual loan Repayments		\$11,134.83		
Bank interest		\$126,640.94		
Other				
TOTAL REVENUE		\$297,879.38		
Expenses				
Loans/Programs/Staff Salary				
Admin				
Other		4,344,706.30		
TOTAL EXPENSES		\$4,344,706.30		
NET INCOME		-\$4,046,826.92		

NEW REVENUE THAT HASN'T CLEARED BANK ACCOUNT:	\$ 1,471.78
NEW EXPENSES THAT HAVEN'T CLEARED BANK ACCOUNT:	\$ 156,674.81
Subtotal:	\$31,498,794.80

OUTSTANDING COMMITMENTS:	\$18,465,902.79
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AVAILABLE FOR NEW COMMITMENTS	Including Early Acq Funds	\$13,032,892.01	
AVAILABLE FOR NEW COMMITMENTS	Excluding Early Acq Funds	\$12,983,164.30	Equals end of month account balance minus new expenses that haven't cleared bank account and outstanding commitments

Early Action Acquisition Fund Starting Balance	\$8,288,903.00
Early Action Acquisition Fund Current Balance	\$49,727.71

Outstanding Commitments		
HOUSING PROJECTS	Balance	
163 Glen	\$214,736.05	
Waterworks Phase II	\$60,750.00	
SCC Rehab: 657-659 Somerville	\$514,480.95	
Clarendon Hill Phase 1	\$200,000.00	
29 Cross St East (New Development)	\$965,574.34	
24 Webster Ave - Acquisition Loan	\$407,777.16	
24 Webster Ave - Additional Funds	\$260,000.00	Commitment expires 4/14/2026
41 Webster Ave (Parcel D4.3)	\$3,954,000.00	Commitment expires 11/8/2025; CPA/Non-CPA split to be determined
259 Lowell St. (VNA)	\$2,000,000.00	Commitment expires 5/6/2026
15 Temple Street (299 Broadway)	\$4,500,000.00	Commitment expires 3/31/2026; \$6MM total Trust commitment
29 Jackson Road	\$610,846.00	Commitment expired 12/18/2024
Total Housing Projects Balance	\$13,688,164.50	
HOUSING PROGRAMS	Balance	
Closing Cost Assistance	\$49,212.32	
Homeownership Stabilization Pilot	\$15,000.00	
MVP 2025	\$586,320.00	
MVP 2026	\$615,636.00	
MVP 2027	\$646,418.00	
MVP-City match	\$1,847,374.00	
SHC Flex Rental Assistance	\$509,559.91	
Flex Rental Assistance Funds for SHC	\$178,305.20	
SHC Tenancy Stabilization Program	\$148,646.61	
Annual Report Graphic Design	\$275.00	
Salary FY2025	\$2,686.05	
Total Housing Programs Balance	\$4,777,738.29	
Total Outstanding Commitments:	\$18,465,902.79	