

SOMERVILLE AFFORDABLE HOUSING TRUST

FINANCIAL REPORT FY26 TO November 2025 NON-CPA TRUST FUNDS

Prepared for SAHTF Meeting, December 11, 2025

	Bank statement balance as of	Activity during the period since last report	Bank statement balance as of	
	31-Oct-2025		30-Nov-2025	
BALANCE	\$31,653,997.83		\$32,917,609.86	
Revenue				
Linkage		\$1,153,301.50		
Fractional/other Inclusionary payments				
Development Loan Repayments				
Acquisition Loan Repayments				
Mary's Trust				
Individual loan Repayments				
Bank interest		\$110,310.53		
Other				
TOTAL REVENUE		\$1,263,612.03		
Expenses				
Loans/Programs/Staff Salary				
Admin				
Other				
TOTAL EXPENSES		\$0.00		
NET INCOME		\$1,263,612.03		

NEW REVENUE THAT HASN'T CLEARED BANK ACCOUNT: \$ 16,330.41

NEW EXPENSES THAT HAVEN'T CLEARED BANK ACCOUNT: \$ 498,871.76

Subtotal: **\$32,435,068.51**

OUTSTANDING COMMITMENTS: **\$18,465,902.79**

AVAILABLE FOR NEW COMMITMENTS	Including Early Acq Funds	\$13,969,165.72
AVAILABLE FOR NEW COMMITMENTS	Excluding Early Acq Funds	Equals end of month account balance minus new expenses that haven't cleared bank account and outstanding commitments \$13,919,438.01
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 <i>Commitment expires 4/14/2026</i>
41 Webster Ave (Parcel D4.3)		\$3,954,000.00 <i>Commitment expires 11/8/2025; CPA/Non-CPA split to be determined</i>
259 Lowell St. (VNA)		\$2,000,000.00 <i>Commitment expires 5/6/2026</i>
15 Temple Street (299 Broadway)		\$4,500,000.00 <i>Commitment expires 3/31/2026; \$6MM total Trust commitment</i>
29 Jackson Road		\$610,846.00 <i>Commitment expired 12/18/2024</i>
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