

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
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AVAILABLE FOR NEW COMMITMENTS	Including Early Acq Funds	\$13,969,165.72	
AVAILABLE FOR NEW COMMITMENTS	Excluding Early Acq Funds	\$13,919,438.01	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	