

SOMERVILLE AFFORDABLE HOUSING TRUST

FINANCIAL REPORT FY26 TO December 2025 NON-CPA TRUST FUNDS

Prepared for SAHTF Meeting, January 8, 2026

	Bank statement balance as of	Activity during the period since last report	Bank statement balance as of	
	30-Nov-2025		31-Dec-2025	
BALANCE	\$32,917,609.86		\$33,045,843.05	
Revenue				
Linkage		\$15,972.22		
Fractional/other Inclusionary payments				
Development Loan Repayments				
Acquisition Loan Repayments				
Mary's Trust				
Individual loan Repayments				
Bank interest		\$112,260.97		
Other				
TOTAL REVENUE		\$128,233.19		
Expenses				
Loans/Programs/Staff Salary				
Admin				
Other				
TOTAL EXPENSES		\$0.00		
NET INCOME		\$128,233.19		

NEW REVENUE THAT HASN'T CLEARED BANK ACCOUNT:	\$ 65,646.82
NEW EXPENSES THAT HAVEN'T CLEARED BANK ACCOUNT:	\$ 853,848.92
Subtotal:	\$32,257,640.95

OUTSTANDING COMMITMENTS:	\$21,856,455.70
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AVAILABLE FOR NEW COMMITMENTS	Including Early Acq Funds	\$10,401,185.25	
AVAILABLE FOR NEW COMMITMENTS	Excluding Early Acq Funds	\$10,321,304.98	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	\$79,880.27

Outstanding Commitments		
HOUSING PROJECTS	Balance	
163 Glen	\$214,736.05	
Waterworks Phase II	\$60,750.00	
SCC Rehab: 657-659 Somerville	\$385,674.70	
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>
SCC 176-182 Broadway	\$2,750,272.29	
12 Pleasant Ave - Additional Funds	\$700,000.00	
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	\$17,009,630.54	
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	\$272,243.15	
SHC Tenancy Stabilization Program	\$123,795.53	
Annual Report Graphic Design	\$275.00	
Salary FY2025	\$2,686.05	
Total Housing Programs Balance	\$4,846,825.16	
Total Outstanding Commitments:	\$21,856,455.70	