

MEMO

To: Lisa Davidson, Housing Director, OSPCD
Andrea Shapiro, Managing Trustee, Somerville Affordable Housing Trust
From: Alexis Turgeon, Housing Grants Manager, OSPCD
Date: September 26, 2025
RE: **LOAN FORGIVENESS REQUEST – Renter Revolving Loan Program**

From 1992-2004, fifty Somerville Affordable Housing Trust Fund loans were given to various borrowers as part of the Renter Revolving Loan Program. This program provided up to three month's rent to the landlord on behalf of the borrower as an amortizing loan with interest rates ranging from 0%-5%. These loans were not secured with a mortgage at the Registry of Deeds and, according to our records, have no maturity dates. The principal balances of these loans currently total \$41,718.26.

The Housing Division is not in contact with these borrowers and has not attempted to collect payments in a number of years. The last payment on these loans appears to have been made in 2007. Given that these mortgages are unsecured and that the Housing Division does not have the means of locating the borrowers that have defaulted on their amortization terms, I recommend these loans be forgiven as bad debt.

I've attached a list of the outstanding loans for your review. Please sign below if you approve of these loans being forgiven as bad debt. If approved, these will be represented as adjustments to the fiscal year 2025 loan reconciliation.

Approved:

Lisa Davison, Director of Housing

Andrea Shapiro, Managing Trustee, SAHTF

Loan Number	Last Name	First Name	Stno	Propaddr	Amount of Assistance	Amount of Mortgage	Interest Rate	Type of Loan	Date Loan Signed	Date Mortgage Recorded	Balance SAHTF
RRL044	Andrews	Stephen	70	Perkins Street	438.00	NM	0.00%	MPL	19-Jan-01	NM	358.00
RRL013	Aquirre	Solanghe			153.00	NM	0.00%	MPL	01-Apr-93	NM	102.00
RRL023	Ball	Kevin	6	Cutter Park	1,700.00	NM	0.00%	MPL	12-Jan-99	NM	1,390.00
RRL019	Baro	Edward & Debra	427	Medford Street	1,048.00	NM	0.00%	MPL	07-Dec-97	NM	1,018.00
RRL021	Bedugnis	Manuel	16	Concord Avenue	1,668.00	NM	0.00%	MPL	08-Jul-98	NM	1,574.67
RRL003	Blum	William			525.00	NM	0.00%	MPL	02-Mar-92	NM	86.00
RRL054	Breen	Nancy	543	Broadway	804.00	NM	0.00%	MPL	23-Oct-01	NM	750.40
RRL010	Callender	Sheri			1,100.00	NM	3.00%	MPL	09-Feb-93	NM	462.34
RRLbd2	Chisolm	Colin			1,180.00	NM	0.00%	MPL	01-Feb-93	NM	0.06
RRL034	Clough	Robert	36	Moreland Street	1,123.00	NM	0.00%	MPL	07-Nov-99	NM	655.15
RRL058	Cox, Kenneth	Kenneth	425	Broadway	1,400.00	NM	3.00%	MPL	17-Apr-03	NM	1,400.00
RRL006	Deane	Ruth			900.00	NM	0.00%	MPL	13-Apr-92	NM	900.00
RRL062	Denton	William	300	Highland Avenue	550.00	NM	0.00%	MPL	19-Sep-03	NM	458.32
RRL066	Diorio, Carol Ann	Carol Ann	154	North Street	900.00	NM	0.00%	MPL	08-Jun-04	NM	855.00
RRL025	DiRusso	Linda	90	Holland Street	512.50	NM	0.00%	MPL	08-Apr-99	NM	470.50
RRL053	Duffy	Joanne	170R	Walnut Street	2,550.00	NM	0.00%	MPL	21-Sep-01	NM	2,065.00
RRL020	Farina, Carole	Carole	22	Mt. Vernon Street	620.00	NM	0.00%	MPL	23-Apr-98	NM	568.34
RRL040	Fasulo, Donna	Donna	22	Radcliffe Road	500.00	NM	0.00%	MPL	16-Oct-00	NM	416.66
RRLbd1	Fay, Frank	Frank			990.00	NM	0.00%	MPL	01-May-98	NM	0.08
RRL015	Fitzgerald, William	William	1374	Broadway	800.00	NM	0.00%	MPL	25-Jul-95	NM	778.00
RRL012	Goldfinger, Marc	Marc			500.00	NM	0.00%	MPL	24-Feb-93	NM	500.00
RRL004	Hemsley	Wilbert			1,600.00	NM	0.00%	MPL	18-Mar-92	NM	1,466.68
RRL030	Herra	Lauren	10	Essex Street	1,000.00	NM	0.00%	MPL	29-Sep-99	NM	1,000.00
RRL022	Hurst	Tushea	32	Kent Street	925.00	NM	0.00%	MPL	12-Aug-99	NM	925.00
RRL039A	Jestings	Linda	111	Walnut Street	650.00	NM	0.00%	MPL	12-Sep-00	NM	460.91
RRL067	Keating	Laura	36	Moreland Street	1,800.00	NM	3.00%	MPL	28-Jul-04	NM	1,289.33
RRL029	Lacy	Marcella	162	Glen Street	1,137.00	NM	0.00%	MPL	15-Jul-99	NM	606.26
RRL014	Lopez	Antonio	29	Derby Street	1,644.00	NM	3.00%	MPL	08-Aug-94	NM	298.33
RRL042	Lotus	Debra	45	Cherry Street	1,800.00	NM	3.00%	MPL	02-Oct-00	NM	1,800.00
RRL026	Maldonado	Doris	9	Bartlett Street	815.00	NM	0.00%	MPL	06-Jul-99	NM	815.00
RRL046	McCluskey	Roberta	1374	Broadway	2,016.00	NM	5.00%	MPL	26-Jan-01	NM	1,141.85
RRL039	McConnell	Toni	24	Charlestown Street	1,425.00	NM	3.00%	MPL	05-May-03	NM	827.71
RRL047	McGann	Steven	17	Sycamore Terrace	850.00	NM	0.00%	MPL	21-Feb-01	NM	850.00
RRL005	McKenney	K.			850.00	NM	3.00%	MPL	06-Apr-92	NM	157.36
RRL057	McMillan	Sherril	32	Kent Street	1,152.00	NM	0.00%	MPL	27-Mar-03	NM	1,056.00
RRL061	Moran	Frank	101	Highland Avenue	1,800.00	NM	0.00%	MPL	18-Aug-03	NM	1,710.00
RRL043	O'Hearn	Joseph	275	Medford Street	1,200.00	NM	0.00%	MPL	15-Nov-00	NM	1,200.00
RRL052	Peryea	Paul	50	Washington Street	392.00	NM	0.00%	MPL	02-Aug-01	NM	392.00
RRL055	Ramirez	Elaine	10	Sewall Street	250.00	NM	0.00%	MPL	06-Dec-01	NM	250.00
RRL036	Robinson	Lynnette	57A	Cherry Street	400.00	NM	3.00%	MPL	07-Jan-99	NM	368.00
RRL056	Rodriguez	Leonica	106	Walnut Street	919.00	NM	0.00%	MPL	04-Dec-01	NM	842.00
RRL060	Ryan	Angel	302	Wesley Park	1,800.00	NM	3.00%	MPL	06-Jun-03	NM	1,729.23
RRL049	Ryan	Joseph	8	Bradley Street	1,600.00	NM	0.00%	MPL	21-Feb-01	NM	1,600.00
RRL031	Sanders	Hope	84	Perkins Street	1,070.00	NM	0.00%	MPL	01-Nov-99	NM	1,010.00
RRL007	Silva	Carlos			700.00	NM	0.00%	MPL	16-Jun-92	NM	641.67
RRL064	Simard	Mary A.	355	Medford Street	1,600.00	NM	0.00%	MPL	24-Oct-03	NM	776.75
RRL002	Valliant, John	John			625.00	NM	0.00%	MPL	03-Feb-92	NM	625.00
RRL051	Walker	Wendy	32	Kent Street	565.00	NM	0.00%	MPL	02-Jul-01	NM	304.74
RRL024	Weinles	Diane	61	Marshall Street	1,500.00	NM	3.00%	MPL	03-Feb-99	NM	1,500.00
RRL048	Williams	Catherine	94	Highland Avenue	1,398.00	NM	3.00%	MPL	09-Feb-01	NM	1,265.92