

FY26 RFP 1 - RENTAL ASSISTANCE PROGRAMS

Housing Program Application for CPA Funds

Date of Application December 30th, 2025

A. Agency Information

1. Agency Name and Address:
Somerville Homeless Coalition
1 Davis Square, Somerville, MA 02144
2. Non-profit designation (if applicable): YES NO
3. Contact name, phone number and email address for program manager:
Christelle Toussaint, (617)623-6111 ext. 111, ctoussaint@shcinc.org
4. Contact name, phone number and email address for contract manager:
Brielle Calderan, (617)767-2048, bcalderan@shcinc.org
5. Contact name, phone number and email address for invoicing:
Demi LaMonica, (617)623-6111 ext. 294, dlamonica@shcinc.org
6. Agency's DUNS # 84-740-8804
7. Agency's Tax ID # 04-2897447

B. Program Information

8. Amount of request (CPA): \$369,736.00
9. Describe details about the number of households or individuals you intend to serve.
We anticipate being able to serve 11 households (13 individuals) with these funds.
10. Timeframe for performance:
April 1, 2026 - March 30, 2028. Each household will be pursuing unique moving on plans. Some will only need assistance for a few months, while others will need assistance for the full period. The budget requested takes this into consideration.

11. Describe the need within the community for the type of program proposed. List other agencies that may be addressing it. If there are differences between this proposal and the operation of other agencies administering this or a similar program, please note the differences. Is there a gap in funding to meet the needs within the community? If so, describe how the amount/size of the gap is determined/measured.

The proposed program, Permanent Supportive Housing Moving On Vouchers, is in direct response to HUD's announcement that they intend to dismantle existing Permanent Supportive Housing (PSH) across the country over the next 12 months. While lawsuits are seeking to prevent these massively disruptive changes, it has been widely accepted that success in blocking HUD will be a temporary solution, to buy a little bit of time, but that ultimately, the administration's intentions are clear - they no longer believe in or desire to support PSH.

The Somerville Homeless Coalition (SHC) is the largest PSH provider in Somerville. SHC currently master leases 22 units in Somerville as part of their larger PSH program. Of those 22 Somerville households, 17 are individuals and 5 are families (4 of whom have minor children). It is important to note that PSH is designed to house the most vulnerable chronically homeless households and as such, 100% of the heads of households are disabled. Additionally, 9 of our Somerville PSH clients are elders, over the age of 60. These households have been stabilized in PSH for an average of 10 years. In total, these households have been in PSH for 80,829 nights - adding up to over 221 years of stability that could be lost overnight with HUD cuts.

Traditionally, SHC applies for CPA Rental Assistance funds to support our PASS program. We feel obligated to explain this pivot which is twofold. First and foremost, the devastating changes recently announced by HUD to PSH has resulted in an urgent need for resources to ensure existing, highly vulnerable Somerville households are not returning to the streets. Second, the PASS program, in its current form, is no longer meeting the needs of the community.

PASS was developed during a time in which there were few rental assistance programs and resources available to Somerville residents. It was designed as a stop-gap program to provide temporary assistance to those who had major, unexpected life changes and needed 1-2 years to regain their stability. For the past few years, there have been substantial rental assistance resources available in Somerville including Somerville Affordable Housing Trust Flex Funds (administered through OHS), TSP (funded through the Trust), FHSAP (funded through OHS), ESG Rapid Rehousing (funded through EOHLIC) and ESG Prevention (funded through the City of Somerville). These existing resources, when paired together, can provide almost 2 years of support for Somerville households. While none of these programs are a direct substitute for PASS, given the current landscape, we feel strongly that the households who PASS was designed to support, are able to be assisted through other programs more efficiently and effectively without the administrative burden that PASS requires for compliance.

For these reasons, we urge the Affordable Housing Trust Fund to prioritize allocating funds to meet the emerging needs of Somerville households who are now at risk of losing their PSH units.

Please note that since SHC is proposing a non-traditional PASS program, a new Tenant Selection Plan would be developed and presented to the Housing Division for approval prior to administering the program.

12. Describe other sources of funding available for the type of program proposed. Describe the degree to which your agency is leveraging other sources.

SHC is exploring all possible funding sources to assist with this urgent need. We may be able to utilize supportive service dollars through CSP (funded through MassHealth) and DPH BSAS (specifically for those struggling with substance use disorder) to supplement case management expenses. We will also be looking to private foundations to fill our gaps (specifically in the area of case management).

Additionally, SHC is aggressively planning for moving on strategies for each household, based on their eligibility factors and level of services/support need. There are household who we will be assisting with applying to public housing, ESG rapid rehousing and state vouchers. We are also coordinating closely with other Somerville providers on availability of Municipal Housing Vouchers and the Older Adults Bridge Subsidy program. While we are working on a very fast timeline with these changes, we have already started coordinating closely with the City of Somerville Office of Housing Stability and the Somerville Housing Authority.

The temporary rental assistance offered through the Permanent Supportive Housing Moving On Voucher program will be a last-resort option with the goal of retaining as much of the funds as possible to support those households who have fewer moving on opportunities and may take longer to be placed in alternative housing. We will also be targeting these funds to households who may be able to increase their income sufficiently to afford rent in a roommate situation - providing them the time and support they need to make those changes.

13. Provide the income level of targeted beneficiary/beneficiaries. See Appendix 2 for Fiscal Year 2026 income limits.

Of the 11 PSH households we are targeting these funds for, 10 of them have incomes below 30% AMI. One household has income between 50% AMI and 80% AMI - we anticipate that they will receive assistance for a shorter period of time as they identify an affordable housing opportunity to move into.

14. Description of who the program will benefit (veteran population, chronically homeless, fragile elderly, youth aging out of foster care, etc.) and please note the extent to which beneficiaries are Somerville residents):

The program will only assist Somerville residents. Of the 11 households currently targeted to receive this assistance, they have a combined Somerville residency of roughly 70 years. Every single head of household who would be served with these funds has a disabling condition - including severe mental illness, substance use disorder, physical disabilities, developmental disabilities and chronic health conditions.

Seven of the households who will be assisted, originally entered our program as young adults experiencing homelessness - a particularly vulnerable population that experiences extensive trauma on the streets and in shelters.

Only one individual who we anticipate serving with these funds is an elder. This is due to the fact that the other Somerville elders served in our PSH program are either being referred to the Older Adults Bridge Subsidy program with hopes of being placed in public housing, or have been selected to remain in the very few PSH slots we hope will continue to be funded by HUD. While these funds may not go directly to supporting many elder households, it does allow SHC to keep elder households stabilized in PSH by providing solutions for other clients in the program.

Finally, some of the households who these funds will support are likely ineligible for federal housing resources, limiting their other options for stable housing.

15. Will your agency provide case management services and quarterly follow-up with clients after assistance is provided using other sources of funding beyond CPA funds? Please describe.

All of the households assisted with these funds will require ongoing case management services to not only support their stability, but to aggressively work on their moving on pathways so they can identify and move into other permanent housing. SHC will be utilizing the following sources to fund these case management services - CSP, DPH BSAS, foundations, private donations.

Program Impacts

16. Describe the program's performance objectives, and how outcomes of the program will be measured and tracked:

The goal of this program is to maintain these households' stability, and keep them in housing until they are able to identify and move into alternative, affordable permanent housing. While

each household will have a unique moving on plan, with different objectives, the following measures will be tracked and reported on.

- (1) How many households and individuals successfully exited the program into permanent, affordable housing?
- (2) How many households and individuals engaged in case management and housing search services?
- (3) How many housing applications were submitted on behalf of program participants?
- (4) How many households were able to successfully increase their income (not including those who receive Social Security Disability Benefits)?

17. Note if your agency has previously been funded by the Trust and, if yes, a concise summary of the number of residents served in the prior fiscal year and the impact of the program.

SHC is currently operating the Tenancy Stabilization Program (TSP). During FY25, SHC provided roughly \$82,000 to 36 households, consisting of 84 individuals. 100% of these households were able to either relocate to stable housing with this assistance, or prevent their eviction.

SHC is currently operating a CPA PASS program. We began the application process in the Spring of 2025 and recently had our first households of this cohort lease up (2 households consisting of 3 people). We have 2 additional households who have been determined to be eligible for the program but are in the process of having their income certified by the City of Somerville staff.

SHC is currently operating the Flex SAHTF program administered through the Office of Housing Stability. During FY25, SHC administered over \$679,000 to 127 households consisting of 264 individuals. 100% of these households were able to either relocate to stable housing with this assistance, or prevent their eviction.

Financial Information

18. Please attach a complete program budget and include the status of all funding sources (note any funds pending or already received) and all sources and uses and the amount of funds that will be leveraged.

Please find budget attached.

19. Describe whether the proposed activity will be carried out with or without any other funding from the Trust.

Unfortunately, SHC will not be able to keep these 11 households in stable housing without Trust funding. The difficult reality is that without this assistance, these households will receive a No Fault Eviction, and will return to homelessness. Given the lack of shelter beds not only in Somerville, but across the state, it is likely that these households will become street homeless before June 30th, 2026.

It is also important to note that by approving this funding, with a start date of April, 2026, it will allow SHC to preserve some of the remaining HUD PSH dollars to extend our current grant agreement past June 30th. This is essential to ensure sufficient time while we await HUD's FY27 award announcements which we are not anticipating to come out prior to June 30th given how delayed the entire process is at this point. While we are hopeful we can retain a small amount of HUD PSH funds, if we can't extend our current grant to cover the gap between our grant end date and the new awards - we will be in a situation where we lose 100% of our PSH, regardless of whether HUD would have been willing to continue to fund a small portion, and **every single one** of our clients, will be evicted. By approving this request for funding, you are not only ensuring these 11 households won't return to homelessness, but you are also offering additional time to the 39 other households in SHC's PSH program (a small portion of whom will hopefully be able to stay in PSH).

20. If the agency has operated this program in the past, what is the average amount that each tenant contributes to their rent?

Currently in SHC's PSH program, the average monthly tenant contribution is \$369 but ranges from \$0 per month to \$1,687.

21. If the agency had operated this program in the past, what proportion of clients served were tenants in market-rate housing? What percentage of clients served were tenants in affordable housing?

Up until this point, every client served in SHC's PSH program has had their housing subsidized by SHC through our HUD funding. Of the 22 units that SHC leases in Somerville, 5 are through the Somerville Community Corporation (3 of those units are charged fair market rent each month which is arguably not affordable - ie. over \$3,100 for a 3 bedroom unit).

22. If the agency has a current contract to operate this program, what is the current balance on the contract. Provide a time frame for when you anticipate the remainder of the funds will be spent down, and what is the basis for your expectation. How many households do you expect to serve with the balance?

SHC does not currently have a contract for this program as up until this point, we have been able to operate it with HUD funding.

Organizational Capacity

23. Experience and capacity of the agency and staff – please describe staff available to work on the project (and note if staff need to be hired) and describe any similar successful programs operated by the agency and how they relate to other programmatic activities. Does your agency have adequate staffing to manage the program’s administrative requirements?

As an agency, SHC has operated PSH for over 20 years. Not only are our staff skilled in working with vulnerable individuals experiencing mental illness and substance use disorder, but they also have strong skillsets in connecting those individuals with mainstream resources and systems to support their progress in stability.

The SHC team is equipped to manage the program’s administrative requirements and ensure ongoing compliance with the contract. This is exhibited through our history of successfully operating City of Somerville, and specifically, SAHTF grants.

The team overseeing the PSH program for which these funds would support, include the following team members:

- Brielle Calderan, Director of Programs - Brielle has been with SHC for 6 years and in her current role for the past 5 years. She oversees the compliance aspects of the PSH program and is leading this “moving on” campaign to ensure none of the PSH clients return to homelessness due to these federal funding cuts. Brielle has extensive experience overseeing program development, monitoring and evaluation, as well as managing complex program budgets that utilize a variety of sources as “pieces to the puzzle”.
- Christelle Toussaint, PSH Program Manager - Christelle has been with SHC for 5 years and in her current role for the past 2.5 years. She directly supervises and supports the team of case managers and is responsible for overseeing client facing services.
- PSH Case Managers - SHC currently has 3 full time case managers (combined 9 years with SHC) and is actively hiring for a licensed clinician to join the team.

24. Is your agency monitored by HUD or another funder for housing programs?

Yes No

25. If yes, has the monitoring resulted in any currently open findings?

Yes No

26. Does your agency agree to in-person monitoring by OSPCD staff when/if possible?

Yes No

Compliance with Requirements for Use of Funds

27. Does your agency agree to share completed client application documents with the Housing Division? These documents will include those used to establish eligibility for each client according to program requirements, and to those used to determine the sustainability of each client’s tenancy after assistance is provided.

Yes No

Does your agency agree to administer the program in accordance with Trust guidelines, and if necessary, agree to work with OSPCD Housing to implement any new guidance or to ensure uniformity?

Yes No

Does your agency agree to in-person monitoring by OSPCD staff when/if possible?

Yes No

Furthering the City of Somerville’s Housing Plans and Objectives

28. Explain how the proposed activities/project addresses a need and/or strategy in City of Somerville’s 5 Year Consolidated Plan (Can be viewed online at www.somervillema.gov).

Somerville’s 5 Year Consolidated Plan outlines various relevant goals including (a) creating and preserving affordable housing, (b) supporting vulnerable populations and (c) mitigating and ending homelessness. This request seeks to address all three of these goals by preserving affordable housing for these extremely vulnerable households who would otherwise become homeless.

29. Explain how the proposed activities/project addresses a Goal or Action Step in the SomerVision Comprehensive Plan (Can be viewed online at www.somervillema.gov).

The SomerVision Comprehensive Plan outlines three important “calls” - (a) advancing equity, (b) preventing displacement and (c) community collaboration. This request addresses all three of these calls to action. We would be able to offer an equitable solution for these residents who are at risk of becoming homeless based on federal funding cuts which are not in line with City of Somerville values. This type of creative solution to keep these households from returning to homelessness speaks to the collaborative environment we have in the community which ensures that agencies, city departments, etc. will come together to support our residents.

Program Budget
PSH Moving On Vouchers
4/1/2026 - 3/31/2028

Category	Expense	CPA Portion	Tenant Paid Portion (est.)	Other Match	Match Sources
Operations					
Leasing	\$ 317,640.00	\$ 283,344.00	\$ 34,296.00	\$ -	Tenant contributions
Utilities	\$ 22,645.00	\$ 12,445.00	\$ 10,200.00	\$ -	Tenant contributions
Supportive Services					
Salary + Fringe	\$ 85,000.00	\$ -	\$ -	\$ 85,000.00	DPH BSAS, fundraising
Admin					
	\$ 80,000.00	\$ 73,947.00		\$ 6,053.00	DPH BSAS, fundraising
Total	\$ 505,285.00	\$ 295,789.00	\$ 44,496.00	\$ 91,053.00	
	Total Request	\$369,736.00			