

CITY OF SOMERVILLE, MASSACHUSETTS
SOMERVILLE AFFORDABLE HOUSING TRUST FUND
JACOB D. WILSON
MAYOR

Nick Pittman, *Managing Trustee*

Trustees
Alba Solis
Lisa Davidson
Councilor Emily Hardt
Diane Cohen
Andrea Shapiro
Mary Cassesso

SAHT MEETING MINUTES
Thursday, April 9, 2026 | 5:15 p.m.

Trustees attending: Nick Pittman, Alba Solis, Lisa Davidson, Councilor Emily Hardt, Diane Cohen, Andrea Shapiro, Mary Cassesso

Staff attending: Becca Brooker, Sheniqua Roper (OSPCD Housing Division)

The meeting commenced at 5:15 p.m., with Nick Pittman serving as chairperson.

1. **Meeting Minutes Review.** The draft February 12, 2026, meeting minutes were reviewed and approved.

Mary motioned to accept the February 2026 meeting minutes. Lisa seconded the motion. The motion passed unanimously by roll call vote.

2. **Finance Reports Review.** Sheniqua reported on the bank statement activities during the month of February 2026, the CPA Trust Fund received (1) a \$33,384.66 bank transfer for December 2025 to January 2026 covering Housing Assistance for programs under both SHC and CAAS and Non-Profit Construction Loan from SCC 29 Jackson Road Rehabilitation project, and (2) bank interest totaling \$20,230.03; brining the total available for new commitment to \$5.2 M. With respect to the non-CPA Trust Fund, the bank statement showed (1) a bank transfer was also done for December 2025 and January 2026 totaling \$531,961.98, (2) a payment for Mary's Trust was received in the amount of \$1,139.33, and (3) bank interest for \$97,979.14. These amounts increased the available for new commitment totaling \$7.2M (including Early Action Acquisition Funds ~\$94,858.88)

The March 2026 financial reports were also reported on. During that month the CPA Trust Fund bank statements had less activity, only receiving bank interest at \$22,375.10. The total funds available for new commitment is \$5.2M. Under the non-CPA account, there was more activities such as (1) a linkage payment from Boynton Yards Building 2 at \$996,536, (2) acquisition loan repayment from 297 Medford St. with Just-A-Start at \$42,805.56, (3) Mary's Trust payment at \$1,139.33, (4) individual loan repayments at \$129.6, (5) bank reclassification activities at \$115,332.99, and (6) bank interest at \$108,614.22, all bringing the total available for new commitment to \$13M.

Mary motioned to accept the February 2026 and March 2026 financial reports. Andrea seconded the motion. The motion passed unanimously by roll call vote.

3. **FY26 Housing Assistance RFPs Presentations.** The Trustees had the opportunity to hear presentations of the proposals received for the two application types listed below. After the presentations were concluded, the Trustees agreed to deliberate and vote during the next meeting scheduled for May 14, 2026.

Rental Assistance Program:

1. **CAAS** is requesting \$400K to support their PAAS program, providing rental subsidies to prevent eviction and stabilize housing for low-income households. The agency has an existing contract that began in 2024 and is slated to end in June 2027, with a current balance of \$343K that supported approximately 5 clients to date. Based on prior experience with CAAS, invoicing has varied in

- timing. If this request is approved, CAAS will have a total of \$743K to support the PAAS program.
2. **SHC** is requesting \$369,736 to support the PSH Moving on Voucher. This is a new initiative that will aim to help long term residents transition from highly supported housing into more independent permanent housing while still receiving some rental assistance.

General Housing Program:

1. **SCC** is requesting \$400K to support pre-development and development costs for new affordable housing projects. In the past SCC received similar funding for the 100home project, but this request will be expanding outside the 100 homes development project to create more housing and provide them with a larger scope.
2. **RESPOND** is requesting \$208,950 to support the General Housing program providing rental assistance for DV survivors existing in emergency shelters and helping households transition to stable housing.

4. Ongoing Business

- Open Trustee position update. Sheniqua reported that to date the Mayor's Office is still advising that we hold off on conducting interviews until the Standard Operating Procedures updates for appointments are finalized.

5. New Business

- **Community Action Agency Somerville (CAAS) Tenancy Stabilization Program (TSP) Funding Request.** CAAS is requesting an 18-month extension for their TSP contract to spend the remaining funds of \$121,561 with no new funding, along with approval to allocate up to 20% of the balance to admin costs to support the program by the end of June 2027. Their original contract was \$200K with \$160K for Direct Cost and \$40K for admin. Like their other contract, invoices have been inconsistent. However, to date they've expended approximately \$35-\$37K in direct cost and \$37K in admin.

Ashley and David from CAAS presented and shared details on their funding request for the continuation of said program, which provides short term rental assistance, housing stabilization services, and case management support to Somerville residents at risk of eviction or homelessness. They discussed increasing housing instability, rising rental costs, and continued demand for homelessness prevention resources. Program outcomes, household stabilization efforts, and examples of successful interventions were shared with the Trustees. Trustees discussed the ongoing need for prevention-based assistance and the importance of maintaining flexible funding sources amid uncertainty surrounding federal resources.

Trustees asked questions regarding current program capacity, funding sustainability, and whether a delay in action would impact program operations. CAAS representatives noted that while the program could continue temporarily, funding conditions remained tight and additional support would help ensure continuity of services. After their discussion, Trustees agreed to deliberate and vote during next months meeting scheduled for May 14, 2026.

- **Just A Start (JAS) - 24 Webster St. Funding Request.** Sheniqua introduced JAS who is requesting an additional 230K for the 24 Webster project to cover unexpected building permit fees after the City discontinued fee waivers, which would bring the total Trust funding to \$5.09 million. For context, the Trust's current commitment is \$4.86 million following a loan restructuring prior to closing in December. The restructuring ultimately reduced the main loan to \$3.9M while maintaining the overall commitment.

Molly from JAS presented on their funding request and provided an update on the development, noting that financing closed on December 2025 and construction activities have commenced, including demolition and excavation work. The project will create 43 affordable rental units constituting of studio, one-, two-, and three-bedroom apartments serving households at 30% and 60% Area Media Income (AMI). It was further explained that the project team addressed the funding gap at closing through deferred developer fees and increased tax credit equity, but additional Trust support was being requested to stabilize the overall financing structure. Trustees discussed the project timeline, affordability levels, and the impact of changing municipal fee policies on affordable development costs.

Lisa motioned to approve JAS request in the amount of \$230,000, to bring the total commitment to \$5.9 million, and that the Managing Trustee may execute any necessary loan amendments reviewed and prepared by City staff. Mary seconded the motion. The motion passed unanimously by roll call vote.

- **Somerville Homeless Coalition (SHC) – Emergency Resident Displacement (ERD) Prevention Extension.** Sheniqua introduced Brielle who presented on SHC’s request to extend the ERD contract through June 2028. The contract was originally approved for the period of July 2025 through June 2026 at \$129,895. It was explained that the allocated funds had not yet been utilized due to the ongoing litigation temporarily delaying implementation of proposed HUD rule changes. As a result, SHC has continued utilizing existing HUD funding sources; however, the extension request would ensure the program remains available should federal conditions change. Trustees discussed the current contract term, remaining funding balance, and the importance of maintaining emergency prevention resources for residents facing housing instability.

Lisa motioned to approve the extension of the Emergency Resident Displacement Prevention contract through June 30, 2028. Diane seconded the motion. The motion passed unanimously by roll call vote.

6. **Adjournment.** Meeting concluded at 7:45 PM

Documents distributed:

- February Meeting Minutes
- February CPA & Non-CPA Financial Report
- Program Funding Analysis
- JAS 24 Webster Funding Request Memo & Pro Forma Spreadsheet
- CAAS Tenancy Stabilization Program Request Presentation
- SHC Emergency Resident Displacement Prevention Extension Request