

**CITY OF SOMERVILLE, MASSACHUSETTS
SOMERVILLE AFFORDABLE HOUSING TRUST FUND**

*JOSEPH A. CURTATONE
MAYOR*

Mary Cassesso, Managing Trustee

Trustees

Lisa Davidson
Michael Feloney
Donna Haynes
Daniel LeBlanc
Beth Munroe-Howe
Mark Niedergang
Andrea Shapiro

Minutes

March 10, 2016 Meeting – 6:15 PM
City Hall, 3rd Floor Conference Room
93 Highland Avenue, Somerville, MA 02143

Trustees Present: Mary, Michael, Donna, Beth, Mark, and Andrea

Clerk to Trust: Kelly Donato

Guest Present: Gabe Pastel, Teele Sq. resident; Kristen Stelljes, City of Somerville Community Preservation Act Manager

The meeting began at 6:20 p.m.

New Business

1. Introductions
2. Reading and Approval of February 11, 2016 Meeting Minutes

A motion was introduced by Donna with a second by Beth and PASSED 7-0 to approve the February 11, 2016 Meeting Minutes.

3. Follow up on Housing Applications for CPA Funding

The clerk provided a brief update on Wayside's application. At the last meeting, Trustees had questions about why the City could not fund Wayside as a TBRA project. The clerk shared that the TBRA program is supposed to be for mobile vouchers, and if a client did not want to participate, they could not lose their voucher and for the funding to work, the vouchers would have needed to stay with the project. The clerk confirmed Wayside's request for funding was in the amount of \$26,107.

4. 100 Homes Bonding Update

Mark suggested getting bonding request to BOA prior to June when the BOA will be reviewing the City's FY17 budget.

Somerville Community Corp (SCC) is actively looking for properties. Danny suggested considering another one year allocation from this year's CPA funds, which would also help to reduce a bonding request. SCC is receiving a HPSTF award from the state on the two properties already purchased (4 units).

A Trustee asked if the City has considered using CDBG or HOME funds and there was another question as to whether the City considered social impact bonds. It was noted these bonds are highly competitive and that HUD funds can trigger additional requirements to take into consideration like environmental reviews. It was noted the City may use CDBG funds to assist with rehab work.

5. Draft solicitation for vacant Trust position

The Trustees provided feedback that included adding in the income limits to be eligible for federal and state housing programs and asked the clerk to recirculate the final iteration to the Trustees once the solicitation is finalized and ready to be posted.

6. Financial Review

The Trust reviewed the July 2015 statement.

A motion was introduced by Donna with a second by Beth and PASSED 7-0 to approve the July 2015 Statement.

The Trust would like an update at the next meeting on securing an audit.

Kristen Stelljes and Gabe Pastel both left the meeting at 7 p.m.

7. MHP CPA Training on March 4, 2016

Donna, Mike and Kelly provided a brief summary of the training. Noted most communities have done very few projects with CPA and shared link to new CPA Guidelines manual.

It was noted Beth and Mary can't attend the next Trust meeting on April 14th.

The meeting adjourned at 7:30 p.m.

Documents Reviewed:

Draft solicitation for vacant Trust position

July 2015 Statement