

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
Eleanor Rances
Andrea Shapiro

Minutes

April 30, 2015 Meeting – 6:15 PM

Somerville Central Library, 1st Floor Conference Room
79 Highland Avenue, Somerville, MA 02143

Present: Mary Cassesso, Lisa Davidson, Michael Feloney, Donna Haynes, Daniel LeBlanc, Mark Niedergang, Eleanor Rances, Andrea Shapiro, Beth Munroe-Howe

City Staff: Kelly Donato

Absent: None

Guest: J. David Gibbs, Executive Director, Community Action Agency of Somerville ('CAAS')

1. New Business

- Review Minutes from March 12, 2015 Meeting
A motion was introduced and PASSED 8-0 to approve March meeting minutes as drafted.

Mike arrived 6:19 pm.

- J. David Gibbs, Executive Director, CAAS, provided a brief update to the Trust on the work CAAS is doing as the designated anti-poverty agency in the City. CAAS receives Community Service Block Grant ('CSBG') funding from the State. Manage a Head Start Program with 312 kids in Somerville and Cambridge. They currently have a full day collaboration with the Somerville Healy School and it may be extended to the Capuano School next year, and possibly another Somerville School as well. CAAS also manages an Advocacy Program for homelessness prevention with 3 full time advocates and approximately 110 cases as of April 2015 (originating out of eviction cases). Noted some language capacity in Haitian Creole, French, Spanish and Portuguese, and none in Chinese. David also noted on Thursday June 11th a party at the Armory to celebrate the work of CAAS from 5:30-7:30 with a 20 minute formal presentation to lead off the event.

- Follow up discussion included client data sharing to see if some of the Somerville agencies could possibly be serving the same households (unclear if any overlap between CAAS and other agencies) and noted the push from US Dept. of Housing & Urban Development for a coordinated entry system within CoC communities.
- City staff clarified that there is no financial request before the Trust tonight from CAAS, and that the NOFA generally goes out in May and that CAAS can apply for funding through the NOFA process.

David left the meeting at 6:40 pm.

- Further follow up discussion: Has there been discussion in the Trust to increase funding for homelessness prevention? Trust can set priorities in the NOFA process and can steer agencies somewhat through stated priorities but it's a bit reactive.

Mark left the meeting at 6:50 pm.

- Follow up on SHC request for an additional \$10,000 for TSP in FY15 – City staff confirmed with SHC 43 households were served to date in FY15 through the TSP Program and that the 43 households included 109 people (62 adults and 47 children). City staff also clarified that it was within the budgeting guidelines. No new vote was requested, and the additional information was only a response to two questions from the Trust in March.
- Five Year Financial Projection – City staff introduced a new projection format; noted this is a work in progress.
- NOFA and Tenancy Stabilization Review – noted need to complete FY16 budget projection and the newly created 'New Initiatives' category from the most recent strategic visioning process, which the Trust has not yet used this fiscal year. Trustees also discussed the resources on the table more significant than in the past with the addition of CPA funds this year. The Trustees decided to push back the NOFA and TSP RFP for a few months to do more strategic thinking.
- Consultant Discussion – helpful to bring J. Goldson back on board to help with CPC and BOA meetings on 100 Homes. Also might be a helpful resource as the Trust works through planning with increased linkage funds anticipated FY17-FY21 and CPA funding.

2. Updates

- 100 Homes – several productive meetings, pursuing one BOA authorization for up to \$7.4 million, though noted the bond issuance would be rolled out into roughly 3 tranches and the total amount of authorization may be reduced. Noted moderate income households served between 60-80% AMI and middle income households served between 80-100% AMI. Also noted City and SCC would appear at next Community Preservation Committee meeting (Wednesday May 27th) for a presentation and if the CPC approved of using future CPA revenue to bond, then SCC

and the City would appear at the Thursday May 28th BOA meeting. Asked Mary as Managing Trustee to attend meetings for support from the Trust.

- Pre-development loan and Design Competition – asked that the Trust keep this on their radar, and at this time, the City is still doing planning work around these programs and has not withdrawn any financial requests.
- Next Step Corp. subordination request to a refinance of a senior mortgage (no change to Trust terms) – attorney has requested a Certificate of authority for Mary to sign the subordination on behalf of the Trust as Managing Trustee.

A motion was introduced and PASSED 8-0 to authorize Mary to make, enter into, sign, seal and deliver on behalf of the Trust, a subordination agreement for Next Step Corp. for their property at 299-303 Medford Street as Managing Trustee, with the Trust relative position and terms to remain the same.

3. Announcements

- 2nd Chances event on Wednesday from 5:30-8:30
- Next Trust meeting at regular meeting location, May 14th.
- Mary can't attend May 14th meeting, Lisa can't attend June 11th meeting.

4. Adjournment

A motion was introduced and PASSED 8-0 to adjourn at 8 pm.