

CITY OF SOMERVILLE, MASSACHUSETTS
SOMERVILLE AFFORDABLE HOUSING TRUST FUND
JOSEPH A. CURTATONE
MAYOR

Mary Cassesso, Managing Trustee

Trustees
Lisa Davidson
Ben Ewen-Campen
Michael Feloney
Donna Haynes
Daniel LeBlanc
Beth Monroe-Howe
Martin Polignone
Andrea Shapiro

Minutes
February 8, 2018 Meeting – 6:15pm
City Hall, 3rd Floor Conference Room
93 Highland Avenue, Somerville, MA 02143

Trustees present: Mary Cassesso, Ben Ewen-Campen, Mike Feloney, Donna Haynes, Danny LeBlanc, Andrea Shapiro

Trustees not present: Lisa Davidson, Beth Monroe-Howe, Martin Polignone

Staff attending: Heidi Burbidge, City of Somerville Housing Division

Meeting started at 6:20pm with Mary Cassesso serving as chair.

1. Review and Approval of Meeting Minutes

Trustees reviewed Meeting Minutes of the January 11, 2018 Trust meeting drafted by Heidi Burbidge. One item for correction was noted regarding a board member's last name. Danny LeBlanc introduced a **motion** to approve the corrected January 11, 2018 meeting minutes with that correction to be made, which was seconded by Ben Ewen-Campen. The motion PASSED, 6-0.

2. New Business

CPC Bonding Request Recommendation in support of City of Somerville/Somerville Community Corporation 100 Homes Initiative

- Danny Le Blanc provided updates on 100 Homes and Clarendon Hill as initial context. With the help of a bridge loan from East Boston Saving Bank, SCC closed on the 45th unit of the 100 Homes initiative in January. SCC has identified new properties that they can place under agreement as soon as additional funding is available to cover acquisition. Progress on the Clarendon Hill project is moving more slowly due to its complexity as a large development with existing tenants and greater neighborhood impacts. Danny said there was a March 1st deadline from the state for progress on the Clarendon Hill project.

Trustees reviewed a memo from Heidi Burbidge recommending that the Affordable Housing Trust Fund submit a request to the Community Preservation Committee (CPC) to leverage up to \$7 million of CPA community housing funds in bonding for the 100 Homes initiative. In the memo Heidi summarized the CPC vote in support of bonding up to \$10 million for the 100 Homes initiative and the Clarendon Hill project combined, then recommended a vote to request that up to \$7 million of that \$10 million be directed toward 100 Homes.

Danny LeBlanc recused himself from the discussion and left the room at 6:45pm.

Ben Ewen-Campen left the meeting at 6:45pm.

Trustees stated a desire to respond quickly to the 100 Homes initiative's readiness for new acquisitions, as well as for funding to be available for Clarendon Hill once the project has progressed further. Staff noted that discussions are also underway to identify additional sources as part of \$10 million of overall subsidy needed for Clarendon Hill.

Andrea Shapiro introduced a **motion** to request that the CPC vote to recommend that the BOA authorize bonding of up to \$7 million in CPA funds in support of 100 Homes acquisitions which was seconded by Donna Haynes and PASSED, 4-0, with Danny LeBlanc abstaining.

Mary Cassesso noted the difficulty of not receiving information sufficiently in advance of actions to be taken at a meeting. Mike Feloney acknowledged the issue, while noting the volume of activity Trust and Housing Division staff are working to manage in the context of CPA and other housing initiatives.

3. Unfinished Business

Update on status of Trust NOFA and CPA contracts

- Heidi distributed spreadsheets showing status of Trust contracts and housing program invoicing. She noted seven executed contracts, two contracts routing for final execution, two contracts that had been sent to agencies for signature, and one contract to be sent for agency review and execution. Invoicing on executed contracts has mostly been completed.

FY18 CPA Request for Information/Funding opportunities

- Danny asked for coordination with CPA staff on the timing for the Trust to share information with the CPC about CPA community housing requests that will be expected or being considered, and for Trustees to receive an update about that projected schedule.

4. Adjournment

The meeting adjourned at 7:30pm with a motion to adjourn adopted unanimously.

Next meeting date – The next meeting date will be March 8th at 6:15pm.

Documents distributed:

- January 11, 2018 meeting minutes
- Memo: CPC Bonding Request in support of the City of Somerville/Somerville Community Corporation 100 Homes Initiative
- Trust contract status spreadsheets