

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
Kathryn Gallant
Donna Haynes
Daniel LeBlanc
Martin Polignone
Andrea Shapiro

Minutes

September 13, 2018 Meeting – 6:15pm

Somerville Central Library Auditorium
79 Highland Avenue, Somerville, MA 02143

Trustees present: Mary Cassesso, Ben Ewen-Campen, Mike Feloney, Kathryn Gallant, Martin Polignone, Andrea Shapiro

Trustees not present: Lisa Davidson, Donna Haynes, Danny LeBlanc

Staff attending: Heidi Burbidge, OSPCD Housing Division

Others attending: Meredith Porter

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

1. Review and Approval of Meeting Minutes

Review and approval of August meeting minutes was inadvertently skipped at the start of the meeting. When it was taken up under Unfinished Business, Trustees reviewed draft minutes of the August 9, 2018 Trust meeting that Heidi Burbidge had drafted. Mike Feloney introduced a **motion** to approve the August 9, 2018 meeting minutes which was seconded by Ben Ewen-Campen and PASSED, 6-0. Prior to acceptance of the minutes, Mike noted that Katie Gallant had been sworn in as a Trustee prior to the meeting.

2. Communications

Mayor's invitation to celebration of unpaid boards and commissions

- Heidi confirmed that Trustees had received an invitation to an event being hosted by Mayor Curtatone to thank unpaid members of boards and commissions. The event was to be held on September 24th from 6 to 8pm at Remnant Brewery at Bow Market.

Clarendon Hill redevelopment update

- In Danny LeBlanc's absence, Mike offered an update on project status. The City's understanding as of September 13th was that the development team was continuing to explore additional/alternative funding sources to help close the estimated 15-20 million shortfall. The project team is simultaneously exploring alternative construction methods that could yield significant cost savings. SHA was in the process of scheduling an update meeting with DHCD as part of requesting an extension of DHCD's commitment deadline of September 30th, 2018.

3. Unfinished Business

Trust Contracts Status

- Heidi provided an update on the status of contracts that are either routing for final execution or that are in preparation for routing. She reported that of eight contracts, three were routing for execution by the Mayor and one had begun routing, pending receipt of an updated Certificate of Signature Authority. Four FY18 contracts awarded at the Trust's July 12th meeting are in draft form. Requests have been made to agencies to submit required documents. Heidi is also working with staff at those agencies where scope, cost details, invoicing schedule and project reporting requirements need additional detail to be included in each contract. One contract amendment approved by Trustees is in preparation.

Legal research on Trusts operating outside state enabling legislation

- Mike reported that staff had consulted further with City Legal staff, to confirm the need for a new Home Rule Petition in order for the Trust to resume funding support for programs 'unattached to a physical unit'. Mike subsequently consulted with Tim Snyder, Director of Legislative Affairs for the Mayor's office, to gain a sense of other home rule petitions under consideration and prioritization relative to a Trust-related HRP.

Tim Snyder emphasized that identifying a mechanism to fund housing support programs is a major priority, and that an HRP to enable funding would therefore be a high priority. Tim added that while there are other Home Rule Petitions being considered as well, none can proceed to the state until early 2019 at the earliest, with work to be done on the local level with the BOA and state delegation to gain feedback on priorities of BOA members and state legislative delegation.

Mike and Heidi noted that Housing staff had provided Office of Housing Stability Director Ellen Shachter with information on housing support programs and related issues. Among potential alternative approaches broached with OHS are considering how Emergency Solutions Grant (ESG) and/or Public Service Grant (PSG) funds are allocated to housing and emergency housing support programs such as those previously funded with Trust funds. Staff and Trustees provided brief background information to Katie on this issue; Heidi was to follow up with a recent memo from staff on it.

Before leaving for a Board of Aldermen meeting Ben mentioned that the Community Land Trust working group would like to share information on its work to date at an upcoming Trust meeting.

Ben left the meeting at 6:55pm.

Mary asked if alternatives referenced were considered as short or long-term solutions. Mike responded that a range of approaches were being considered. While other options are being explored, creating a municipal housing trust that is independent of state enabling legislation and able to fund housing support programs can also be pursued. Such an approach would require support of the BOA.

At 7pm Meredith Porter joined the meeting as an observer.

4. New Business

Quarterly update to BOA

- Heidi reported that she finished a draft quarterly summary of activity of the Trust for the 2nd calendar year quarter the day before. She expects to provide the summary to Ben before the next BOA meeting.

CP-3 Report to the Community Preservation Coalition

- Heidi reported that she submitted the annual CP-3 report to Kristen Stelljes (CPC staff) earlier in the week. She noted that the CP-3 report tracks all CPA funding as well as the progress and outcomes of CPA-funded projects across the state.

Draft fall 2018 semi-annual report to the Community Preservation Committee

- Heidi noted that she received updates this week from SCC that she is incorporating into a draft report. She expects to provide a full draft in advance of the next Trust meeting.

At 6:05pm Martin Polignone made a **motion** to adjourn that was seconded by Katie Gallant and passed, 6-0.

Next meeting date – The next meeting date will be Thursday, October 11, 2018 at 6:15pm.

Document distributed:

- Draft August Trust meeting minutes