

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 Monroe-Howe
Mark Niedergang
Martin Polignone
Andrea Shapiro

Minutes
September 14, 2017 Meeting – 6:15 PM
City Hall, 3rd Floor Conference Room
93 Highland Avenue, Somerville, MA 02143

Trustees present: Mary Cassesso, Lisa Davidson, Mike Feloney, Donna Haynes, Danny LeBlanc, Beth Monroe-Howe, Mark Niedergang, and Andrea Shapiro

Trustees not present: Martin Polignone

Staff attending: Michael Glavin, Executive Director, Mayor’s Office of Strategic Planning and Community Development; Heidi Burbidge, City of Somerville Housing Division

Others attending: Betsy Reid, Vice President of Clinical Quality and Young Adult Services, and Antwan Steed, Program Director, Wayside Youth and Family Support Network

The meeting began at 6:22 p.m. with Mary Cassesso serving as chair.

1. Review and Approval of Meeting Minutes

Trustees reviewed Meeting Minutes of the August 10, 2017 Trust meeting drafted by Heidi Burbidge. Mark Niedergang introduced a **motion** to approve the August 10, 2017 meeting minutes which was seconded by Donna Haynes and PASSED, 8-0.

3. Unfinished Business

The items below, regarding 2017 housing project proposals, and discussion with Wayside Youth and Family Network staff respectively, were taken out of order to accommodate staff who were attending expressly for those items.

Potential action on 2017 CPA Housing Project proposals, regarding recommended bonding approval request – Michael Glavin joined the meeting and reported on the status efforts on the part of the Clarendon Hill development team to address selected remaining issues, including on relocation. He conveyed the City’s preference that the timing of a recommendation on bonding CPA funds correspond with resolution of those issues.

Michael also noted the preference recently expressed by the Mayor that staff explore other possible funding sources, in an effort to limit the level of CPA that no longer would be available for other affordability efforts. Other sources of potential support include district increment financing (DIF), tax increment funding (TIF), and/or building permit relief, and City HOME funds. One trustee expressed concern that it seemed like limited progress on funding issues had been made since the Trust’s last meeting. Another noted the view that there had been sufficient discussion of potential bond amounts.

Discussion with Wayside Youth & Family Network staff regarding ShortStop program — Betsy Reid, Vice President of Clinical Quality and Young Adult Services, and Antwan Steed, Program Director, reviewed the status of the Shortstop program and its overall funding situation, as had been requested. Betsy Reid explained that Wayside’s contract with HUD for the program basically had not changed over 16 years, with one exception. The ShortStop program has operated at a deficit for some time, with its operating costs increasing while HUD funding has remained level.

Part of the program’s structural deficit also relates to the loss of HUD HOME funds incurred in 2011, when it was discovered that HOME was not an eligible source of assistance. Betsy described other sources that may be pursued, including United Way. Shortstop’s role as the only transitional housing program serving this age group in the Somerville-Arlington Continuum of Care was noted.

Questions Trustees asked included whether, if other sources (such as DPH) could be identified, it would be possible to move funds covering salary costs back into leasing. Another question concerned clarification of what repairs ShortStop does as tenant, and what the owner is responsible for fixing. Shortstop staff reported that building repair costs have consistently been high and covered by Wayside, not the landlord.

Trustees recommended that Wayside explore alternative sources of funding. Suggestions included the United Way, national foundation funding, agency fundraising, and service dollars from the Department of Public Health. Trustees requested that Wayside keep the Trust updated on the progress of their efforts.

(Once agenda items involving guests concluded, the meeting agenda reverted to original sequence.)

2. Communications

CPA Housing Information - Heidi Burbidge distributed copies of a document with information she compiled about all projects that have been funded using Community Preservation Act money funding. The information was provided to CPA Manager Kristen Stelljes and submitted as part of the Somerville CPA CP-3 report to the Massachusetts Department of Revenue.

Draft FY17 Annual Report status - Mike Feloney reported that staff work on the Trust Annual Report underway, based on feedback provided at the last meeting. A draft version is expected to be available for review by Trustees by the next Trust meeting.

100 Homes guidelines -- Danny LeBlanc described work on program guidelines that will memorialize practices that have been underway, such as information provided to Housing Division staff on prospective acquisitions. Mike expects to complete guidelines prior to the next meeting.

HPSTF closings – Congratulations were shared for closings on two 100 Homes properties at 293 Alewife Brook Parkway and 52 Sydney Street. These properties will contain five affordable rental units at 50% AMI. In addition to CPA funding from the Trust, for these two properties SCC had secured state funding from DHCD’s Housing Preservation and Stabilization Trust Fund (HPSTF), which allowed affordability for tenants at lower income levels than most other 100 Homes properties.

163 Glen Street event - A groundbreaking event for 163 Glen Street was held since the last Trust meeting. The project will contain eight affordable homeownership units, half at 80% AMI and half at 100-110% AMI, as well as three market-rate unrestricted units.

3. Unfinished Business (resumed)

Potential action on 2017 CPA Housing Project proposals, regarding a third funding commitment for commitment for 100 Homes Initiative — Mike reviewed a memo circulated prior to the meeting, recommending that the Trust commit \$750,000 in FY17 CPA funding and \$750,000 in non-CPA Trust funds to support SCC’s ongoing acquisition work under 100 Homes.

Mike introduced a **motion** to for the Trust to commit \$750,000 in FY 17 CPA funds and \$750,000 in Trust funds to the Somerville Community Corporation to support ongoing building acquisitions for the creation of 100 Homes affordable units, which was seconded. The motion PASSED, 7-0, with Danny LeBlanc having recused himself from discussion of the matter.

4. *New Business*

CPC Trust FY17 grant agreement—Copies of the FY17 grant agreement between the CPC and the Trust were distributed. Danny LeBlanc introduced a **motion** for the Trust to accept and execute the grant agreement which was seconded. The motion PASSED, 8-0. Execution copies of the grant agreement were signed by Mary Cassesso as Managing Trustee.

Andrea Shapiro requested that the following items be included on the next Trust meeting agenda: audit status, financial report review, and ‘charter’ related issues (regarding status of efforts to resume ability to fund housing support programs).

The meeting adjourned at 7:50 pm with a motion adopted 8-0.

Documents distributed:

- August 10, 2017 meeting minutes
- CP-3 Report document
- 100 Homes Initiative – FY17 Funding Commitment(s) memo to Trustees dated 9/13/17
- 2017 CPA Housing Project proposals – project review status memo to Trustees (Clarendon Hill update) dated 9/14/17