



CITY OF CAMBRIDGE
Community Development Department

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Affordable Housing Trust

September 28, 2023, 4:00 p.m.

Ackermann Room, City Hall, 795 Massachusetts Avenue
Cambridge, Massachusetts

OR

[Webinar Registration - Zoom](#)

To participate in this meeting through the Zoom video meeting platform, please register using this [link](#) in advance of the meeting.

AGENDA

- Review of Meeting Minutes
- Update from the Community Development Department
- Move to Enter Executive Session to Discuss:
 - A Request from Just A Start Corporation for Funding for Acquisition of New Property:
 - The acquisition and value of real property will be discussed in executive session as discussing it in open session could have a detrimental effect on negotiations;
 - all votes will be taken by roll call; and,
 - the Trust will not reconvene in open session.
- Adjournment

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Members of the public can provide written comments to the Affordable Housing Trust by email sent to ccotter@cambridgema.gov, or by delivery to the CDD office, by 5:00 P.M. the day before the meeting.

CAMBRIDGE AFFORDABLE HOUSING TRUST
MEETING MINUTES
August 2, 2023 at 4:00 p.m.

Conducted via Zoom and in person (City Hall, Ackerman Room)

Trustees Present via Zoom: Yi-An Huang, Chair; Florrie Darwin, Bill Tibbs, Gwen Noyes, Jim Stockard

Trustees Present in Person: Elaine DeRosa

Trustees Absent: Peter Daly, Susan Schlesinger, Elaine Thorne

Staff Present: Iram Farooq, Assistant City Manager for Community Development; Janet Haines, Housing Planner; Christine Yu, Associate Housing Development Planner; Anna Dolmatch, Senior Manager for Homeownership; Antonia Finley, Homebuyer Coordinator

Others Present via Zoom: Becca George, Ritza Cornet, Sue Reinhart, Michael Scarlett, Wyatt Rojo, Jean Hannon, Bill Dines

The meeting was called to order at 4:18 p.m. Mr. Cotter explained that this meeting of the Affordable Housing Trust would be held in a hybrid fashion pursuant to applicable requirements, that all votes would be taken by roll call, and that there would be no public comment. He then confirmed via roll call that each participant was audible to each of the other Trust members.

MEETING MINUTES

Upon a motion moved and seconded, by roll call of six in favor and three absent (Mr. Daly, Ms. Schlesinger, Ms. Thorne) to approve the minutes for the meeting of June 22, 2023.

PROJECT UPDATE

Resale Program: There are 15 resale units in process.

52 New Street: JAS is preparing for construction closing.

JP Federal: CHA is preparing for construction closing;. Demolition is expected to happen soon.

1627 Mass Ave: AHO Community process is complete and project has begun its Planning Board AHO advisory design review; first AHO Planning Board meeting held on July 18, 2023.

Park View Cooperative: Work is underway and proceeding well.

Rindge Commons Phase 1: Construction is underway and proceeding well. The marketing will begin soon.

35 Harvey Street: HRI is preparing for construction closing.

116 Norfolk Street: Construction is underway and proceeding well.

Walden Square: WinnCompanies hosted an AHO community meeting on July 12, 2023 and will be scheduling another community meeting in August.

Mr. Tibbs asked if WinnCompanies was aware of the Trust's concerns regarding its administration and how they are approaching the funding request. Mr. Cotter replied that they are aware of the Trust's and have also been making changes at the property based on concerns raised in light of their initial request for new funding

Inclusionary: Staff is planning for resident selection to begin soon for the 99 units at 55 Wheeler Street, and is reviewing the units at 121 Broadway.

Homeownership: A new lottery opportunity for four homeownership units on Elmwood Street will begin on August 14th.

37 Brookline: JAS was able to purchase this site last week, so now staff are in discussions with JAS on the development plan.

OTHER UPDATES

Cherry Street: The Request for Proposals has been issued. Proposals are due by the middle of September.

Incentive Zoning Contributions: We recently received \$3.8 million in new funds, and more than \$5 million for FY23.

Community Preservation: The CPA Committee held a hearing and took public comments on July 26th on how to allocate the FY24 CPA funds. They will be making a recommendation in September 2023.

Affordable Housing Overlay (AHO) Changes: The Ordinance Committee held a hearing on July 31st and took public comments on the potential changes to the AHO. They are meeting again on August 3rd.

NEW BUSINESS

HomeBridge Program Changes

Ms. Dolmatch is bringing a request to the Trust to change how HomeBridge awards are structured. There is very high demand for HomeBridge. Rising interest rates and reduced inventory have made it challenging for approved applicants to purchase units on the market. Staff looked at changes that could increase opportunities for buyers to purchase through the program.

Staff are proposing changes to the maximum subsidy percentage. The proposed changes are an increase from 40% to 50% for a 1 BR; from 45% to 60% for a 2 BR; and from 50% to 65% for a 3 BR. Based on the past three years of HomeBridge purchases, staff estimate that this would lead to an increase of \$1.7 million every year in subsidies. However, the funding used will vary depending on the size and number

of purchases. There is not currently a need for additional funding, but there will be a financial impact moving forward.

Staff also requested that the Trust approve change to program terms to add a requirement that HomeBridge buyers may not offer more than 10% above the listed asking price.

Mr. Tibbs asked how many people have already bought a unit out of the twelve people approved. Ms. Dolmatch answered that none of them have not bought a home yet. The most recent HomeBridge purchase was in February. Ms. Noyes asked if the program terms will be reviewed when interest rates change. Mr. Tibbs agreed that this policy needs to be reviewed over time and more funding is needed for it to work. Staff and Trustees discussed the continuing impact of interest rates on the housing market. Ms. Finley added that the program helps with increasing affordable units in neighborhoods that staff normally can't reach.

Upon a motion moved, seconded, and approved by roll call of six in favor and three absent (Mr. Daly, Ms. Schlesinger, Ms. Thorne), it was:

VOTED: approve the following changes to the HomeBridge program:

- Increase subsidy ratios to 50% for a one-bedroom; 60% for a two-bedroom; and 65% for a three-bedroom; and
- Restrict offers using HomeBridge to no more than 10% over the listed asking price, unless approved in advance by CDD staff.

MOVE TO EXECUTIVE SESSION

Mr. Cotter indicated that the next item for discussion before the Trust pertained to details regarding the potential acquisition of real estate. Due to the sensitive information to be discussed, continuing in open session might have a detrimental effect on the negotiations. At 4:48 PM, Mr. Cotter entertained a motion to go into Executive Session to discuss this matter and indicated that the Trust would adjourn at the conclusion of the Executive Session.

Upon a motion moved, seconded, and approved by roll call of six in favor and three absent (Mr. Daly, Ms. Schlesinger, Ms. Thorne), it was:

VOTED: for the meeting to go into Executive Session.

The meeting adjourned at 5:00 p.m.

The next meeting is scheduled for August 24, 2023 at 4:00 p.m.

Meeting Materials:

- Agenda
- Meeting Minutes from the Trust's June 22, 2023 meeting
- Project Update
- HomeBridge Program Changes Memo

Cambridge Affordable Housing Trust

September 28, 2023

Status of Active Commitments

	Active Projects	Sponsor	Rental Units	Ownership Units	Status	Total Cost	Trust Commitment	Loan Amount Per Unit	Trust Approval Date
1.	HomeBridge program	CDD	<i>currently approved buyers:</i>	10	90 scattered site units purchased by first time buyers to-date. Trust approved expanded subsidy share in August 2023. One buyer closed in September.	N/A	\$24,200,000	1-br: 50% sale 2-br: 60% sale 3-br: 65% sale	several, including most recent: February 2023
2.	Homeownership Resale Program	CDD	<i>currently active units:</i>	16	Re-purchase, rehab and re-sale of affordable homeownership units to new homebuyers. One unit under agreement; buyer selection underway for another unit.	N/A	\$7,500,000		December 2011
3.	Vail Court (139 Bishop Allen)	TBD	TBD	TBD	Trust and City hosted public meeting in 2017 to hear from the community on affordable housing needs and ideas for the redevelopment of Vail Court. Additional public meetings will be scheduled but are currently on hold pending the legal action taken by former owner.	TBD	TBD	TBD	N/A
4.	2072 Mass. Ave.	Capstone Hope	TBD	TBD	Capstone/Hope purchased site in April 2018 and sought a comprehensive permit to enable the construction of a new 48 unit affordable housing building but withdrew their request at the September 2021 B2A hearing; they remain committed to creating affordable housing at this site and are assessing next steps and options.	TBD	\$5,071,000	TBD	February 2018 and June 2021
5.	52 New Street	JAS	107		JAS purchased the site in early 2020 and is permitting the project through the Affordable Housing Overlay. After JAS held 3 AHO community meetings, the proposal was reviewed by the Planning Board at the two advisory design review meetings required by the AHO, first on 10/16/21, and again on 1/4/22. A final Planning Board report has since been issued. The Trust increased its predevelopment loan for the project in January 2022. JAS is preparing for construction closing this fall.	TBD	\$18,025,390	\$168,462	October 2019, June 2021, January 2022
6.	Park View Coop (24-26 Corporal McTernan Street)	Park View Coop		12	Funds committed May 2021; closing completed October 2022; renovations underway.	\$4,986,321	\$4,199,215	\$349,935	March 2019 and May 2021
7.	Rindge Commons - Phase 1 (site of 402 Rindge Ave)	JAS	24		In June 2020, the Trust approved funding for the first phase of Rindge Commons. Project received a comprehensive permit in August 2020 and began construction in June 2022. The CAHT loan at closing was \$3,706,358 or \$154,444 per unit. This is a \$543,342 reduction from the original loan commitment. Construction is underway.	\$17,307,771	\$4,250,000	\$177,083	June 2020
8.	Broadway Park (240 Broadway)	JAS		15	In March 2021, the Trust approved funding to create 15 affordable homeownership units. JAS has had several community meetings to review its proposal and expects to seek a comprehensive permit for this development. JAS also will be seeking to assemble remaining funding needed for this development.	TBD	\$3,600,000	\$240,000	March 2021
9.	Jefferson Park Federal (45-60; 61-75; 77-92; 93-108; Jackson Circle; 1; 2-19, 21-42; 109-124; 1000 Jackson Place)	CHA	278		In September 2021, the Trust approved funding to assist with the comprehensive modernization of Jefferson Park Federal. After the CHA held 3 AHO community meetings, the proposal was reviewed by the Planning Board at the two advisory design review meetings required by the AHO, first on 11/9/21, and again on 2/15/22. A final Planning Board report has since been issued. The CHA has begun preparing to close on construction, with demolition underway and full construction to begin in early 2024.	TBD	\$43,611,615	\$156,876	September 2021
10.	35 Harvey Street	HRI / Cascap	12		In November 2021, the Trust approved funding to assist with the renovation and reconfiguration of Harvey Street from SROs to studio apartments. HRI is in the closing process, with a goal of beginning construction this fall.	TBD	\$3,339,437	\$243,139	November 2021
11.	1627 Mass. Ave.	HRI	TBD	TBD	In January 2022, the Trust approved funding to assist with the purchase of this property from Lesley University to create affordable housing. The Trust approved additional predevelopment funding in August 2022. HRI acquired the site in August 2022 and held first AHO Community meeting on 9/15/22. Second community meeting held 3/15/23. First advisory design consultation with Planning Board held 7/18/23.	TBD	\$7,925,000	TBD	January 2022 and August 2022
12.	116 Norfolk Street	CHA	62		In August 2022, the Trust approved funding to assist in the renovation and expansion of an existing 38-unit SRO to create 62 studio apartments for individuals moving beyond homelessness. CHA completed AHO advisory design review in late 2022 and closed on funding in December 2022; construction is underway.	TBD	\$10,161,150	\$163,890	August 2022
13.	35 Cherry Street	TBD	TBD	TBD	In March 2022, the City Council approved the disposition of this property to the Trust to initiate the creation of affordable homeownership housing. Transfer from MIT complete. RFP was issued on 7/13/23 with a deadline to respond of 9/14/23; one proposal was received; review underway.	TBD	TBD	TBD	March 2022
14.	49 Sixth Street	POAH	46		In October 2022, the Trust approved funding to assist in the conversion of a portion of the Sacred Heart church property to affordable housing. POAH has completed the AHO process. POAH is assembling remaining financing with a goal of beginning construction in 2024.	TBD	\$7,750,000	\$168,478	October 2022
15.	37 Brookline Street	JAS	TBD	TBD	JAS acquired the site in July 2023 and will be beginning community design review process in coming months.	TBD	\$2,014,000	TBD	March 2023
16.	650 Concord Ave	Neville Communities Inc (NCI)	71		In May 2023, the Trust approved funding to assist with capital repairs at Neville Place, the affordable assisted living portion of its campus. NCI is preparing to begin closing process.	\$2,445,000	\$2,445,000	\$34,437	May 2023
17.	New Property Acquisition	HRI	TBD	TBD	Property acquisition prep and underway	TBD	TBD	TBD	August 2023

Total Units 653

Cambridge Affordable Housing Trust

Status of Affordable Housing Overlay (AHO) Developments

	AHO Development	Developer	AHO Status & Activity	Rental Units	Ownership Units	Development Status
1.	52 New Street	Just-A-Start Corporation	AHO Community meetings held on 2/25/21, 3/25/21, and 4/15/21. Planning Board design consultation held on 10/26/21 and 1/4/22. Design consultation completed January 2022; Final Planning Board report issued 1/20/22 and was transmitted to the Trust in its 1/27/22 briefing materials. Preparing for construction closing.	107		Design Consultation Complete; see above

2.	Jefferson Park Federal (45-60, 61-75, 77-92, 93, 108, Jackson Circle, 1, 2-19, 21-42, 109-124, 1000 Jackson Place)	Cambridge Housing Authority	AHO Community meetings held on 3/2/21, 4/1/21, and 10/19/21. Planning Board design consultation held 11/9/21 and 2/15/22. Final Planning Board report issued 3/9/22 transmitted to the Trust in its 3/24/22 briefing materials. Preparing for construction closing.	278		Design Consultation Complete; see above
3.	Walden Square II (102 Sherman Street)	WinnDevelopment Companies	AHO Community meetings held on 3/23/21, 4/13/21 and 5/27/21. Submission for first Planning Board advisory design consultation was withdrawn by developer on 11/16/21. Design revised based on community comments. Community meetings held 2/23/22, 8/29/23 (rescheduled from 8/1/23) and 9/14/23. Winn is now preparing a revised submission for Planning Board advisory review, to be scheduled.	95		Original submission withdrawn; Community Process complete; preparing to begin Design Consultation process.
4.	49 6th Street	POAH & Urban Spaces	AHO Community meetings held on 7/27/21 and 11/3/21. First Planning Board advisory design consultation meeting held 4/5/22. Second design consultation meeting was held on 6/28/22; Planning Board report issued 7/14/22 and transmitted to the Trust on 8/4/2022. Assembling remaining funding needed to begin construction.	46		Design Consultation Complete; see above
5.	116 Norfolk Street	Cambridge Housing Authority	First AHO community meeting held 2/10/22. Second community meeting held 4/26/22. First Planning Board advisory design consultation meeting was held on 7/5/22. Second advisory design consultation held 9/13/22. Planning Board report issued on 10/28/22 and transmitted to the Trust on 11/17/2022. Closed 12/2022; under construction.	6		Design Consultation Complete; see above
6.	1627 Mass. Ave.	Homeowner's Rehab Inc	First AHO community meeting held 9/15/22. Second community held 3/15/23. First advisory design consultation with Planning Board held 7/18/23.	29		Design Consultation meetings underway.
7.	87-101 Blanchard Road	B'nai Brith Housing	First AHO community meeting scheduled for 10/4/23.	TBD		AHO Community Meetings to begin

Status of Active Inclusionary Housing Developments

	Approved Active Projects	Developer	Status	Rental Units	Ownership Units	Applicable zoning
1.	50 Cambridgepark Drive	Hanover	Covenant recorded 8/6/19. Building Permit issued 12-5-19. Construction complete. Finishing tenant selection.	55		Revised ordinance at 20% sf requirement
2.	95-99 Elmwood	95-99 Realty	Covenant recorded. Building Permit issued 7-2-20. Lottery application period closed 9/18. Applications under review. Lotteries anticipated October 2023.		4	Ordinance prior to revision
3.	Cambridge Crossing, 151 North First Street	DivcoWest	Covenant recorded; Building Permit issued 8-24-20. Construction complete. Finishing tenant selection.	54		Ordinance prior to revision
4.	55 Wheeler Street	Toll Brothers	Covenant recorded 3/12/21. Building Permit issued 3/16/21. Under Construction. Completion of first phase of units expected soon; preparing for tenant selection.	99		Revised ordinance at 20% sf requirement
5.	40 Thorndike Street, Court House	Leggat/McCall	Covenant recorded. Building Permit issued. Under construction	48		All units are affordable
6.	605 Concord Ave.	Abodez Acorn	Covenant recorded; Building Permit issued 12/9/21. Under Construction.	7		Revised ordinance at 15% sf requirement
7.	3-5 Linnaean	Willow Land Corp.	Covenant recorded; Building Permit issued.	1		Zoning for basement housing overlay
8.	1043-1059 Cambridge St.	418 Real Estate	Covenant recorded. Building permit issued 7/11/22. Under construction. Completion expected Fall 2023.		3	Revised ordinance at 20% sf requirement

Under Development:	264	7
Completed Units:	1015	211
All Units:	1279	218
	1497	

	Active Pipeline Projects	Developer	Status	Rental Units	Ownership Units	Applicable zoning
1.	121 Broadway	Boston Properties	Finalizing Covenant for recording	~102: 81 (inclusionary), 21 (middle income)		MXD zoning - 20% Inclusionary + 5% Middle-Income

Subsidy amount needed to create Affordable Dwelling Unit Net Floor Area for Inclusionary Housing not created pursuant to Section 11.203.3 (j):	\$450 / per square foot		
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