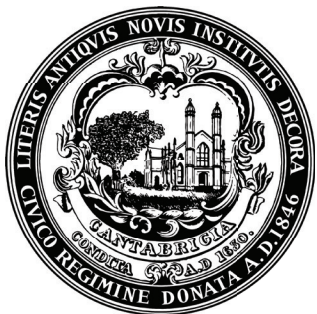




# Cambridge Affordable Housing Trust

*Celebrating 30 Years*  
2019



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Louis A. DePasquale,  
*City Manager & Managing Trustee*

Peter Daly

Florrie Darwin

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Cheryl-Ann Pizza Zeoli\*

Susan Schlesinger

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*\*This report is dedicated to*

## Cheryl-Ann Pizza-Zeoli



*Cheryl-Ann was a steadfast advocate for tenants' rights and affordable housing in Cambridge, and a member of the Cambridge Affordable Housing Trust from 2014 until her passing in April 2019.*

# Letter from the City Manager

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This year marks the 30th anniversary of the Cambridge Affordable Housing Trust. From the end of rent control in the mid-1990s to the real estate boom of the early-2000s to the affordable housing crisis currently challenging our city and the greater Boston region, the Trust has worked to shape housing programs and policies, purchase buildings for affordable housing developments, and provide funding that preserves and creates affordable housing for low- and moderate-income families in Cambridge.

The City's commitment to providing resources to the Trust has been unparalleled since its establishment. Through direct appropriations to the Trust in its early years, consistent annual appropriations of the maximum amount of Community Preservation Act (CPA) funds, increased and expanded Incentive Zoning provisions to increase private contributions, and, most recently, significant annual funding commitments from the City budget, City funding resources continues to enhance the Trust's efforts to support affordable housing providers in efforts to create new affordable housing, preserve existing affordable housing that is at-risk due to expiring affordability restrictions, rehabilitate multi-family housing, and offer financial assistance to first-time homebuyers.

In the following pages, you will find an overview of Affordable Housing Trust milestones and project highlights over the past thirty years. The Trust's successes are a testament to the efforts of all who have been involved. I want to acknowledge the leadership and support of former City Managers Robert W. Healy and Richard C. Rossi, former and current City Councilors, and many City staff members.

I look forward to working with the Trust to continue building on the strong foundation established during the past three decades. In the coming fiscal year, the City's annual commitment to the Affordable Housing Trust will surpass \$20 million, bringing the total funding that the Trust has received to more than \$200 million. This funding will further our commitment to creating and preserving affordable housing in Cambridge, and continue to support low- and moderate-income individuals and families in making our vibrant and welcoming community a place that they can call home.

I hope you enjoy reflecting on the past thirty years.

Sincerely,



Louis A. DePasquale  
*City Manager and Managing Trustee*

# About the Trust

The Cambridge Affordable Housing Trust was established in 1988 by the City Council and organized in 1989 to use funds generated by the incentive zoning provisions and other sources to create and preserve affordable housing in Cambridge. For thirty years, the Trust has continued this mission, and has been active in responding to the increasing need for affordable housing. The Trust's nine members include experts in housing policy, finance, development, planning, and design. It provides funding to assist affordable housing providers in creating new affordable housing, preserving the affordability of existing housing, and rehabilitating multi-family housing. It also offers financial assistance to first-time homebuyers.

The Trust has a long-standing commitment to support high-quality housing that is well-integrated into the community and that will remain affordable for future generations. Some of the criteria the Trust uses when reviewing proposals for new programs, policies, and housing developments include:

- Creation and preservation of long-term affordability
- Creation of family-sized housing units
- Creation of both rental and homeownership housing that serves a range of incomes
- High quality and sustainable design, including use of energy efficient materials
- Use of Trust funds to leverage funding commitments from other public and private financing sources.

The Trust also provides advice on housing programs and policies to the City Manager, City Council and City staff. This includes the establishment of new affordable housing programs, and the shaping of policies, standards, and procedures related to the City's Inclusionary Housing and Incentive Zoning provisions.

## 2019 Affordable Housing Trust Board



**Back row (left to right):** City Manager Louis A. DePasquale, Peter Daly, Gwen Noyes, William Tibbs

**Front row (left to right):** Elaine Thorne, Susan Schlesinger, Florrie Darwin

**Not pictured:** James Stockard, Jr. and Cheryl-Ann Pizza-Zeoli

*“Congratulations to all the members of the Affordable Housing Trust, past and present. I recall the early struggles, both financially, and in siting new housing, and am proud that the Trust succeeded and thrived.”*

*- Robert W. Healy, former City Manager and Founding Chair of the Affordable Housing Trust from 1989-2013*

**3,075**

homes have been created or preserved through Trust funding



## **Affordable Housing Acquisition & Development**

Affordable housing providers use financial support from the Trust to acquire existing multi-family buildings, convert non-residential buildings to housing, construct new buildings, and acquire condominium units to expand the affordable housing stock in Cambridge.

## **Affordable Housing Preservation**

The Trust works with the City to preserve the affordability of rental housing at risk of being converted to market-rate housing. The City provides technical and financial assistance to tenants and owners of these properties in conjunction with funding from the Trust to preserve and extend the affordability of these properties.

## **Affordable Housing Rehabilitation & Revitalization**

The Trust supports the rehabilitation, reinvestment, and revitalization of existing affordable housing. As buildings age, new funding is often needed to reinvest and undertake rehab for existing structures. The Trust works with affordable housing providers and other funders to finance this work.

## **HomeBridge Funds for First-time Homebuyers**

The Trust provides funding of up to 50% of the purchase price for a home in Cambridge to eligible first-time homebuyers. This assistance is offered to income-eligible residents and Cambridge-based workers who have completed the City's First-time Homebuyer class. The assistance is combined with individual homebuyer counseling from City staff to help families pursue homeownership.

## **Policy Advisement**

The Trust provides advice to the City Council, City Manager and City staff on establishing and evaluating programs, policies, and assistance to address the City's affordable housing goals and needs. In recent years the Trust provided advice and recommendations which assisted the City Council in considering and adopting significant changes to the City's inclusionary housing and incentive zoning provisions.

# Funding Sources

## City Funding

The City has funded the Trust through direct appropriations and annual funding commitments from the City's budget and/or Community Preservation Act (CPA) funds. The City has committed funding on an annual basis since 1995. In recent years, the City has included new funds for the Trust in the City's annual budget. In FY2020, the Trust will benefit from \$9.7 million in City funds which is an increase of \$6.3 million from FY2019, in addition to CPA funding. The \$9.7 million is comprised of \$4.7 million from Building Permit Revenue and a new \$5 million appropriation from property taxes.

## Community Preservation Act (CPA)

The Trust receives significant financial support through the Community Preservation Act (CPA). Adopted by the Cambridge City Council and Cambridge voters in 2001, the CPA is a funding tool for Massachusetts communities to expand the supply of affordable housing, protect historic sites, and preserve and enhance open space, using local funds along with state matching funds. In FY2019, \$10.2 million in CPA funds was appropriated to the Trust, bringing the total of CPA funds used to support the Trust and affordable housing in the city to \$154.4 million.

## Incentive Zoning

Adopted in 1988, the Incentive Zoning provisions have generated contributions to the Trust from non-residential developers of large non-residential developments to address the impact of their development on affordable housing needs. In 2015, significant changes were made to expand the applicability of the Incentive Zoning provisions and increase the contribution rate. The contribution is now \$16.66 per square foot, and the Incentive Zoning contributions have provided more than \$8.5 million in contributions to the Trust.

## Harvard 20/20/2000 Initiative

In 2000, Harvard University launched the Harvard 20/20/2000 Initiative, under which the University committed \$20 million of low-interest financing to support affordable housing in Cambridge and Boston. The Affordable Housing Trust was one of the three housing lenders selected by Harvard to manage these funds and has administered a \$6,000,000 revolving loan fund through this partnership.



The Affordable Housing Trust meets monthly in Cambridge City Hall's Ackermann Room.

## What is Affordable Housing?

Housing is considered “affordable” when the tenant or homeowner pays no more than 30% of their gross income for housing costs. Affordable housing in Cambridge serves low-, moderate-, and middle-income households, with most programs targeted to households earning less than 80% of Area Median Income (AMI), adjusted for household size.

Affordable rental and ownership units funded by the Trust remain affordable through long-term deed restrictions. For rental units, these restrictions set income eligibility and limit the amount of rent that can be charged for each unit. For homeownership units, the restrictions limit the price of the unit and require that, upon resale, the home is sold to a new income-eligible household.

### 2019 Area Median Income (AMI)\*

Household Size	50% of Median	80% of Median	100% of Median
1 Person	\$41,500	\$62,450	\$79,358
2 Persons	\$47,400	\$71,400	\$90,640
3 Persons	\$53,350	\$80,300	\$102,018
4 Persons	\$59,250	\$89,200	\$113,300
5 Persons	\$64,000	\$96,350	\$122,383
6 Persons	\$68,750	\$103,500	\$131,466
7 Persons	\$73,500	\$110,650	\$140,549
8 Persons	\$78,250	\$117,750	\$149,632

\*Income limits are based on 2019 U.S. Department of Housing and Urban Development (HUD) figures issued for the Boston-Cambridge-Quincy Metropolitan Statistical Area.



*“Nothing can bring you more peace and happiness than when you can raise your child in your home and slowly get yourself back on your feet with determination and structure to better your family.”*




*- Cambridge Resident*

*“Although the Trust provides intelligent input for the maintenance/upgrading of existing affordable housing, its primary contribution is to the creative and varied ways in which quality housing can be made more attainable to a broader spectrum of residents. The City actualizes its commitment to diversity in a very real way through the built work of the Affordable Housing Trust.”*

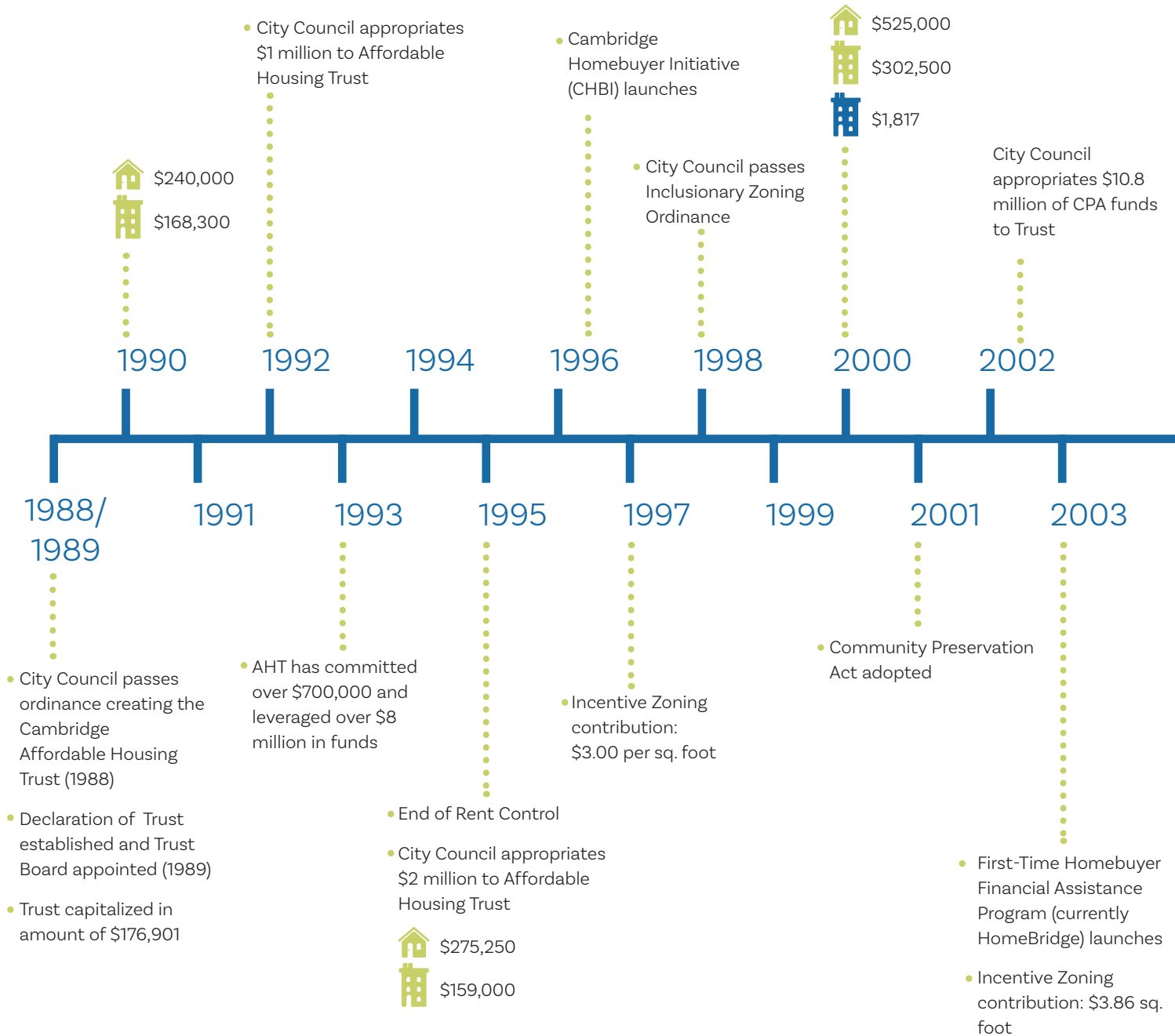
*- Gwen Noyes, Affordable Housing Trust member*

# Affordable Housing Milestones 30 Years of Growth

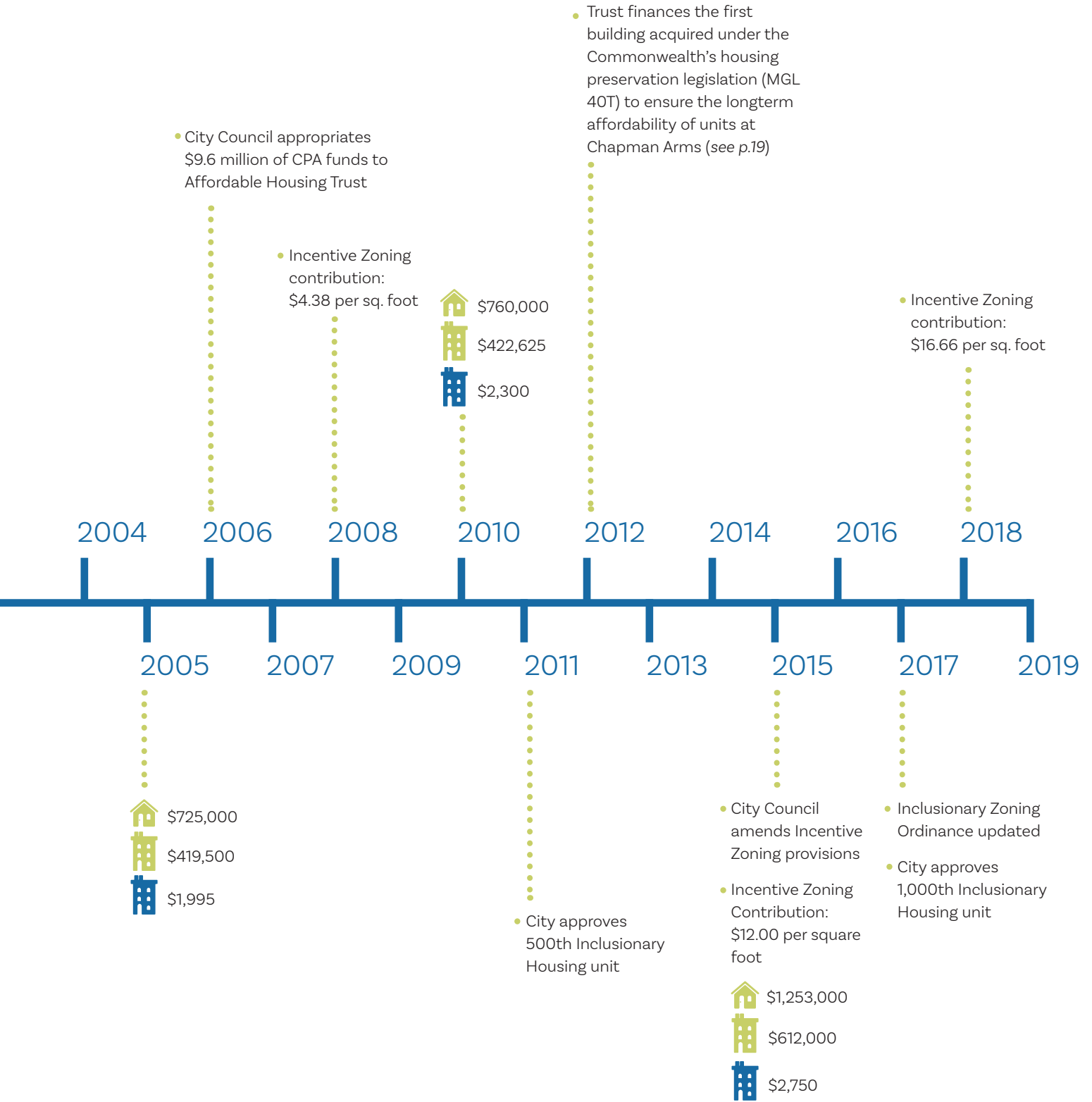
key

-  Median price of single family home (citywide)
-  Median price of condo (citywide)
-  Median asking rent for a 2-bed apartment (citywide)

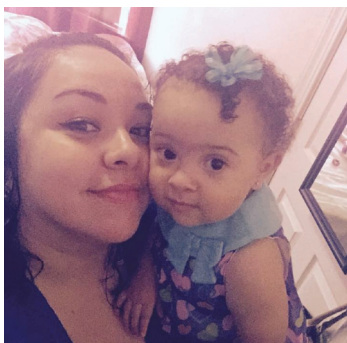
- Harvard University 20/20/2000 Loan Fund Established. Trust administers this \$6 million in revolving loan fund.
- More than 1,300 units created or preserved through Affordable Housing Trust







# The Cambridge Affordable Housing Trust has helped individuals & families from a variety of backgrounds find permanent, affordable homes



**The affordability of over 1,350 rental units has been preserved by the Trust for Cambridge residents, including:**

- A single retiree who has lived in the same home since 1990.
- A married couple with two children under the age of 10 who have lived in their home for over a decade.
- A single woman who is guardian of her two teenage grandchildren and has lived in her apartment since the 1980s.
- Co-heads of household who have lived in their 1-bedroom apartment due to medical necessity for over two decades.

**More than 1,450 affordable rental units have been created with funding from the Trust for residents including:**

- A single man who is a former victim of domestic violence and was previously living in local shelters.
- A formerly homeless woman now living independently in her own apartment.
- An elderly widow and 50-year resident of Cambridge who supports herself through social security income.
- A lifelong Cambridge resident who is a teacher at a local pre-school.
- A single mother who emigrated to Cambridge and is raising three young children.



*“As a stay at home mom caring for my medically-complex daughter, affordable housing subsidized our rent so we are able to live in Cambridge. We were blessed to move into an accessible unit for my daughter, which has made her quality of life so much better as she works toward independence.”*

*- Cambridge Resident*



**More than 260 affordable homeownership units have been created for first-time homebuyers, including:**

- A lifelong Cambridge resident who works in the human resources field and her two teenage children.
- A single mother working as a medical assistant and raising her two children.
- A single man employed by a local university who is caring for his teenage nephew.
- A married couple, born and raised in Cambridge, and their three children. One parent works full time and the other is pursuing a nursing degree.

*“Affordable housing has afforded me the opportunity to remain in Cambridge and the opportunity for my children to go to Cambridge schools.” - Cambridge Resident*



**More than 100 homeownership units have been re-sold to first-time homebuyers in the past 10 years, including:**

- A single mother of three children who works in the hotel industry and utilized a Section 8 rental voucher before purchasing.
- Life-long Cambridge residents, married with one child, who both teach in the local public schools.
- A single woman who works as a parking attendant and has lived in Cambridge for over a decade.
- A married couple, one a researcher and one a student, raising their child.
- A single mother, working as a dental assistant, who lives with her two sons and elderly mother.

## St. Patrick's Place | 1993 50 York Street | 2019

Just-A Start Corporation (JAS) purchased the property of a former church and three surrounding buildings in the Wellington/Harrington neighborhood, converting them into 32 units of affordable rental housing. The buildings were renovated with funding from the Trust and completed the following year.

In December 2016, a devastating 10-alarm fire displaced over 50 individuals living at St. Patrick's Place and caused significant damage to the former church building, home to 16 apartments. A coordinated response by City officials helped relocate and provide resources to the families impacted by the fire, but the property was rendered inhabitable. The Cambridge community came together to support the displaced households and find them temporary housing. JAS demolished the damaged building, and a new building at 50 York St. will be completed in 2019 to replace units lost in the fire.

*The facade of the new building, renamed 50 York Street*



*The original St. Patrick's Place building*



*A devastating fire rendered one of the buildings at St. Patrick's Place inhabitable (above). Community support and Trust funding has helped JAS rebuild (left), with completion slated for 2019.*



## Auburn Court 1 & 2 | 1996, 2000

Developed by Homeowner's Rehab, Inc. (HRI), Auburn Court was built in two phases on formerly industrial land provided by MIT through a long-term ground lease. Auburn Court was the first new residential construction project to be undertaken as part of the Cambridgeport Revitalization Development District established by the City Council in the late 1980s. HRI completed the first development phase in 1996, building 77 affordable units. In 2000, the second phase of Auburn Court was completed, adding another 60 mixed-income units on site.

Auburn Court includes 146 1-, 2-, and 3-bedroom apartments of varying size and design within a 6-story mid-rise building and adjoining town-house style buildings. This includes units designated for low-income households earning less than 80% AMI, units for moderate-income households earning up to 110% AMI, and market-rate units. The buildings are situated around a central courtyard which is open to the public and features public art.

In 2017, HRI created 9 new affordable units when the first phase was recapitalized and renovated.



A resident of Auburn Court and her child. Photo: Molly Akin



*“Affordable housing impacted my life because I struggled looking for an apartment for my children and if it was not for affordable housing I am not sure if I would be able to pay market rent. I like being a Cambridge resident because there are so many different opportunities for our youth and young adults.”*

*- Auburn Court Resident*

## 808 Memorial Drive | 1997

At 808 Memorial Drive, a 300-unit apartment complex overlooking the Charles River, HRI used Trust funds to preserve affordability of housing that could have been converted to market-rate housing.

Constructed in 1972, the property owners received a low-interest, 40-year mortgage in exchange for a commitment to keep rents affordable. Under the terms of the financing, owners could prepay the low-interest mortgages after 20 years and terminate the rent restrictions on the affordable units. In the early 1990s, the property owners announced their intention to prepay the mortgage, potentially forcing the low- and moderate-income tenants from their homes due to higher rents. Over a period of seven years, residents worked together with HRI and the Trust to acquire and renovate the property. HRI completed renovations in 1998 and this former “expiring use” property is now permanently affordable.



*“I became involved in the Trust because I recognized the opportunity to work with a group of committed and experienced housing professionals, under the leadership of the City Manager, to have a positive impact on affordable housing in Cambridge.”*

*– Peter Daly, Affordable Housing Trust member*

## Harvard Place | 1999



Cascap, Inc. used Trust funding to assist with the conversion of the former Harvard Manor nursing home to 21 units of assisted living for low-income seniors in 1999. Prior to its redevelopment, the nursing home had been vacant for several years before the City took ownership of the property to spur its redevelopment as affordable housing for seniors. Cascap restored the original 1860s French mansard-style house while adding a large new addition to the rear of the property. All Harvard Place residents have their own kitchen, bathroom, bedroom, and living space, and common areas allow for residents to interact with their neighbors.

## 8 - 10 Lancaster Street | 2000

The Cambridge Housing Authority (CHA) used Trust funds to purchase this 65-unit mixed-income apartment building in Porter Square. Formerly rent-controlled, the building was fully occupied by a mix of low- and moderate-income, and market-rate tenants and was at risk of being converted to market-rate condominiums. CHA has retained income diversity in the property by ensuring that at least 55 units will serve households with incomes below 80% AMI, and that the remaining units serve households with incomes less than 120% of AMI. In 2005, the CHA completed the final phase of a multi-year total rehabilitation of the building, resulting in a more energy efficient and permanently affordable property.



## Squirrel Brand | 2002

JAS used funding from the Trust to complete the redevelopment of the former Squirrel Brand factory and office buildings. The project, which included several buildings, involved historic preservation and adaptive reuse to convert the former candy factory into 18 affordable rental units. A nearby Squirrel Brand property on Harvard Street was renovated by JAS to create 3 affordable homeownership units sold to first-time homebuyers. The 20 units of permanently affordable rental housing consist of 1-, 2-, and 3-bedroom units, while the three homeownership units each have three bedrooms. As part of the Squirrel Brand project, the City also purchased and preserved an undeveloped lot alongside the former factory to preserve it as open space in a newly designed park.



## Trolley Square | 2006

HRI used Trust financing to complete the construction of a mixed-use, mixed-income development for low- and moderate-income families on a site that for decades had been used to store MBTA electric buses. Located along Massachusetts Avenue and adjacent to Linear Park, the residential component includes 32 rental units for families who earn below 60% AMI and eight homeownership units sold to buyers earning up to 100% AMI. Trolley Square also includes open space, community space, and ground level retail space.



*“Having grown up in Cambridge in affordable rental housing, I understood how affordable housing was so critical to our ability to remaining in Cambridge. I later found myself in City government in a position where I could help others with the same housing situation . . . I remain very proud of those efforts and to helping Cambridge maintain its incredible diversity. Our affordable housing program helps to balance the tremendous economic growth and financial stability Cambridge has enjoyed and works to preserve its rich diversity.”*

*– Richard C. Rossi, former City Manager and former Chair of the Affordable Housing Trust from 2013-2016*



## Main and Cherry Condominiums | 2009

With funding from the Trust, JAS purchased the site of the former Nightstage nightclub located between Central and Kendall Squares. The site had been vacant for many years and was transformed from a blighted parcel to an integral part of the active street scape on Main Street. JAS redeveloped the site into 10 affordable condominium units. Six 3-bedroom, two 2-bedroom, and two 1-bedroom units were sold to income-eligible first-time homebuyers. The building received LEED Platinum certification and includes rooftop solar panels that provide most of the building's electricity.



*“Creating and preserving affordable housing is the one of the only ways to ensure that the diversity of the community is not lost as the city changes. The Trust has made a difference for thousands of residents by creating housing where costs remain affordable to working families. With many residents still threatened by high housing costs, the work of the Trust is needed now as much as ever.”*

*– Susan Schlesinger, Affordable Housing Trust member*



## Print Shop Condominiums | 2009

Cascap purchased two parcels of land located on the edge of Kendall Square with funding from the Trust, including a site last used as print shop. Cascap redeveloped the site into a modern building with 24 affordable homeownership units. The building contains 14 family-sized units, including six 3-bedroom and eight 2-bedroom units, with an additional ten 1-bedroom units. The building features energy efficient amenities, including a green roof component and rooftop solar panels. The heating and cooling systems are high-efficiency, and the building envelope contains a high level of insulation to reduce the building's energy consumption.

## Pine Street | 2010

HRI used Trust funds to purchase a 12-unit residential building near Central Square from a local church to preserve the units' affordability. Following its acquisition, HRI performed a gut-rehab of the property to LEED-Platinum standards and fully restored the building exterior to improve both the building and the streetscape. The building includes eight 3-bedroom units and four 2-bedroom units.



*“I hope all citizens of Cambridge are proud of the work of the Trust. It is one of the best ways we, as a community, show our determination to be a diverse city, welcoming the widest possible range of people to be our neighbors. It has been a great privilege to serve on this board and try to represent the best instincts of Cambridge.”*

*– James Stockard, Jr., Affordable Housing Trust member*



## Elm Place | 2011

With funding from the Trust, JAS completed the construction of a new, mixed-use building at the corner of Cambridge and Elm Streets.

Elm Place consists of 19 affordable rental units and new commercial space – part of the vibrant stretch of Cambridge Street between Inman Square and East Cambridge. The building was built to LEED Gold standards, maximizing energy efficiency and minimizing waste. In addition, a large solar panel system on the roof provides electricity for the common areas.

## Inman/CAST II | 2012

Inman/CAST II Apartments has provided affordable housing to a diverse population of very low-, low- and moderate-income households since it was built in the heart of Inman Square in the mid-1970s. Facing the potential loss of these units as the end of affordability restrictions approached, building residents and housing advocates collaborated with the Trust, CHA, HRI, and other public funders to develop a plan to preserve the affordability of all 125 units through HRI's 2011 purchase and rehab of the buildings. The Trust provided acquisition funding to HRI.

Inman Square Apartments, a 116-unit, 13-story apartment building, includes 18 duplex townhouses, and a roof terrace .

CAST II Apartments, a 9-unit historic brick building, is located on Columbia Street directly across from Clement Morgan Park and within walking distance to Central Square.



## Putnam Green | 2012

In 2012, HRI completed construction of 40 units of affordable rental housing in Cambridgeport. This property was formerly the site of a vacant lab building and brownfield that was purchased by HRI in 2009. The Trust provided acquisition and construction funding to this development consisting of two buildings containing 10 1-bedroom, 20 2-bedroom, and 10 3-bedroom units. The buildings have many green and sustainable features including solar hot water and electricity, energy efficient mechanical systems and building envelope, water-saving plumbing fixtures, and sustainable building materials.



## Chapman Arms | 2012

Located in the heart of Harvard Square, Chapman Arms Apartments was purchased by HRI in December 2011. The property is a mixed-use, mixed-income development containing 25 affordable apartments, 25 market-rate apartments, and commercial space.

HRI's use of Trust funds to acquire Chapman Arms marked the first time that the state's housing preservation legislation – Chapter 40T – was put to use. With affordability restrictions on the 25 affordable units set to expire soon, market-rate housing conversion was a serious risk when the property was offered for sale in 2011. Under Chapter 40T, the seller had to first consider the offer from HRI, which had been designated under the law to attempt to preserve affordability. After some negotiation, the seller accepted HRI's offer and HRI assumed ownership of the property in 2012, thus ensuring the long-term preservation of this important housing resource.

The City Council, local housing advocates, and the tenants all contributed to the success of this preservation. Funding for the purchase was provided by the Trust and major rehab of the building was completed during the summer of 2014.



## Windsor Street Condominiums | 2012

The Windsor Street Condominiums consist of 14 affordable, mixed-income homeownership units on the site of the former Immaculate Conception Church and Rectory buildings. JAS purchased the property from the Archdiocese of Boston in 2007 with funding from the Trust. The church was later designated a historic landmark, and historic details were maintained during the redevelopment of the building. Homes range in size from 1- to 4-bedrooms and were sold to first-time homebuyers earning up to 100% AMI.

# HomeBridge

Since the mid-1990s, the Trust has funded programs which have provided eligible homebuyers with funding to allow them to purchase homes on the open market. These programs have created more than 100 units of permanently affordable ownership housing throughout the City. Trust funds bridge the gap between market prices and what eligible households can afford to pay.

In its current offering, HomeBridge provides funding for families earning between 60% and 100% AMI who live or work in Cambridge. HomeBridge buyers must first complete the City's first-time homebuyer workshop and receive home-buying counseling from City staff. Once approved, HomeBridge buyers search for homes on the market. HomeBridge provides up to 50% of the market purchase price for a 3-bedroom home, 45% for a two-bedroom home, and 40% for a one-bedroom home. Buyers enter into an Affordable Housing Covenant to ensure permanent affordability.

More than 100 units, located throughout Cambridge, have been created through these programs, often in areas with few existing affordable housing options. HomeBridge has helped buyers purchase homes ranging from townhouses, to units in 1- and 2-story buildings, to units in large-high rise buildings.

HomeBridge provides an opportunity for families to purchase a home that will enable them to live in Cambridge with sustainable housing costs. The Trust's investment in these homes helps homebuyers, while expanding the range and number of affordable first-time homebuyer options in the community.



*“Living in our home has greatly improved our quality of life. We have three children and were able to move from a cramped 2-bedroom apartment to a spacious 3+ bedroom condo... We love the city’s diversity and appreciate that we are a part of a dynamic, engaged, progressive community that’s always moving toward inclusivity and positive change.”*

*— Cambridge homeowner who purchased through the City’s HomeBridge program*

## Cambridge Court | 2012

Built in the 1970s, Cambridge Court Apartments is a mixed-income development providing affordable housing to more than 92 low- and moderate-income seniors. Located near Central Square, Cambridge Court was at risk of market-rate conversion after its affordability restrictions expired. While the private market owners had the right to convert the affordable units to market-rate housing, they remained committed to maintaining the property's affordability. In 2012, the property owners, tenants, CHA, and the Trust crafted a preservation plan for the property using Trust funding to protect affordability of all 92 existing affordable units and to increase the number of affordable units there over time. Trust funds also assisted with significant rehab and building upgrades.

The preservation of Cambridge Court Apartments was a significant accomplishment, made possible through the commitment of concerned long-term property owners and dedicated tenants and will ensure that this important housing resource remains available for many years to come.



## Putnam Square Apartments | 2013

In 2013, HRI completed the purchase of Putnam Square Apartments through the state's Chapter 40T statute, which helps affordable housing providers preserve "expiring-use" properties. Built in the early 1970s by Harvard University, the building at 2 Mount Auburn Street was facing the expiration of its affordability restrictions. Residents and housing advocates worked with City staff and the City Council to ensure that the building was sold to an experienced affordable housing provider to preserve affordability and complete important building upgrades. After purchasing the property with funding from the Trust, HRI completed a comprehensive building renovation in 2015.

## Jackson Gardens & Lincoln Way | 2014

In 2013, Trust funds assisted the Cambridge Housing Authority (CHA) in completing the revitalization of Lincoln Way Apartments and rehabilitation of Jackson Gardens, buildings that were constructed in the 1950s. Lincoln Way Apartments was in dire need of modernization. The CHA re-imagined and rebuilt the entire development to improve design features like living space functionality and energy efficiency. The seven existing structures were demolished for the construction of 70 new homes, in addition to a new community center, management office, and maintenance shop.

The rehabbed Jackson Gardens Apartments included the expansion and improvement of existing units as well as new heating, plumbing, and electrical systems; new fire alarms and sprinklers, and window replacements – many of which included energy efficiency upgrades.



*“Although the city has changed a hundred times over, it is still home. There are still pockets of the community that I was raised with, that my kids get to experience. Cambridge has made a way to keep working class families in the city.”*

*—Cambridge Resident*



## 117 Rindge Avenue | 2015

Heading Home, Inc. used Trust funds to purchase a single-family home in North Cambridge and convert it to 14 units of supportive single-room occupancy housing for disabled, formerly homeless women. Offering on-site service coordination, Duley House helps residents move from transitional to permanent, affordable housing.

## Bishop Allen | 2015

JAS purchased a building complex of four buildings with 32 family-sized rental units in Central Square, just weeks before the project's last affordability restriction was due to expire in 2012. The acquisition and preservation of Bishop Allen Apartments was made possible with funding from the Trust and through the coordinated efforts among tenants, tenant advocates, state agencies, and the City, as well as the interest of the long-term former private owner in ensuring affordability was preserved for low- and moderate-income families for years to come. JAS undertook comprehensive renovations to the buildings, including the complete renovation of building exteriors and significant interior improvements.



## Temple Place | 2015

CHA completed the construction of 40 one- and two-bedroom affordable rental units for low- and moderate-income households in Central Square. CHA used Trust funds to acquire the property and construct the new building, built on property that was a former pool operated by the YWCA Cambridge. Temple Place was designed to maximize energy efficiency and contains a range of features designed to improve livability and environmental sustainability.



## Port Landing | 2016

Port Landing Apartments is home to 20 low- and moderate-income families. Built by Capstone Communities and Hope Real Estate using funding from the Trust, Port Landing is fully affordable and consists of 20 rental units. Located between The Port neighborhood and Kendall Square, Port Landing transformed a long-vacant site into high-quality, attractive housing.



## Jefferson Park | 2018

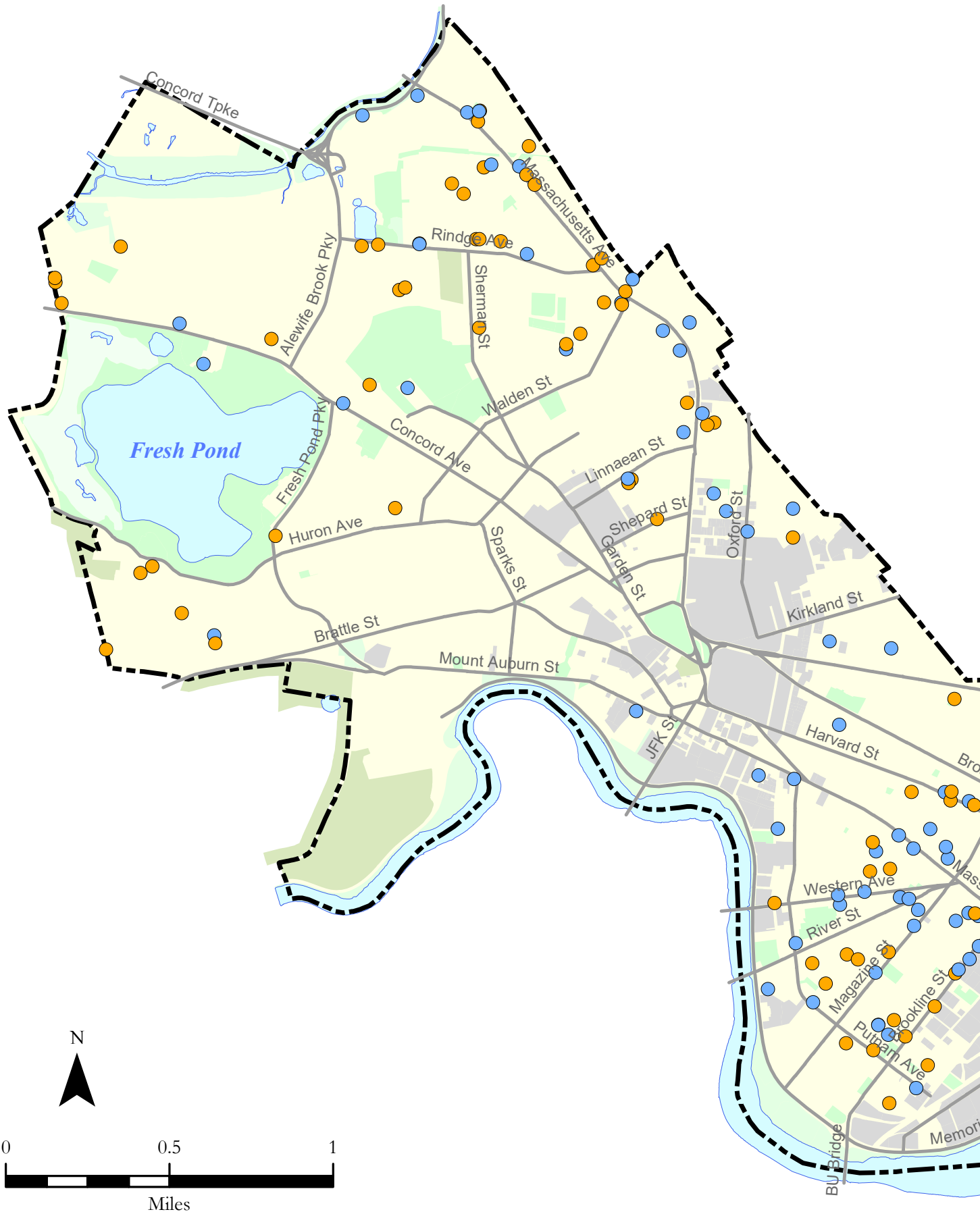


CHA completed the redevelopment of Jefferson Park which involved the demolition of four existing brick structures and the construction of 6 state-of-the-art buildings containing 104 energy efficient townhouse and flat-style rental units. This revitalization project was assisted with funding from the Trust and followed years of master planning work by the CHA and its residents on the future of Jefferson Park State Apartments. The development includes new open space and pedestrian-friendly design to reconnect the development with the surrounding neighborhood.

## Concord Highlands | 2019

HRI is currently constructing Concord Highlands, a new, 98-unit affordable rental development in Cambridge Highlands. The mixed-income building will provide housing to very low-, low-, moderate-, and middle-income households and is designed to meet the highest standards of energy efficiency and sustainability. Construction is expected to be completed in January 2020.

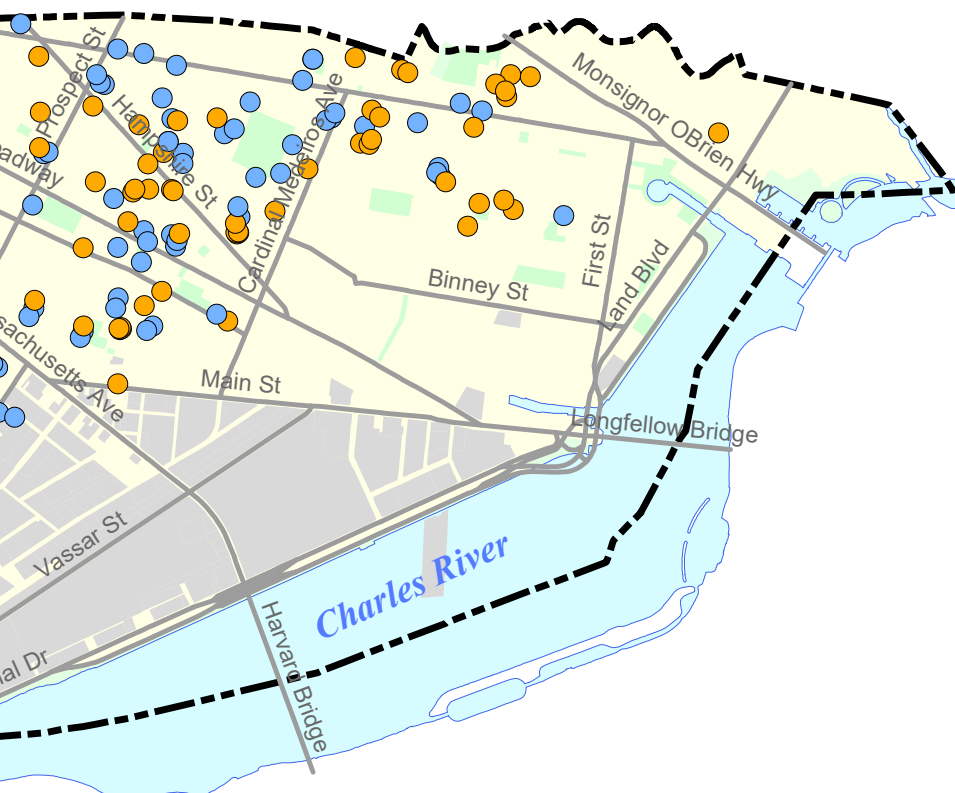




# Housing Funded by the Affordable Housing Trust

## Affordable Housing Trust Sites

- Ownership
- Rental
- Institutionally-Owned Property



# Affordable Housing Trust Projects: 1989 - 2019

Project Name	Sponsor	Total # of Units	Tenure	Project Type
Portland Street/Marcella Street	HRI	9	Rental	Acquisition & Rehabilitation
Howard Street	APC	3	Rental	Acquisition & Rehabilitation
77 Magazine Street	Cascap	10	Rental	Acquisition & Rehabilitation
Pearl Street	JAS	3	Rental & Ownership	Acquisition & Rehabilitation
Roberts Road Condos	CHA	1	Rental	Acquisition & Rehabilitation
Temple Street YWCA	YWCA	103	Rental	Rehabilitation, SRO
65-69 Columbia Street	HRI	6	Ownership	New Construction
30 Pearl Street	United Homes	10	Rental	Acquisition & Rehabilitation, SRO
50 York Street (formerly St. Patrick's Place)	JAS	32	Rental	Redevelopment
160-164 Richdale Avenue	HRI	7	Rental	Acquisition & Rehabilitation
Hildebrand Homes	Hildebrand	5	Rental	Rehabilitation
205-207 Green Street	Cascap	10	Rental	Rehabilitation, SRO
Swartz Properties	HRI	59	Rental	Acquisition & Rehabilitation
Putnam Place	JAS	12	Rental	Acquisition & Rehabilitation
10 Russell Street	RUAH	7	Rental	Acquisition & Rehabilitation, SRO
151-159 Allston Street	HRI	6	Rental	Acquisition & Rehabilitation
Auburn Court, Phase I	HRI	86	Rental	New Construction
Hampshire Street / Columbia Street	JAS / HRI	16	Ownership	New Construction
Garfield Place	CHA	8	Rental	New Construction
83-85 Pleasant Street	JAS	6	Ownership	Acquisition & Rehabilitation
Webster/Bristol	JAS	9	Rental	Acquisition & Rehabilitation
808 Memorial Drive	HRI	300	Rental	Expiring-Use Preservation, Rehabilitation
Harvard Place	Cascap	22	Rental	Adaptive Reuse, New Construction
81 Webster Ave	JAS	5	Rental	Acquisition & Rehabilitation
409-415 Cardinal Medeiros Avenue	JAS	6	Rental	Acquisition & Rehabilitation

## Sponsors

**APC** - Apostolic Pentecostal Church

**Cascap** - Cascap, Inc.

**Capstone / Hope** - Capstone Communities and Hope Real Estate

**CDD** - City of Cambridge, Community Development Department

**CHA** - Cambridge Housing Authority

**CNAHS** - Cambridge Neighborhood Apartment Housing Services

**HRI** - Homeowner's Rehab, Inc.

**JAS** - Just-A-Start Corporation

**NCAL** - Neville Communities Assisted Living

**YWCA** - YWCA Cambridge

# Affordable Housing Trust Projects: 1989 - 2019

Project Name	Sponsor	Total # of Units	Tenure	Project Type
CHA Condo Acquisition Program I	CHA	9	Rental	Acquisition
54-56 Berkshire Street	JAS	6	Rental	Acquisition & Rehabilitation
Central House	Caritas Communities	128	Rental	Rehabilitation, SRO
Affordable Housing Rehab	CNAHS	79	Rental	Acquisition & Rehabilitation
165 Western Avenue	Cascap	9	Rental	New Construction, Rehabilitation
138-140 Spring Street	JAS	6	Ownership	Acquisition & Rehabilitation
206-220 Otis Street	JAS	8	Rental	Adaptive Reuse, New Construction
77 Elm Street	HRI	6	Rental	Acquisition & Rehabilitation
Churchill Court	JAS	12	Rental	New Construction
37 Union Street	HRI	6	Rental	Acquisition & Rehabilitation
Cambridge Homebuyer Initiative	CDD	47	Ownership	Acquisition
Hovey Hall	JAS	17	Rental	Acquisition & Rehabilitation
Auburn Court, Phase II	HRI	6	Rental	New Construction
Alewife Condos, Phase I	JAS	12	Ownership	New Construction
396-398 Putnam Avenue	Cascap	8	Rental	New Construction, Rehabilitation
59 Norfolk Street	JAS	8	Rental	Acquisition & Rehabilitation
803-815 Cambridge Street	Cascap	14	Rental	New Construction
8 Bigelow Street	Cascap	10	Rental	Adaptive Reuse
Squirrel Brand Properties	JAS	20	Rental	Acquisition & Rehabilitation, Adaptive Reuse
168 Harvard Street	JAS	3	Ownership	New Construction, Rehabilitation
63 Cedar Street	Laity & Clergy	3	Ownership	New Construction
CHA Condo Acquisition Program II	CHA	5	Rental	Acquisition
300 Prospect Street	HRI	6	Rental	Acquisition & Rehabilitation
Bedrick Properties	HRI	95	Rental	Acquisition & Rehabilitation
Harvard Properties	HRI	100	Rental	Acquisition & Rehabilitation
Trembridge Apartments	JAS	8	Rental	New Construction
Neville Center at Fresh Pond	NCAL	71	Rental	Adaptive Reuse

## Project Type Definitions

**Acquisition** - Purchase of parcel or property

**Acquisition & Rehabilitation** - Purchase of parcel or property with improvements made to parcel or property

**Adaptive Reuse** - Non-residential property converted to residential use

**Expiring-Use Preservation** - Preservation of property with expiring subsidies to ensure long-term affordability of property/units

**New Construction** - Addition of new affordable units to parcel or property

**Redevelopment** - Reconstruction of affordable housing

**Rehabilitation** - Improvements made to parcel or property

**SRO** - Single-room occupancy

# Affordable Housing Trust Projects 1989 - 2019 *continued*

Project Name	Sponsor	Total # of Units	Tenure	Project Type
196-198 Auburn Street	Cascap	7	Rental	New Construction, Rehabilitation
217 Western Avenue	CHA	6	Rental	New Construction
Ashton Place	CHA	6	Rental	Acquisition & Rehabilitation
13-15 Lincoln Street	HRI	6	Rental	Acquisition & Rehabilitation
CAST I	HRI	42	Rental	Acquisition & Rehabilitation, Expiring-Use Preservation
Scouting Way	JAS	13	Rental	Acquisition & Rehabilitation, New Construction
Bolton Street/Blair Place	JAS	6	Ownership	Acquisition & Rehabilitation, New Construction
407-411 Cambridge Street	Cascap	6	Rental	Acquisition & Rehabilitation
Lancaster Apartments	CHA	65	Rental	Acquisition & Rehabilitation
Linwood Court	JAS	45	Rental	Expiring-Use Preservation, Rehabilitation
Alewife Brook Condos II	JAS	8	Ownership	New Construction
Gateview Condos	JAS	14	Ownership	New Construction
CHA Condo Acquisition Program III	CHA	14	Rental	Acquisition
25-27 Howard Street	HRI	6	Rental	Acquisition & Rehabilitation
Trolley Square	HRI	40	Rental & Ownership	New Construction
Columbia Court	JAS	13	Ownership	Acquisition & Rehabilitation, New Construction
22 Lopez Avenue	CHA	8	Rental	Acquisition
Webster 5	Cascap	9	Ownership	Adaptive Reuse
479 Concord Avenue/ Shelter, Inc.	Heading Home	14	Rental	Rehabilitation, SRO
1-3 Marcella Street	HRI	16	Rental	Acquisition & Rehabilitation
35 Harvey Street	Cascap	16	Rental	Acquisition & Rehabilitation, SRO
823 Main Street	JAS	10	Ownership	New Construction
95-97 Pine Street	HRI	12	Rental	Acquisition & Rehabilitation
Print Shop Condos	Cascap	24	Ownership	New Construction
Elm Place	JAS	19	Rental	New Construction

## Sponsors

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Project Name	Sponsor	Total # of Units	Tenure	Project Type
Inman Square Apartments/ CAST II	HRI	125	Rental	Acquisition & Rehabilitation, Expiring-Use Preservation
Putnam Green	HRI	40	Rental	New Construction
Windsor Street Condos	JAS	14	Ownership	Adaptive Reuse
Jackson Gardens	CHA	45	Rental	Rehabilitation
Lincoln Way	CHA	70	Rental	Redevelopment
Cambridge Court	Private Owner	122	Rental	Expiring-Use Preservation, Rehabilitation
Chapman Arms	HRI	50	Rental	Acquisition & Rehabilitation, Expiring-Use Preservation
Putnam Square/2 Mt. Auburn	HRI	94	Rental	Acquisition & Rehabilitation, Expiring-Use Preservation
117 Rindge Avenue	Heading Home	14	Rental	Acquisition & Rehabilitation, SRO
Bishop Allen Apartments	JAS	32	Rental	Acquisition & Rehabilitation, Expiring-Use Preservation
191-195 Prospect Street	CHA	21	Rental & Ownership	Acquisition & Rehabilitation
78-80 Porter Road	CHA	26	Rental	Acquisition
Temple Place Apartments	CHA	40	Rental	New Construction
463 Cambridge Street	HRI	10	Rental	Acquisition & Rehabilitation
Briston Arms	POAH	105	Rental	Acquisition & Rehabilitation, Expiring-Use Preservation
HomeBridge	CDD	62	Ownership	Acquisition
Port Landing	Capstone / Hope	20	Rental	New Construction
Jefferson Park (state)	CHA	104	Rental	Redevelopment
Concord Highlands	HRI	98	Rental	Under Construction
Frost Terrace	Capstone / Hope	40	Rental	Under Construction
Squirrel Wood Infill Project	JAS	23	Rental	Under Construction

**Total**

**3,077 units**

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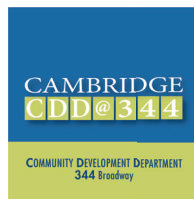
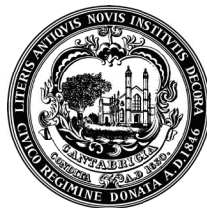
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May 2019