



CITY OF CAMBRIDGE
Community Development Department

IRAM FAROOQ
Assistant City Manager for
Community Development

SANDRA CLARKE
Deputy Director
Chief of Administration

Affordable Housing Trust

January 11, 2024, 4:00 p.m.

[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
- Affordable Homeownership Program Changes: Review of the Homeownership Program Review process to date and sharing feedback from owners of affordable homes on preliminary recommendations endorsed by the Trust in April 2023
- 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
December 7, 2023 at 4:00 p.m.

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

- Trustees Present via Zoom: Peter Daly
- Trustees Present in Person: Yi-An Huang, Chair; Florrie Darwin, Bill Tibbs, Elaine DeRosa, Gwen Noyes, Jim Stockard, Susan Schlesinger, Elaine Thorne
- Staff Present: Iram Farooq, Assistant City Manager for Community Development; Chris Cotter, Housing Director; Cassie Arnaud, Senior Manager for Housing Development; Christine Yu, Associate Housing Development Planner; Janet Haines, Housing Planner
- Others Present via Zoom: David Webster, Susan Gittleman, Darryl Wilson, Pasang Lhamo, Raffi Mardirosian, Catiana Jean-Pierre
- Other Present in Person: Teresa Cardosi

The meeting was called to order at 4:05 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 remote participant could hear the meeting and was audible to others.

Teresa Cardosi, who will be joining the Trust in January 2024 was introduced. This meeting is Mr. Daly and Ms. Noyes last meeting. Staff and Trustees welcomed Ms. Cardosi to the meeting. Trustees thanked Mr. Daly and Ms. Noyes for their roles on the Trust and many contributions to the community through their work on the Trust for many years, and how important it is for this work to continue.

In addition to Ms. Cardosi, the City Council also approved the City Manager's recommendation to appoint Alyson Stein as a member of the Trust. Ms. Stein will also begin her term in January 2024.

MEETING MINUTES

Upon a motion moved and seconded, by roll call of nine in favor to approve the minutes for the meeting of October 26, 2023.

PROJECT UPDATE

HomeBridge: There are currently 12 applicants in this program looking for a home. There has been a huge increase in demand due to the recently implemented changes approved by the Trust, as well as technological advances that make it easier for people to apply.

Resale Program: There are 17 resale units in process.

35 Harvey Street: Construction began in October 2023 and is expected to wrap up in 2024.

New Homeownership Program Amendments: Staff met with homeowners regarding the changes to the homeownership program and will provide the Trust a summary of their discussions.

30 Wendell: HRI completed the acquisition of 30 Wendell Street from Lesley University on November 30, 2023. They will begin a community process in 2024 to review design and development options for the site.

Ms. Schlesinger asked how many units there will be at 30 Wendell. Mr. Cotter said that the plans have not yet been developed.

OTHER UPDATES

Incentive Zoning Contributions: The City recently received approximately \$4.4M in incentive zoning contributions totaling to almost \$27.0M since July.

Homeownership Program Changes: CDD are continuing to gather feedback from owners on proposed changes to affordable homeownership programs and have several sessions scheduled with owners this month to review recommended changes and gather comments for the Trust.

NEW BUSINESS

Update on Development Pipeline and Upcoming Requests

Mr. Cotter provided an update on the development pipeline and anticipated future funding requests. There are currently 13 active Trust-supported developments in various stages. Mr. Cotter summarized some of the challenges that housing developments are facing including the rising construction costs and interest rates, as well as challenges accessing competitive state funding.

Staff are working with JAS and other lenders on closing 52 New Street, and with CHA and other lenders on closing Jefferson Park Federal so that construction can begin on each. Staff are also reviewing 3 new funding requests received in late 2023, and expect 2 additional requests in early 2024.

Mr. Cotter gave an update on 1627 Mass. Ave, which finished their second Planning Board design review meeting on December 5th where working is now underway to secure state funding. Staff are currently reviewing HRI's request for the remaining funding needed from the Trust, which is higher than originally anticipated. Ms. Schlesinger asked about the Planning Board's reaction to the project. Ms. Arnaud and Ms. Farooq answered that the overall project and design refinements made by HRI in response to the Planning Board's initial feedback from the first design review were received favorably by the Planning Board at its second and final advisory design review meeting. Mr. Tibbs asked if the design refinements added substantial costs to the project. Ms. Arnaud said while the project remains expensive (due largely to the higher than typical acquisition cost per unit and to widespread increases in hard costs being experienced more generally), the design changes requested by the Planning Board are not substantial contributing factors.

Mr. Cotter updated the Trust on the current status of WinnCompanies' proposed Walden Square II development, which had been introduced to and discussed by the Trust at several prior meetings. Mr. Cotter said that WinnCompanies has updated their designs, completed the AHO community review process, and is planning for their first Planning Board meeting in early 2024. Staff have received an updated budget from Winn for the redesigned project and Mr. Cotter noted that the Trust funding request has almost doubled since WinnCompanies first came to the Trust for funding. Staff will work with WinnCompanies to understand the new numbers and see what other funding sources may be available to reduce the Trust request. Trustees and staff discussed the community process, community reactions, and the need to thoroughly review the project's costs and design.

Mr. Cotter then introduced a new development being proposed by B'nai B'rith Housing, a Boston-based affordable housing development, which is proposing a 110-unit senior development at 87-101 Blanchard Road. B'nai B'rith Housing (BBH) will be advancing the project under the AHO. They completed the AHO community process in November 2023 and are now preparing for the Planning Board advisory design review in 2024. It was noted that BBH would be new to the Trust and that this would be their first development in Cambridge. Mr. Tibbs asked if staff sat down with BBH to build a relationship and set expectations. Mr. Cotter answered that they did and explained BBH has an extensive history of developing and operating affordable housing in Boston. Ms. Schlesinger mentioned that the Trust does not typically fund senior-only housing so it will be important to understand the demand for new affordable senior housing in Cambridge.

Mr. Cotter informed the Trust that staff are also expecting to receive a request from POAH for an increase in their Trust funding commitment of their 49 Sixth Street development, which completed the AHO process in 2022, and since that time has been on hold as they work to secure the remaining funding needed to begin construction. Development costs have increased since their initial submission, due largely to increases in construction costs. POAH has applied for state funding in the current EOHL round and is expected to submit a request for increased Trust funding in the coming weeks.

Mr. Cotter completed his overview of upcoming Trust requests by sharing that Heading Home may be seeking Trust funding to help convert a former shelter at 109 School Street to permanent supportive housing. Staff have had some preliminary meetings with Heading Home and expect to receive a funding request in early 2024.

Ms. Schlesinger asked for an update on 2072 Mass. Ave, to which Mr. Cotter answered that staff will be meeting with the developer soon to get an update. Trustees and staff discussed the state's role in funding projects before they become too expensive. Trustees also asked for an update on Parkview Cooperative, to which Mr. Cotter answered that renovations are going well with completion expected early in 2024.

Trustees discussed the rise in development costs in Cambridge and what can be done to cut construction prices. Staff mentioned that they will continue to look at all possible ways to reduce costs including exploring newer technologies such as modular construction and cross-laminated timber. Trustees talked about how Cambridge can take a lead on new and different innovations.

Ms. Cardosi asked if there is an opportunity for Cambridge to convert existing office spaces into housing. Ms. Farooq answered that there has been interest in exploring this but despite the interest and many discussions, there may be limited opportunities for that type of conversion in Cambridge as much of the non-residential space is lab which is not physically conducive to residential use. Ms. Farooq said that

building owners interested in converting non-residential space to residential use would likely need to go back to the Planning Board for a permit; she also noted that there is a desire to maintain small businesses in the city.

ADJOURNMENT

Upon a motion moved and seconded, by roll call of nine in favor to adjourn the meeting.

The meeting adjourned at 5:23 p.m.

The next meeting is scheduled for January 11, 2024 at 4:00 p.m.

Meeting Materials:

- Agenda
- Minutes from the Trust's October 26, 2023 meeting
- Project Update
- Trust Development Pipeline Update and Upcoming Funding Requests memo

Cambridge Affordable Housing Trust

January 11, 2024

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	currently approved buyers:	12	91 scattered site units purchased by first time buyers to-date. Trust approved expanded subsidy share in August 2023. Online application now available.	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	currently active units:	16	Re-purchase, rehab and re-sale of affordable homeownership units to new homebuyers.	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 BZA 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 on 10/16/21 and 1/4/22 and a final Planning Board report has been issued. Construction closing was completed in late December 2023 and work is now underway.	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. New shareholder selection process for one bedroom vacancy complete.	\$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 with completion expected in early 2024.	\$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 with the intention of seeking 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 completed a 'dry closing' in late December 2023, in preparation of the full construction closing to occur 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 has closed on funding 11/2023 and work is now underway.	TBD	\$3,339,437	\$243,139	November 2021
11.	4 Mellen / 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 and second advisory design consultation held 12/5/23. Planning Board final design report issued on 12/20/2023.	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; Trust approved RFP Committee's recommendation to designate Just A Start as developer at its October Trust meeting.	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 in advance of beginning construction in 2024. Due to cost increases, POAH will be seeking an increase of Trust funds at an upcoming Trust meeting.	TBD	\$7,750,000	\$168,478	October 2022
15.	37 Brookline Street	JAS	TBD	TBD	JAS acquired the site in July 2023 and will begin a community process in 2024 to review design and development plans for the site.	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. Staff are working with NCI on due diligence items in advance of closing, including the forming of a working committee to review tenant selection procedures.	\$2,445,000	\$2,445,000	\$34,437	May 2023
17.	30 Wendell Street	HRI	TBD	TBD	HRI completed the acquisition of 30 Wendell Street from Lesley University on 11/30/23. HRI will begin a community process in 2024 to review design and development plans for the site.	TBD	\$6,357,000	TBD	August 2023

Total Units 655

Cambridge Affordable Housing Trust

Status of Affordable Housing Overlay (AHO) Developments

AHO Development	Developer	AHO Status & Activity	Rental Units	Ownership Units	Development Status
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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 on 1/27/22. Construction closing occurred on 12/29/2023.	106		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 on 3/24/22. 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; AHO community meetings 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./4 Mellen	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, second design consultation held 12/5/23. Final Planning Board report issued 12/20/23 and will be transmitted to the Trust.	29		Design Consultation meetings underway.
7.	87-101 Blanchard Road	B'nai Brith Housing	AHO community meetings held 10/4/2023 and 11/10/2023. First Planning Board advisory design meeting scheduled for 1/23/2024.	110		AHO community meetings complete; preparing to begin Design Consultation process.

Status of Active Inclusionary Housing Developments

	Approved Active Projects	Developer	Status	Rental Units	Ownership Units	Applicable zoning
1.	95-99 Elmwood	95-99 Realty	Covenant recorded. Building Permit issued 7-2-20. Lottery application period closed 9/18. Applications under review. Lotteries held October 2023.		4	Ordinance prior to revision
2.	55 Wheeler Street	Toll Brothers	Covenant recorded 3/12/21. Building Permit issued 3/16/21. Under Construction. First phase complete. Preparing for tenant selection.	99		Revised ordinance at 20% sf requirement
3.	40 Thorndike Street, Court House	Leggat/McCall	Covenant recorded; Building Permit issued. Under construction	48		All units are affordable
4.	605 Concord Ave.	Abodez Acorn	Covenant recorded; Building Permit issued 12/9/21. Under Construction.	7		Revised ordinance at 15% sf requirement
5.	3-5 Linnaean	Willow Land Corp.	Covenant recorded; Building Permit issued.	1		Zoning for basement housing overlay
6.	1043-1059 Cambridge St.	418 Real Estate	Covenant recorded. Building permit issued 7/11/22. Under construction. Completion expected early 2024.		3	Revised ordinance at 20% sf requirement
7.	121 Broadway	Boston Properties (BXP)	Covenant recorded 12/28/23. Building permit issuance pending. Under construction.	102	3	MXD zoning - 20% Inclusionary + 5% Middle-Income

Under Development:

257

7

Completed Units:

1124

211

All Units:

1381

218

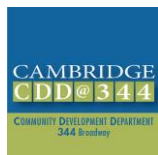
1599

	Active Pipeline Projects	Developer	Status	Rental Units	Ownership Units	Applicable zoning
1.	8 Winter Street	8 Winter St LLC, DND Homes	Inclusionary Housing Plan approved; preparing Covenant	3		Revised ordinance at 20% sf requirement
Subsidy amount needed to create Affordable Dwelling Unit Net Floor Area for Inclusionary Housing not created pursuant to Section 11.203.3 (i):				\$450 / per square foot		

City of Cambridge
Community Development Department

Affordable Homeownership Program Review: Affordable Housing Trust Discussion

January 11, 2024



Program Review Process

What are the goals of the review?



Increase the
return on
affordable
homes



Make the
resale formula
easier to
understand



Preserve
affordability
for the long
term



Keep the
program
financially
sustainable



Explore
options for
inheritance

Affordable Housing Trust Process

Homeownership program review introduced
March 2022

Homeowner survey findings share September
2022

Listening Session and Applicant Survey findings
December 2022

Trust Working Group developed proposed
recommendations for discussion

Trust voted to move forward with proposed
recommendations April 2023

**Trust requested owner feedback prior to
finalizing and voting on any changes**

Program Review Process Engagement

Survey for all current owners completed July 2022

Listening sessions for current owners through October 2022

Survey for applicants waiting for housing completed December 2022

Housing Committee hearing January 2023

Survey on Proposed Recommendations completed December 2023

Information and feedback sessions for current owners December 2023

Trust's Proposed Recommendations

Trust voted April 2023 to move forward with the following:


- Resale Formula updated to 2.5% annual increase
- Increase capital improvement maximum limit to \$5,000 annual
- Clearly define maximum price “circuit breaker”
- Create an option for some direct inheritance for new owner-occupant

Requirements

Units must remain at an affordable price

Restriction must remain

Heirs must be income-eligible



Recommendation:
2.5% Annual
Increase

- Value increased by 2.5% of the original “affordable purchase price” each year
- “Affordable purchase price” = purchase price less subsidy for price reduction (such as HomeBridge)
- Increase is simple interest, not compounding
- Same \$\$ for each year of ownership
- Retroactive to time of purchase
- Increase capital improvement annual reimbursement cap to \$5,000

“Circuit Breaker”: Limit on Maximum Price

- Price may not become “unaffordable” to next buyer at the maximum income limit for the unit
- Based on Area Median Income (AMI) for maximum household size for unit – 2 people for a 1, 4 for a 2, 6 for a 3
- “Unaffordable” means **housing costs** would be more than 30% of monthly income at that AMI limit
- Housing costs include: mortgage principal & interest; condo fee; property taxes; and homeowner’s insurance



Recommendation: Inheritance Policy

- Allow inheritance as owner-occupant for certain heirs
- Income eligibility requirement **must remain**
- New owner must enter into new Affordable Housing Covenant
- If not eligible or interested, Covenant sales process followed

Potential Financial Impact

- Current revolving/sinking fund allows program to:
 - Repurchase units and address condition when required
 - Sell to applicants waiting in the Resale Pool
- Average new subsidy per resale unit is ~\$20,000 since 2008
 - Hard costs average \$20,000
 - Soft costs average \$15,000
 - Some costs recovered by sales price increases
- This is changing! All costs increasing, higher interest rates = lower sales prices – fund is decreasing more rapidly

Potential Financial Impact Cont.

- Fewer City repurchases will reduce opportunities for waiting buyers in Resale Pool
- Estimated average subsidy currently needed to create one unit of affordable ownership = \$432,000
- \$5.2MM to create twelve new affordable homeownership opportunities across programs and unit sizes

Potential Financial Impact Cont.

- If average unit buyback price increases by \$50,000, estimated \$600,000 per year additional reduction to Resale Fund above current level
- Funding sources for higher affordable values:
 - Higher purchase prices for new buyers
 - Fewer units repurchased and/or reduced rehab
 - Increased subsidy funding / more frequent recapitalization of Resale Fund

Current Owner Survey on Proposed Recommendations



Survey Outreach and Response

- Current owners were sent a letter with survey invitation
- Emails with survey link also sent where available
- Reminder email sent

TOTAL RESPONSES:

546 OWNERS CONTACTED

127 RESPONSES 23% of all current owners



Respondent Overview

- **Length of Tenure**
 - 57% owned 11 years or more
 - 22% owned 5 years or fewer
- **Distribution by unit size reflects stock:**
 - 34% studio or 1 BR
 - 46% 2 BR
 - 20% 3 or more BR



Respondent Overview Cont.

• Housing Program

- 33% purchased on the market with financial assistance from the City (Homebridge, FAP, CHBI)
- 18% purchased through a non-profit lottery
- 17% purchased through an Inclusionary lottery
- 12% selected “other”
- 20% purchased through the Resale Pool

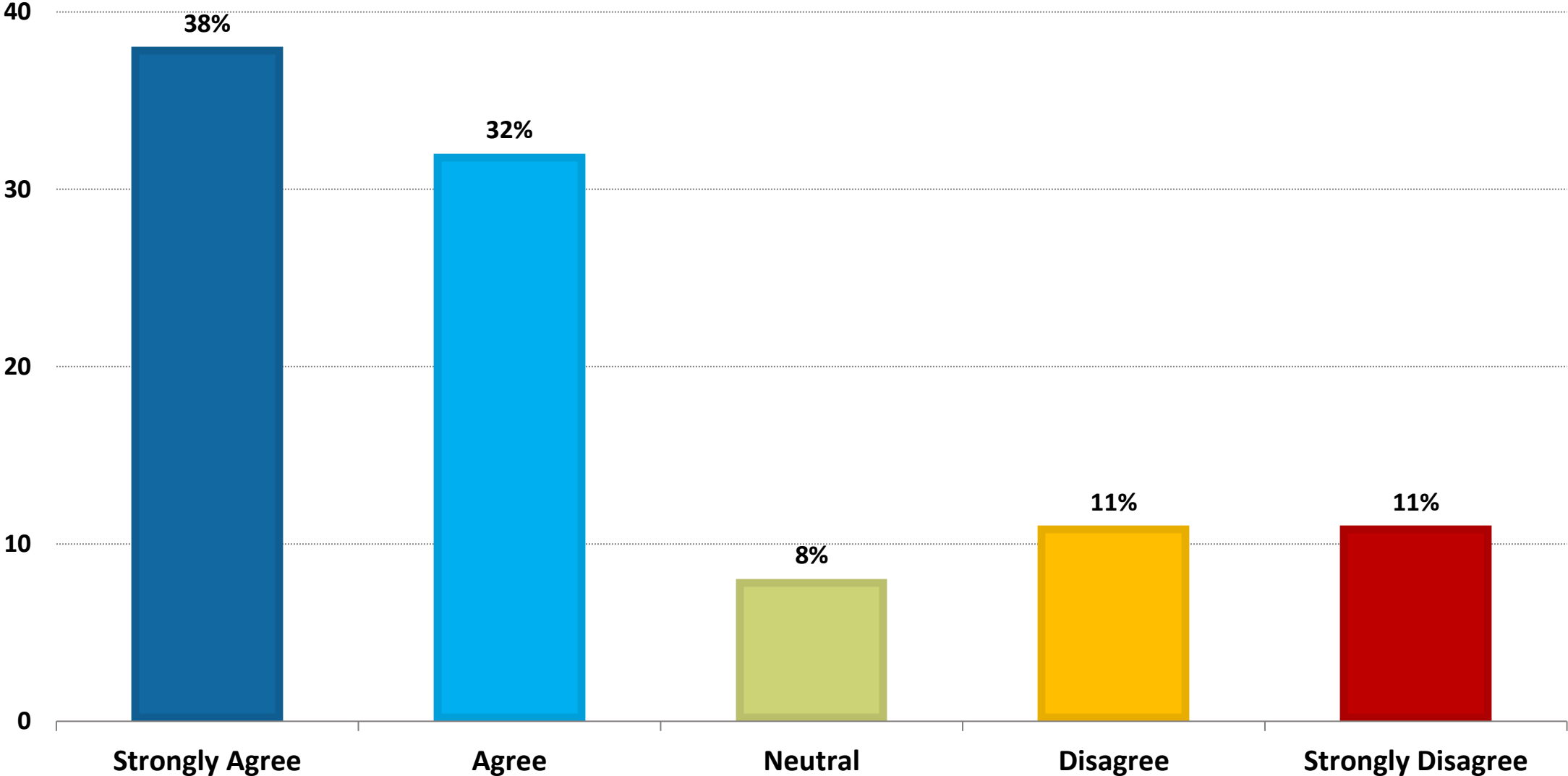


Respondent Overview Continued

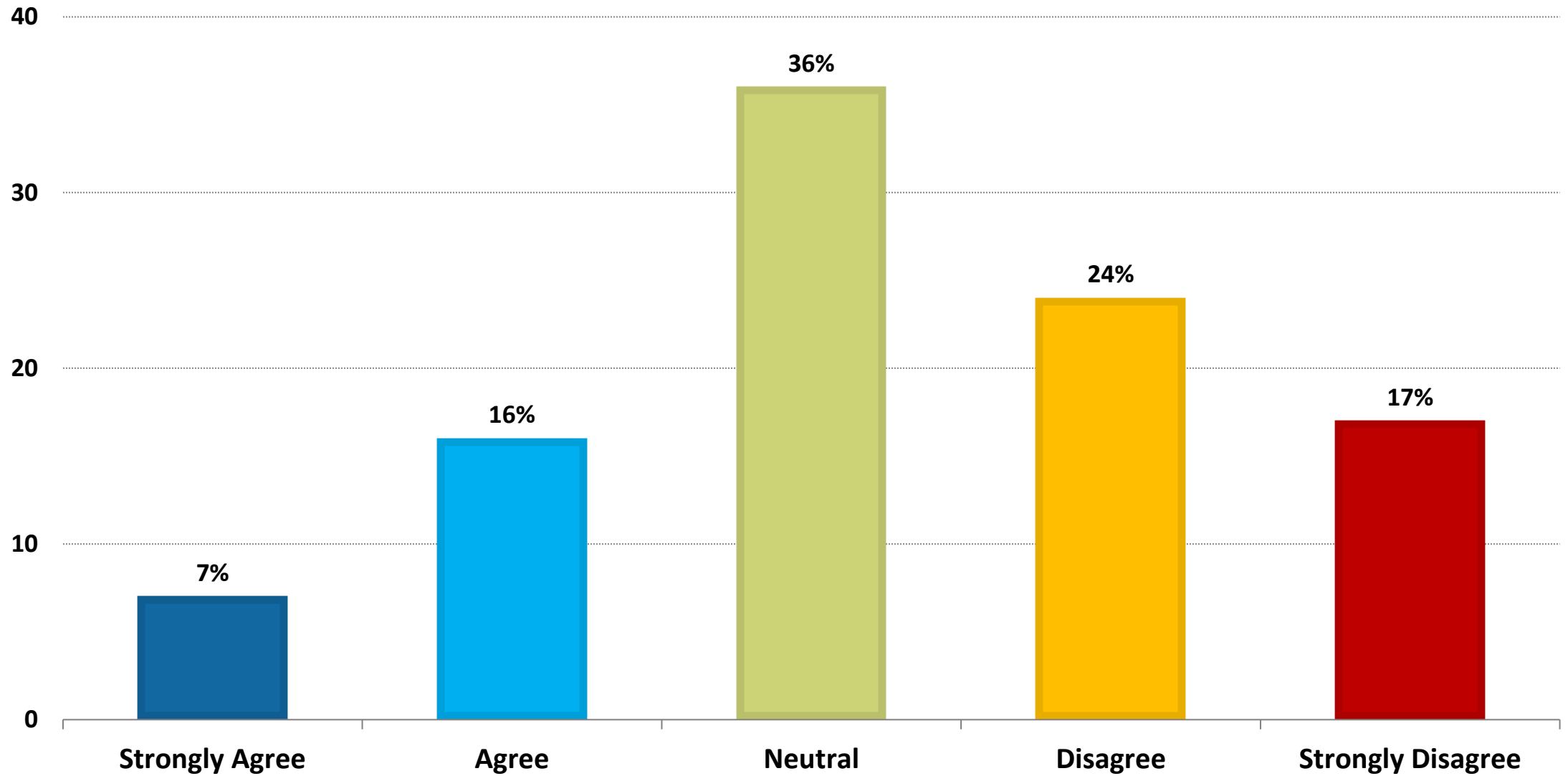
- Respondents could select multiple options for race
- Race and ethnicity of owners closely reflects estimated owner demographics and previous survey:
 - 45% White
 - 21% Black or African American
 - 10% Asian or Asian American
 - 5% Other race(s)
 - 24% chose not to respond to race question
 - 10% Hispanic

Views on Proposed Resale Formula

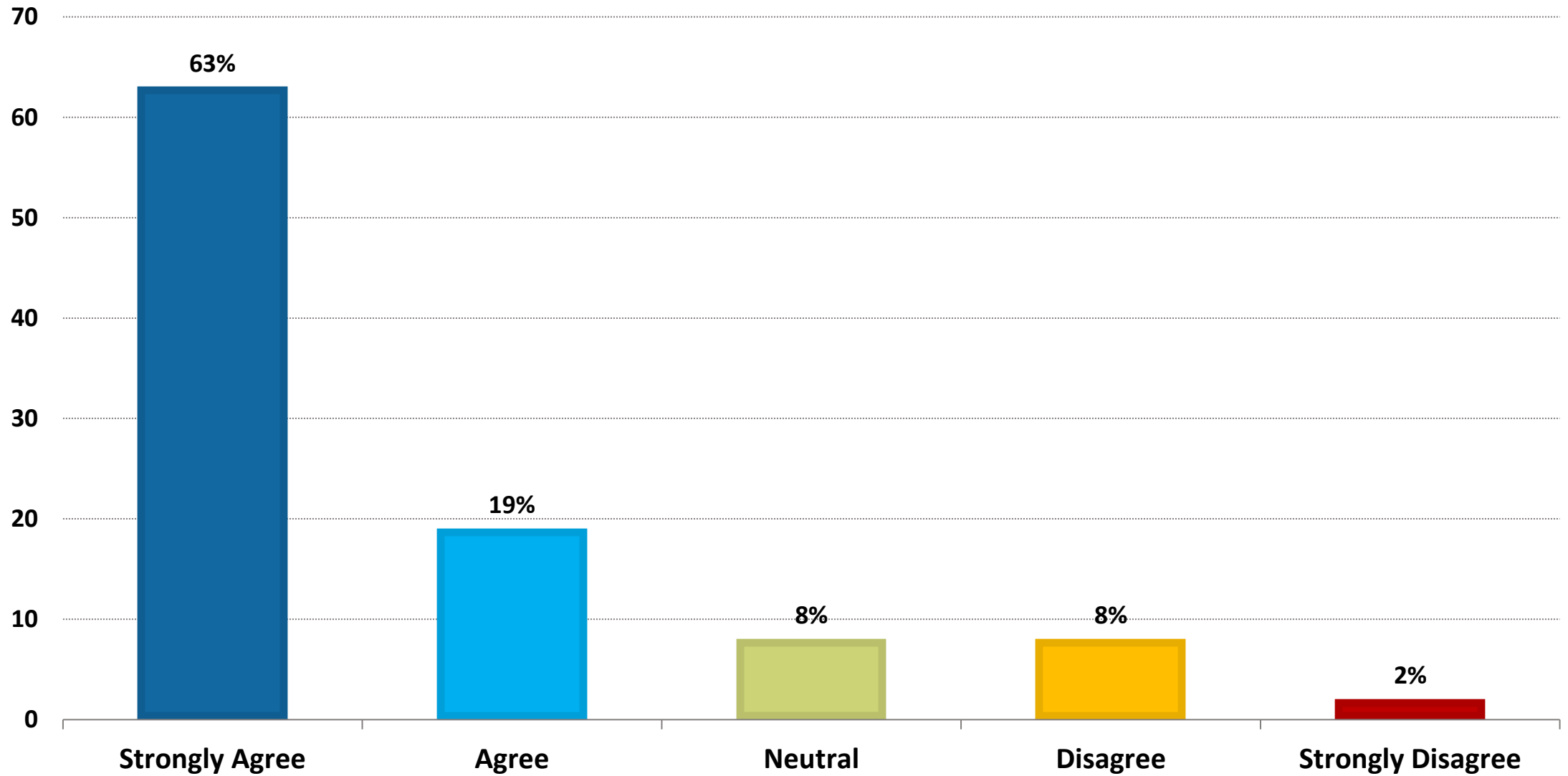
This gives a fair return to owners



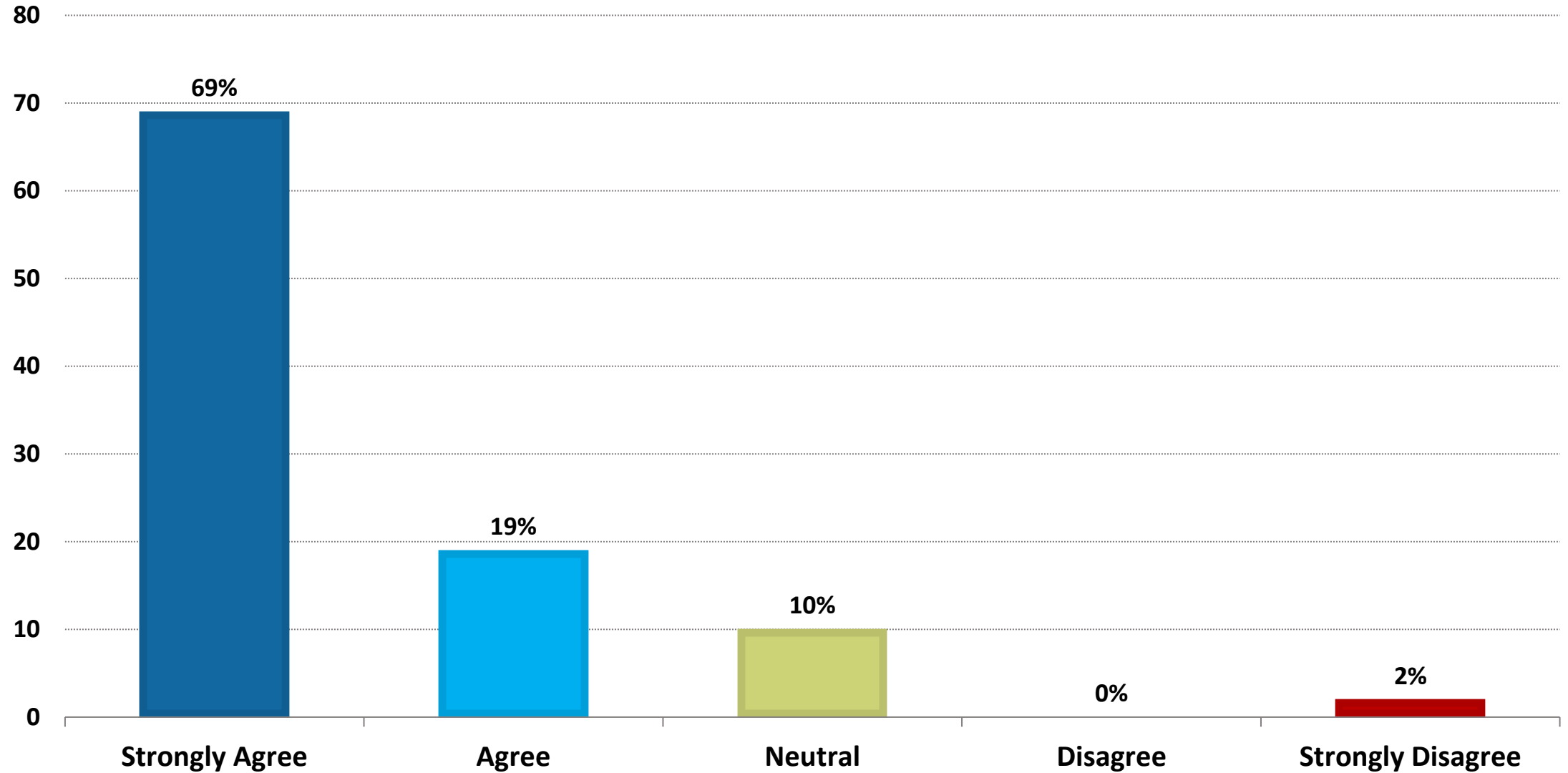
Affordable homes may be too expensive for the next buyer



The value increase is easy to understand



A more predictable home value will help me plan financially



Respondent Level of Agreement

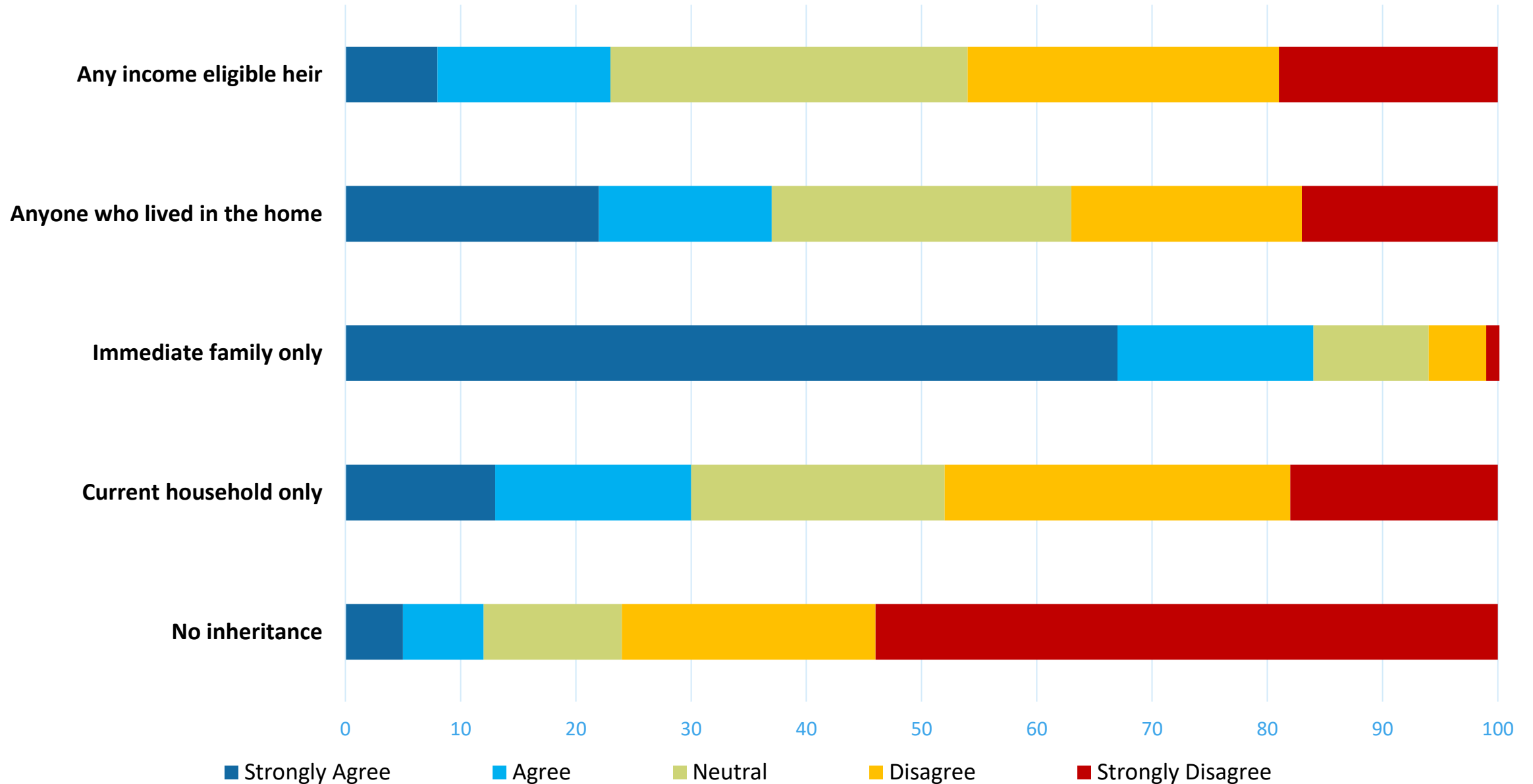
	Agree Most Strongly - #5	Agree Least Strongly- #1	Average Ranking
I will be able to easily figure out the value of my home at any time	41%	10%	3.7
I will be more likely to invest in fixing my home	19%	12%	3.3
I will be more likely to stay in my home longer because of a better return	22%	19%	3.1
I will have more options to use home equity	9%	16%	2.7
I will be more likely to sell this home and buy a market home	9%	44%	2.2

Owner Quotes – Resale Formula

- *The increase to 2.5% is a big improvement...Of course, more than 2.5% would be welcome...*
- *I believe the 2.5% is way too low in today's economy.*
- *The revised formula is much easier to understand. I appreciate that it would improve our family's ability to plan financially, and expand our options in the future.*
- *I do not think 2.5% is enough of an increase.*
- *I have tired to take care of my condo for someone else and am very pleased it would be worth more on my death.*
- *The resale value must be made more competitive with soaring home prices in the market.*
- *I appreciate the process to make the return rate better for homeowners.*

Views on Inheritance Policy

Reactions to Inheritance Beneficiary Options





Most respondents would like to leave their home to an heir:

- 71% know who they would select
- 6% don't know but want to leave it to someone
- 8% would not pass the home to anyone
- 15% are not sure what they would do
- 24% of respondents currently have a will



Respondents were asked who they would likely name as heir:

- 27% adult child/dependent not living in the home
- 18% adult child/dependent living in the home
- 24% minor child living in the home
- 5% other family member living in the home

- Only 1% indicate a non-family member
- No difference based on unit size

Owner Quotes – Inheritance

- *I strongly support inheritance for income eligible heirs as a way to build generational wealth*
- *Opening it up to others than immediate family, such as nieces, nephews, and cousins, would be fair to those who do not get married/have kids to pass it on.*
- *(It is) important to me that people with limited means not lose their home after the death of a spouse, parent or grandparent. Also important that affordable housing continue to be made available for families in Cambridge.*
- *Family members who are living at present with the owners should be given preference in terms of inheritance.*
- *I think we need to be careful about potential abuses...This would keep the home in the family but remove it from the wider pool of income-eligible buyers in Cambridge. Under rent control, we saw abuses of the system; let's ensure that we don't set up an easily abused affordable homeownership program.*

Inheritance Policy Options: Eligible to Inherit

- Any member(s) of the owner's family who is a member of the owner's household at time of the owner's death:
 - Family includes individuals related by birth, marriage, adoption, or similar relationship such as guardianship, foster parent, or grandparent, or dependency due to disability
 - Must reside permanently in the affordable home as their only residence
- Owner's children, or other current or former dependents, who have at any time lived in the affordable home as their permanent residence, regardless of their current residence

From: [M. Crigler](#)
To: [Homeownership](#)
Subject: Homeownership Program Review
Date: Thursday, January 4, 2024 11:13:48 PM

Dear Anna et al,

I missed the window for the survey and want to submit my written support for the proposed changes to the Affordable Homeownership Program. I think the proposed changes strike a fair balance of building equity and potentially (but not absolutely) enabling inheritance, while putting limits in place for both issues.

Best wishes,
Marjorie Crigler

From: [Alysha Hearn](#)
To: [Homeownership](#)
Subject: Homeownership Program Review
Date: Monday, November 20, 2023 10:29:46 PM

Hello Anna and Chris,

Thank you so much for devoting so much time and energy into trying to make the affordable home ownership program in Cambridge as fair and beneficial as possible. Thank you also for asking for our opinions.

To me the point of affordable housing isn't just creating cheap places for people to live, it is elevating people from poverty, giving them an opportunity to better their lives and their children's lives and thus make society as a whole a better, happier, healthier and wealthier place.

As a young single mother with a job in education, raising two children in an expensive city with minimal help was very hard. I attribute much of my stability and success and my children's success to being able to live here, and have access to the great public school system. There is no way I could have raised my children in Cambridge without winning the housing lottery and being able to purchase a home through the city.

That being said, had I bought a house outside of the city in a place that was a similar price at the time, my kids wouldn't have had access to the great schools, but I would have far more wealth than I do now because home prices have increased astronomically over the last few years (I think the value of my condo, if appraised at market value has gone up about \$500,000 during the time I've lived here). While I am extremely grateful for the location I live, the equity I have now and would have even with the proposed changes to home value is minimal.

Here is my situation. I purchased my condo in 2003 (20 years ago!!!) for \$150,000. I had to refinance to remove my ex-husband from the deed and since I had to roll in the home equity loan he had taken out to buy time-shares (I know, I'm stuck with those too.). Now 20 years later, I still have about \$95,000 left on my mortgage to pay. If I am doing the calculations correctly, and I really hope I'm not, that would mean it would be worth about \$225,000 now with the proposed increase? Even if the refinance hadn't happened, it still is a minuscule amount compared with how much market value homes have increased during the same time period. **The proposed resale value would place my house \$600,000 under market value!** Unless you give people a fair value, they will never leave because they can't afford to. Where could I afford to live after paying on this house for twenty years? There is no place in MA I could move for the sale price, even with the proposed increase to 2.5%.

What I recommend is that **after 25 years of affordable home ownership it is reverted back to market value.** This makes it so affordable home owners won't be punished financially for investing in their community over their lifetime.

As for passing a home down to children, **I don't think the children should be income eligible.** The reason is because the whole point of affordable home ownership is to get kids out of poverty by giving them stable housing in a great school district. If you make it necessary for the beneficiaries to fall within low income guidelines, the kids may limit themselves in order to qualify as staying in the family home. I would hate if my children feel pressured to take on lower paying jobs so they can meet guidelines to be able to keep living in the their family home in the neighborhood they grew up in and call home.

I think the goal should always be how do we elevate families out of poverty so we don't need to depend on affordable housing anymore vs how to we make lots of affordable homes for poor families to stay in. I think it would be great if I could purchase something market price in this neighborhood and give this house to someone else to give them a chance to raise their children here too, but unfortunately with the current and proposed resale program I will never be able to move and I can only hope that my kids will stay poor so that way they can possibly be able to live in their childhood home under the proposed guidelines after I die in this place.

While I am extremely grateful for my home and all the good it has brought in my life, it is frustrating that I can't pass it on to my children or sell it for a value that is closer to market value after investing such a huge portion of my life here.

Best,

Alysha

Lorraine M Murphy
43 Blanchard Rd.
Cambridge, MA 02138

December 7, 2023

Affordable Housing (AHC)
344 Broadway, 3rd Floor
Cambridge, MA 02139
ATTN: Anna Dolmatch

RE: Our Deed, Book 62942, Page 298

Dear AHC:

I want a divorce. After these ten plus years I conclude that this no longer works in my best interest. In the beginning of our commitment, I was on cloud nine. Mesmerized by being able to buy a condominium for myself and my young child. I trusted you to be an equal partner. Even though I ended up ineligible for the Financial Assistance program shortly before the first closing was scheduled, you decided to go forward with this anyway. I had second thoughts but decided to go through with it for personal reasons. I was born and raised in North Cambridge as were both of my parents. My great grandparents, on both sides, migrated here in the 1800's. I love my city.

Only after the closing on November 18, 2013 did I finally get to read the Deed. I was dismayed to learn that it would take me 99 years to own this condominium. I also learned I was prevented from earning equity, transferring ownership to my children, rent it out, and could only be reimbursed a small percentage of the cost of repairs made to the property, which you ultimately own.

In 2017, I found that many home repairs were needed. I was told by AHC to go to Just-A-Start ("JAS") and apply for a city loan. I was approved but unfortunately, JAS did not comply with their own rules. Damages were made to my property by their contractors and Jim Sleeper forged my name to endorse a check payable to Thomas Russell.

I met Mayor Denise Simmons who tried to correct these JAS abuses after Jim Sleeper was let go. Due to his actions, I no longer trusted JAS to be fair, competent, or reliable. I decided to use my Discover card and ask my parents for help.

Then in 2018 I went to see Mayor Mark McGovern. He refused to look at the before and after photographs of damages done to 43 Blanchard Road, the issues I had with JAS financing department and the invoices I got that were inflated. I only asked for five thousand dollars to pay for the damages done to my property by the JAS contractors, even though the costs were higher.

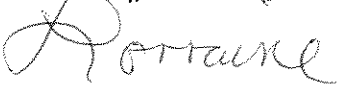
As of this year, 2023, I was given a 30-page building inspector's report by the new owners of 41 Blanchard Road (the only other unit in this building) summarizing all the common area problems that need to be fixed. I cannot pay my portion which is 48% of the repair costs.

Therefore, since I am keeping the house, I require that:

- An amendment be made to the deed releasing me from any, and all ties with you
- A new deed naming me sole owner of 43 Blanchard Road
- I will pay you back \$102,000 which is the down payment of \$107,000 minus the damages of \$5,000 made by JAS
- A copy of the check upon which my signature was forged

I look forward to closure.

Sincerely,



Lorraine

Lorraine M Murphy
43 Blanchard Rd.
Cambridge, MA 02138

December 1, 2023

Housing Division
344 Broadway, 3rd Floor
Cambridge, MA 02139
ATTN: Homeowners Program Review

RE: Homeownership Program Review

Dear AFT:

Please find, along with this letter, copies of previous correspondence relevant to the Homeownership Program Review.

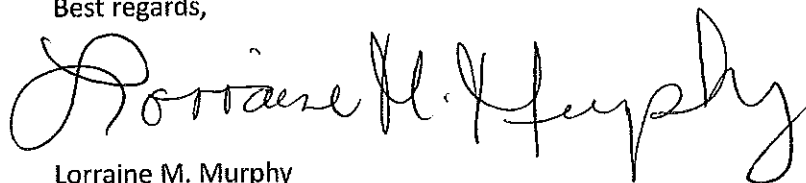
As previously stated, the building in which I reside in consists of only two units. The other unit, 41 Blanchard Road is under separate ownership and not controlled by AHC. 41 Blanchard Road was appraised by a bank in March 2023 for \$750,000. As 43 Blanchard Road is virtually identical to 41 Blanchard Road, it should be similarly valued. If I could access this equity, I would be able to make many numerous and necessary repairs.

I propose that I pay the city back the \$107,000 down payment made for my property at the closing on November 18, 2013, less the expense of damages made by Just-A-Start.

I ask that an amendment be made to my Deed (Book 62942, Page 290) which would make me free and clear of the Affordable Housing Covenant and all its restrictions.

Thank you for your consideration,

Best regards,

A handwritten signature in black ink that reads "Lorraine M. Murphy". The signature is written in a cursive, flowing style.

Lorraine M. Murphy

enc

Lorraine M Murphy
43 Blanchard Rd.
Cambridge, MA 02138

March 20, 2022

Affordable Housing Trust
c/o Chris Cotter
344 Broadway
Cambridge, MA 02139

RE: City of Cambridge letter dated March 10, 2022 regarding written request on "resale formula", capital improvements, inheritance feedback on the Affordable Housing Covenant-43 Blanchard Rd.

Dear Mr. Cotter:

Thank you for requesting my comments and observations.

Unlike many other Cambridge condominiums, mine is in a 2-unit condominium building. The other condominium owner at the adjoining 41 Blanchard Road is responsible for 52% of common area expenses, whereas I am responsible for the remaining 48% of these costs. The other condominium is not subject to the Affordable Housing Covenant. This results in the highly disparate treatment of the two owners of the 41-43 Blanchard Road Condominium Trust:

Resale My condo deed requires that if it is resold it is only valued at its 2013 purchase price of \$355,000.00. I should have the right to obtain the condominium unit's current market value which today is estimated to be approximately \$700,000.00.

Inheritance I should have the right to leave this property to my heirs in my Estate. The owners of 41 Blanchard Road can. I brought up my son here since he was 12 years old. We have so many pleasant memories from our eight plus years of residence at 43 Blanchard Road and he wants to stay in Cambridge.

Renting 43 Blanchard Road is not allowed, but 41 Blanchard Road can be rented.

Capital Improvements – Since the first day I moved into 43 Blanchard Road, I have made approximately \$35,000 worth of improvements for which I have receipts. According to the deed I can only recover 1% of this when I sell it back to the City of Cambridge. This would be a major loss.

Pending Capital Improvement issues which are shared with 41 Blanchard Road:

- All building's porches need repair or replacement.
- The basement floods when it rains and when the snow melts it causes flooding in the basement for both units.
- The roof is at least 10 years old and may soon require repair
- We would like to get landscaping to make the yard look presentable and attractive
- Some windows need to be replaced
- The garage, which is used by both units, needs repairs.
- Tree branches that extend over 41 and 43 Blanchard Road and which originate at an adjoining property need to be trimmed.
- The gutters for both 41 Blanchard Road and 43 Blanchard Road are old and need repair or replacement.
- The sheet rock in the basement, shared by both units, has mold growing on it that requires removal.

Pending Capital Improvements and repairs needed for my condominium at 43 Blanchard Road:

- The stove, refrigerator and hood vent need to be replaced
- The 43 Blanchard Road basement steps need to be repaired
- Two ceiling fans are broken and need to be replaced
- The granite kitchen counter has a large crack in it and needs to be replaced
- The kitchen faucet needs to be replaced.
- The kitchen cabinets show wear and tear and it would be nice to have them replaced
- The kitchen walls, which were an issue when I bought 43 Blanchard Road in November, 2013, still need plastering.
- The clawfoot bathtub's paint is peeling and needs to be re-glazed.

If I could use the equity value of 43 Blanchard Road, which is approximately \$300,000.00, I would hire someone to make these improvements and repairs. I might even have the entire kitchen renovated.

Other Issues

In 2017 I was accepted into the City of Cambridge's Just-a-Start Program for a loan of around \$7,500 to make repairs to my unit. This became a bad experience because Just-a-Start failed to follow its own rules and regulations.

- Changes were made, without my knowledge or input, to my contract by a Just-a-Start representative.
- A Just-a-Start representative hired the contractor to work on my condominium without consulting me. I was supposed to see the three bids and choose them myself
- I was overcharged for electrical work by the contractor
- My property was damaged by the contractor
- My signature was forged on a check which was subsequently cashed by a representative of Just-a-Start.

Because of all of these actions, I had to borrow money from my parents and use my Discover Card and Home Depot card to fix the damages caused by the Just-a-Start contractors, along with the work that was supposed to be done.

I still owe this credit card debt, never mind owing money to my parents. Subsequent to these events, Just-a-Start refused to provide a copy of the cancelled check with my forged signature and denied that these events had ever occurred.

Some members of the City Counsel and employees of JAS are already aware of these issues. This needs to be resolved.

Thank you for requesting my in-put. I look forward to a fair and equitable resolution of all of these outstanding issues.

Sincerely,

Lorraine M. Murphy

Lorraine M Murphy
43 Blanchard Rd.
Cambridge, MA 02138

December 12, 2019

Brian Nichols
Just-A-Start Corporation
1035 Cambridge Street, Suite 12
Cambridge, MA 02141

RE: Documents Requested

Dear Mr. Nichols:

You previously sent some of the documents I requested with regard to my transactions with the Just-A-Start Corporation. Regrettably I did not receive any response to my letter of November 2, 2019.

Previously I wrote to you with a request for copies of all the documents, including, without limitation, the executed documents connected to my transactions with the Just-A-Start Corporation.

On one of the documents I previously received from Just-A-Start Corporation there is the hand written notation "selected by homeowner". This statement is factually incorrect. I did not select Thomas Russell as a bidder for this renovation work, Jim Sleeper did so. I did not get even get to view the bids.

Additionally, I did not receive copies of the cancelled checks noted in the paperwork you sent to me 1139, 2773, 2789, 1166. I am requesting copies of both the front and back of these cancelled checks.

I would greatly appreciate receipt of these missing documents.

Sincerely,

Lorraine Murphy

Lorraine M. Murphy
43 Blanchard Road
Cambridge, MA 02138

Re: My ownership of 43 Blanchard Road, Cambridge, MA 02138, Book 62942, Page 290

I am the owner of the condominium at 43 Blanchard Rd., Cambridge, MA 02138

(Book 62942, Page 298). My condominium ownership is unfairly restricted by a City of Cambridge Affordable Housing Covenant. I want the Covenant to be declared null and void. I believe that the City of Cambridge obtained my consent through fraud in the inducement

Briefly, these are the facts of the matter:

- Summer of 2013 I was accepted into the City of Cambridge Financial Assistance Program ("the FAP"), which features a soft second mortgage
- Fall of 2013, I found 43 Blanchard Road while it was listed on the open market for \$355,000.
- Fall of 2013, the City of Cambridge told me I earned too much money to use the FAP and that I was no longer eligible to use the FAP.
- November 5, 2013, I was denied a mortgage by Citizens, NA due to bad credit.
- The same lawyer (Kathleen O'Donnell) that represented the low-income mortgage program at Citizens, NA was assigned to me by Kate McGahan, the mortgage broker who collaborated with the City of Cambridge -- this is a conflict of interest.

The City of Cambridge developed its housing program with the intended goal of improving the lives of lower income individuals and families. For at least the past ten years Cambridge property owners have benefited from an exceptional market demand for housing in Cambridge. This demand has created a sustained and steady increase in the value of Cambridge real estate. It is fair and equitable that this real estate market be of benefit to all income groups in Cambridge. Lower income individuals and families should have the same ability to benefit from this real estate market as Cambridge upper and middle class home owners. Toward this end the affordable housing covenant restrictions should be removed from our deed to 43 Blanchard Road.

From: [Bet MacArthur](#)
To: [Homeownership](#)
Subject: Homeownership Program Review
Date: Monday, November 20, 2023 2:42:03 PM

From:

Bob Filmore and Bet MacArthur at 29 Magee St, also known as 38-44 Hayes St, Unit A. Contacts below.

We purchased our 3BR 1.5 BA, 1,210 sf single-unit townhome in 1988 as a Moderate Income Family. We got a mortgage of about \$97k on the sale price of about \$99K.

A comparable unit at the time on the open market was going for about \$210 K.

We don't care about heritability, as our two kids do not live in MA.

We do endorse the value of making properties available at affordable levels for future first-time homebuying families.

Note: these units were supposed to be 'starter homes' for buyers, yet the original buyers are still living in these 5 homes 35 years later, with the exception of one unit, which has changed owners twice over the years (now on third owners). Everyone else has gladly stayed put.

The current value of our townhome within the Affordable Homeownership Program is about \$460k. Having exploited our equity over the years, we currently owe about \$140K on the home and pay about \$800/mo on the the current loan. If this town home were to be sold on the open market, it would be priced at about \$950k. Yes our condo fees have increased significantly over the years, and we have performed all due maintenance, replaced roofs, replaced decks, replaced water heating systems, & plumbing & windows g as needed.

The original windows were of very poor quality, and poorly installed, they leaked snow into the house from Day 1. Everyone eventually had to replace all windows.

The original hot water heaters were all high-tech wall-mounted instant heaters, and all failed, due to the original contractors installing too-short exhaust flues to the roof of each unit. Inspectional Services came (the was 30+ yr ago) and immediately pointed out the stacks were too short. Someone else at Inspectional Services screwed up on the original approvals of existing construction, when the units were new, since the defect was instantly obvious to the later Insp Svces guy. We all had to replace with conventional tank-type hot water heaters. Then when the new school was being built next door (Putnam Ave), with a geothermal heating system, the extreme pounding in the ground just 35' from our homes, to dig to thermal depths, risked cracking our walls or foundations/cellars. We had to get a lawyer to force the school builders to do video documentation of the integrity of our homes *before* any cracking, to defend any later claims that our foundations or walls became cracked or compromised. This was very stressful (pun intended).

We have very much appreciated being able to contact the Community Development Dept whenever we have needed to refinance our home, the CDD supply us with proof of the value of the home. for the lending bank.

Hope this info helps,

Bet MacArthur

=====
Bet MacArthur MSW LICSW Cambridge MA

Pronouns: She series

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PLEASE NOTE: Email is not reviewed daily --
If your message is time-sensitive, please call
or text at the number above.
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From: [Vaibhav P. Pai](#)
To: [Homeownership](#)
Subject: Re: Homeownership Program Review
Date: Tuesday, December 5, 2023 11:36:03 AM

Thank you so much Anna,

I had access to the presentation and had gone through it but I totally missed the point that in the current method the calculation is NOT based on the whole amount and based only on the amount of personal equity in the house.

With this new and correct understanding I would like to scrap or delete my previous feedback for the revised program and submit a new version of feedback which is below.

My new feedback for the new program.

First of all I want to thank the city of Cambridge and the CDD for having the affordable housing program in the first place which has been really life changing for me and my family. We would not be able to be here in Cambridge or even anywhere near Boston area if it were not for this program.

We are also deeply appreciative of the continuous effort by you all to make this program better for us and the time, effort and resources spent to achieve this. Thank you!

Comparing the new proposed program and the current program for equity appreciation, I believe that over long term the new proposed program is significantly better than the current program.

In addition, I would also like to make a request for an additional consideration. Under non-normal economic conditions like the past 2 years where the inflation was as high as 9%, it might be helpful to have a provision for additional appreciation only in those years (I am not saying 9% but some amount beyond the proposed 2.5%) to make sure that there is no major loss in equity. Hopefully such situation would never happen again but learning from recent past it would be a good buffer to have in case such a situation would arise again in future.

Overall I am happy with the proposed changes to the program.

Thanks again for all your help Anna

Take care and have a wonderful day!

Pai

On Mon, Dec 4, 2023, 17:51 Homeownership <homeownership@cambridgema.gov> wrote:

Hello Pai,

Written comments through 1/4/24 Submit to homeownership@cambridgema.gov

I Marcia Ross, am in comprehensive agreement on the present state of recommendations for home ownership in Cambridge, MA.

Signed,

Marcia Ross

Marcia Ross
December 20, 2023
Cambridge, MA

From: [Ethan Sobel](#)
To: [Homeownership](#)
Subject: Comments for Public Meeting
Date: Wednesday, January 3, 2024 1:33:31 PM

Hello housing trust, I am writing to support the proposed changes to the overall affordable housing covenant that currently exist, and was previously sent to owners. They are timely and well thought out. Thank you,

Best,
Ethan Sobel
Affordable Home owner in Cambridge

From: [John Summers](#)
To: [Dolmatch, Anna](#)
Cc: [Homeownership](#)
Subject: Re: Homeownership Program Review - Proposed Recommendations
Date: Monday, November 20, 2023 4:24:53 PM

Hi Anna,

My main question is this: The slideshow says that no owners are required to adopt new resale formulas. Can we elect to do so—to sign a new affordable housing covenant—at a later date? Or must a decision be made upon implementation of the new opportunity? I would very much hope that the decision isn't forced into one time-frame.

My only comment is that there's been no mention of disability in relation to inheritance. The recommendations suggest that an heir must be income-eligible. This could rule out my daughter, for example, inheriting the place in order to live here with her disabled brother, in order to keep him out of a group home, if she happens not to be poor. I've suggested that one way to waive the income eligibility part of the equation would be to stipulate that if a family member is the legal guardian of a permanently disabled family member, then she does not necessarily need to meet the income requirements to inherit the place if the disabled family member is living in the home.

A family member should not need to be impoverished in order to provide life-giving care to a disabled person. A disabled person should not need to be socked away in a group home just for being disabled.

Housing for disabled people is a problem about 100 times more acute than for non-disabled people. Lots and lots of federal and state legislation express the principle of accommodation in various ways. I'm disappointed that these recommendations, in spite of my advocacy, seem to be making the problem of disability invisible.

I can try to speak up again, but it's not clear to me that it will matter.

John

On Nov 20, 2023, at 1:38 PM, Dolmatch, Anna <adolmatch@cambridgema.gov> wrote:

November 20, 2023

Dear John Summers:

We are writing to provide an update on the ongoing Affordable Homeownership Program review process and to invite you to review the proposed changes and give feedback.

In April 2023, the Affordable Housing Trust voted to proceed with a set of proposed recommendations for changes to the affordable homeownership program. An overview of the proposed recommendations, including information on current program terms,

Dolmatch, Anna

From: Laurie A. Scott <scott.laurie@comcast.net>
Sent: Monday, January 8, 2024 7:27 PM
To: Homeownership
Subject: Homeownership Program Review

Dear Committee Members of the Affordable Housing Trust:

As an owner of a condominium unit purchased in 1996 through the Cambridge Affordable Housing Trust, I am responding to your invitation to provide feedback on your most recent recommendations in the Homeownership Program Review.

I would first like to express my appreciation for the thoroughness and care with which this review process has been conducted. The Committee has taken the trouble to clearly articulate the competing values (e.g., increasing the return on affordable housing units, making the resale formula easier to understand, preserving the long-term financial sustainability of the program) to be considered in any program changes, has demonstrated sensitivity to the impact on current homeowners of the dramatic changes in the real estate market in recent years, and has repeatedly invited homeowners to contribute feedback on any proposed changes to the program. All of this is much appreciated.

Any useful feedback I have to offer is limited, I think, to two issues: the resale formula and the policies regarding capital improvements.

Resale Formula: Because I purchased my unit almost 28 years ago, in 1996, I have been concerned for some time about the unpredictability of the resale value. Across this time, the 20-year Treasury bill rate for my anniversary month (the rate specified in my original affordable housing agreement) has varied from a high of 7.17% to a low of 1.21%, for an average of 4.07%. I therefore appreciate the simplicity and predictability built into the currently proposed Return on Equity formula (an annual increase of 2.5% of the original affordable purchase price). I also appreciate the provision allowing homeowners to choose which resale formula will apply to the sale of their unit — the original formula or the currently proposed formula. After running some quick figures last night, I was both pleased and surprised to discover that the proposed revised formula is slightly more advantageous to me than the formula outlined in my original affordable housing agreement. This is due largely to the fact that, under the proposed formula, value increases annually by a percentage of the *original affordable purchase price* rather than a percentage of the equity earned on the property to date.

However, because I purchased my unit when real estate prices were much lower, even the proposed revised Return on Equity formula leaves me in a difficult financial position as I face decisions about the future. In 1996, the full price for my one-bedroom unit was \$110,000; the affordable purchase price after the \$25,000 allowance from the Cambridge Condo Buyers Initiative (the name of the program at that time) was therefore \$85,000. The new formula would currently provide a return on equity of about \$59,500 (\$2125/year), for a total resale value of \$144,500. While this is not an insignificant increase over the original \$85,000 investment, a resale value of \$144,500 limits my options going forward. Many people my age plan to use the resale value of their home as a basis for funding the costs of old age — either the buy-in costs for assisted living or the purchase of a small home in an area closer to a family support network. The current resale value of my unit will support neither of these options. My only option is to stay in my current unit, but for both personal and professional reasons, that is not feasible. Thus, my participation in the affordable homeownership program has left me in a quite vulnerable position as I approach old age. (This is not to minimize, however, my appreciation for the availability of affordable housing for the time I've resided in my current unit.)

I have wondered whether an additional option might be added to your current proposals — a Return on Equity formula that, again, is based on the original affordable purchase price (in my case, \$85,000) but that increases not by a set 2.5% but rather an average of the 20-year Treasury Bill rate over the homeownership period (in my case, currently 4.07%). Such a formula might be especially helpful to long-term homeowners like myself while still preserving both the overall affordability of the unit for the next buyer and the financial sustainability of the affordable homeownership program overall.

Capital Improvements: The proposed change to the policy regarding reimbursement at the time of resale for capital improvements — with a proposed cap of \$5,000/year — is most welcome. One of my deepest concerns over the years about the ultimate resale value of my unit has been the limited reimbursement (a cap of 1% per year of the affordable purchase price) for capital improvements. My condo is located in a rather elegant, 1920s-era building holding 100 units, most of which are much larger than my 483 sq. ft. apartment. The few units in the condominium association comparable to mine — i.e., small one-bedroom units of approximately 500 sq. ft. — currently sell for over \$500,000. Most units in the building — the larger one-bedrooms and the two-bedroom units — now typically sell for between \$650,000 and \$1,000,000. As a result, owners in the building are not reluctant to approve capital improvement projects that result in special assessments; these owners will easily recoup their costs for any special assessment at the time of resale. In my time here, however, I have repeatedly faced special assessments that cost me over \$3000/year, an amount that wipes out any benefit I gain annually from the Return on Equity formula (whether the original or the revised formula). In addition, the increase in construction costs and contractors' fees over the past several years means that capital improvements to an individual unit are likely to far exceed 1% of the affordable purchase price (which, for me, would be only \$850/year). Increasing the cap to \$5000/year would therefore be extremely helpful.

I have two questions, however:

- a) Might it be possible to offer this increased cap on capital improvements even to those homeowners who opt to follow their original resale formula (which now stipulates a 1% annual cap)?
- b) It would be helpful if homeowners could access reliable guidance and information on what constitutes a “capital improvement” for their unit not only at the time of resale but also across the years of homeownership. About 10 years ago I spoke on the phone with Robert Vining of the Community Development Department specifically about this issue. I was concerned, in particular, about the costs I was incurring for the repeated special assessments assigned by my condo association. According to the notes of our conversation I made at the time, Mr. Vining provided some reassurance regarding the special assessments: he told me that the CCD would need to review the type of work done but that, “in general, repairs and improvements done to common areas fall under the category of ‘capital improvements.’” However, that statement seems to run counter to the written policies of the CCD, which appear instead to limit ‘capital improvements’ to “new elements to the common areas and facilities of the Residence, and shall not include replacement of existing elements, even if the replacement is over higher quality, or is more extensive.” The ability to access reliable guidance on such issues long before the time of resale would help homeowners evaluate their overall financial situation regarding the eventual sale of their unit.

Thank you for all of the work you have put into the proposed changes to the Affordable Homeownership Program and for your consideration of my comments.

Sincerely yours,

Laurie A. Scott
5 Arlington St., Apt. 3
Cambridge, MA 02140

Dolmatch, Anna

From: P M <paulamaute@gmail.com>
Sent: Monday, January 8, 2024 7:51 PM
To: Homeownership
Subject: homeowner comment for Camb Affordable Housing Trust meeting Jan. 11

Hello Cambridge Affordable Housing Trust,

As a member of the public and an owner of an affordable condo in Cambridge overseen by the Cambridge Community Development Dept., I'd like to make several comments about the proposed changes for your Jan. 11, 2024 meeting.

1) In the proposed changes, homeowners in Cambridge Community Development Dept.'s Affordable Trust Homebuyers program can opt to remain with our original contact with the CDD/Affordable Trust or sign the new agreement. I'd like to stay with my original contact because I paid a large downpayment down when I bought and my mortgage will be paid off in less than a year. I would like to receive the interest rate of the 10-year treasury bond as I benefit from this option. I've lived in my condo for 18 yrs. If I choose this option, I will not be able to pass my condo on to my daughter, which I would like to be able to do (if of course, she meets the income limits). If I don't sign the new agreement, she won't have the option of inheriting her childhood home. This is unfair. If I want to pass it on, I will have to accept the new contract which offers only 2% interest for the entire value of the condo. This favors those who put little money down and have higher mortgages.

2) I see several flaws in the process of collecting input for this Affordable Housing Trust change. My understanding is that you collected opinions from homeowners and those waiting for a condo to buy -- those on the waiting list. It seems that those on the waiting list would without a doubt say that do not want an option for the condo owners to have the option of buying their condos from the city (This question was in the written survey and in the live meeting we had with a firm that collected our input).

3) Several other towns and cities allow condo owners to buy their affordable homes/condos from the city after a certain amount of years of living in the condo. Watertown is one of these towns; I believe that Watertown lets their "affordable homeowner program" homeowners who have lived there for 15 yrs. to buy their homes and begin to build equity. The condo I bought for \$170,000 in 2005 from the Cambridge Affordable Housing program is now worth about \$200,000 and thus my investment has shrunk considerably based on inflation and today's spiraling housing prices/ values. Surely I would not have been able to afford a condo in Cambridge in 2005 and I appreciate the Cambridge Affordable Trust Program has enabled me to buy a condo and raise my daughter here in Cambridge. However, I can not afford to move elsewhere given this limited equity contract. Having a home to pass down to our children and maintain in the family home is important as well as having a home that builds equity.

4) I suggest that the new contract or covenant should include monetary appreciation for the upkeep and repairs that Cambridge affordable homeowners pay. For instance, my condo of 6 units just paid \$36,400 to get 6 dormers repaired (not the roofs but the dormers!) and we do not receive any added equity or value for this expense, only for upgrades. Homeowners around the country pour repair and upkeep/maintenance money

into their homes and expect to get it back when they sell due to the ever-rising cost of housing and inflation. Offering us a paltry 2% (or 10-year treasury bond rate on our principle) and not including what we pay for upkeep does not keep up with inflation and feels like a losing proposition for homeowners. At an earlier Cambridge Affordable Trust meeting I heard a member of the Trust say that we need to keep the cost of affordable housing down so that the city can afford to keep building housing and replenish its stock and so that low-income folks can afford to buy affordable housing but it seems that the current owners are paying the price.

5) Also it seems that this review and revision process should be more open. The last meeting I went to with the Camb. Com Dev. Dept about a month ago, affordable homeowners could not talk during the meeting or even see who was there (it was on Zoom), we were able only to comment (in a legal tape recording) and ask questions but there was no back and forth conversation for us. The process feels closed and railroaded.

Thanks for your consideration, and your work.

Paula Maute
68 Bolton St. Unit #1
Cambridge MA 02140

January 2, 2024

Dear Paula Maute:

We are writing to inform you of an upcoming meeting relating to the ongoing Affordable Homeownership Program review process.

Further discussion of potential program changes is planned for the meeting of the Affordable Housing Trust scheduled for Thursday, January 11th at 4 p.m. This meeting will be held remotely on Zoom. Registration is available through the link in the Trust even posting on the City calendar. In addition, the agenda and the link to register will be posted on the Trust page of the Housing Division website here:

<https://www.cambridgema.gov/CDD/housing/housingtrust>

Please scroll down the page to the “Meetings, Agendas, and Minutes” section for these link. Meeting agendas are posted no less than 48 hours prior to the meeting.

Transcript of verbal comments received at Homeowner Information and Feedback Sessions

Comment #1:

I'm Lorraine Murphy at 43 Blanchard Road.

Dear Affordable Housing Covenant,

I want a divorce. After these 10 plus years, I conclude that this no longer works in my best interest. In the beginning of our commitment, I was on cloud nine, mesmerized by being able to buy a condominium for myself in my young child. I trusted you to be an equal partner. Even though I ended up ineligible for the financial assistance program, shortly before the first closing was scheduled, you decided to go forward with this anyway. I had second thoughts but decided to go through with it for personal reasons. I was born and raised in North Cambridge, as were both of my parents. My great-grandparents on both sides migrated here in the 1800s. I love my city. Only after the closing on November 18th, 2013, did I finally get to read the deed.

I was dismayed to learn that it would take me 99 years to own this condominium. I also learned I was prevented from earning equity, transferring ownership to my children, rented out and could only be reimbursed a small percentage of the cost of repairs made to the property, which you ultimately own. In 2017, I found that many home repairs were needed. I was told by the Affordable Housing Covenant to go to Just-A-Start and apply for a city loan. I was approved. But unfortunately, Just-A-Start did not comply with their own rules. Damages were made to my property by their contractors, and Jim Sleeper forged my name to endorse a check payable to Thomas Russell. I met Mayor Denise Simmons who tried to correct these Just-A-Start abuses after Jim Sleeper was let go. Due to his actions, I no longer trusted Just-A-Start to be fair, competent, or reliable. I decided to use my Discover card and asked my parents for help.

Then in 2018, I went to see Mayor Mark McGovern. He refused to look at the before and after photographs of damages done to 43 Blanchard Road. The issues I had with Just-A-Start Financing Department and the invoices that I got that were inflated. I only asked for \$5,000 to pay for the damages done to my property by the Just-A-Start contractors, even though the costs were higher.

As of this year, 2023, I was given a 30-page building inspector's report by the new owners of 41 Blanchard Road, the only other unit in this building, summarizing all the common area problems that need to be fixed. I cannot pay my portion, which is 48% of the repair costs. Therefore, since I am keeping this house, I require that one, an amendment be made to the deed, releasing me from any and all of ties with you. Second, a new deed naming me the sole owner of 43 Blanchard Road. Third, I will pay you back \$102,000, which is a down payment of \$107,000, minus the damages of \$5,000, made by Just-A-Start. And lastly, a copy of the check upon which my signature was forged. I look forward to closure.

Sincerely, Lorraine.

Thank you for your time.

Comment #2:

Paula Maute

My comment would be the cost of housing in Cambridge and around the country, but in Cambridge in particular has gone up so much and even around the country is, as you know, the housing prices are exorbitant. And I guess my comment is that this 2.5% rate of interest and even the old rate, it does not keep up with the cost of housing. I would like to move from this condo, I cannot afford to move because the housing costs have gone up so much. So it seems to me, and my comment is this, that the trust did not take into consideration the cost of housing.

I didn't do my math, and I'm wondering if they did their math that the rising cost of housing in the country, or you maybe just want to say in Massachusetts where prices have gone up so much. So in other words, it seems like we're losing money, we're losing money in this [inaudible] and don't plan to die in our house. Even if we plan to die in our house, our errors don't get that much money proportionate to the amount that housing costs have gone up. That is my comment

Q12 Please provide any additional feedback you have on the proposed recommendations.

Answered: 57 Skipped: 70

#	RESPONSES	DATE
1	I think we need to be careful about potential abuse of broadened inheritance policies. It would be easy for an owner anticipating death to bring into the home a relative who is income-eligible and therefore positioned to inherit at the time of the owner's death (someone who might be otherwise capable of participating in the open market now or in the near future — i.e., a young adult whose income is now low but likely to increase dramatically in a few years). This would keep the home in the family but remove it from the wider pool of income-eligible buyers in Cambridge. Under rent control, we saw abuses of the system; let's ensure that we don't set up an easily abused affordable homeowner program.	12/28/2023 12:00 PM
2	The resale value must be made more competitive with the soaring home prices in the market. Would appreciate more information about inheritance of the affordable housing unit for single / unmarried owners wanting to leave the name an adult nephew or niece as an heir.	12/27/2023 12:17 PM
3	My husband is not on my deed or on my mortgage. I met him and we moved into my unit 6 years after I purchased. It is so important to me that if anything were to happen to me, he would be able to stay in my unit.	12/22/2023 7:52 AM
4	One of the biggest problems with the program is the issue of property maintenance. There is no incentive for me as a property owner to go into deeper debt to maintain the property especially as an elderly or retired person on a fixed income. Also in my case, I live in a 2 condo building. My neighbor is a millionaire constantly pushing for major renovation expenditures I can't afford and have no interest in going into debt for. It makes sense for them as their return on investment will most likely double their investment when they sell	12/21/2023 9:31 AM
5	My understanding of home ownership may be different, since I fully paid for my house my children should be the owners of my property like any other property. The state did not pay my mortgage , I paid my mortgage to secure my children life!	12/20/2023 9:07 PM
6	I would love my so. To inherit the house he grow up in.	12/19/2023 8:53 PM
7	I appreciate this change in structure, it makes it somewhat feasible to consider purchasing a market home (though that is still a big reach), and I strongly support inheritance for income eligible heirs as a way to build generational wealth.	12/17/2023 3:19 PM
8	I would like to leave my home to a family of my choice. I wish the a resale value would be more.	12/16/2023 12:33 PM
9	Glad to see that some amendments are being proposed to help those who have lived in affordable homes for a long time.	12/16/2023 9:36 AM
10	Thank you	12/16/2023 8:25 AM
11	I think it's fair if I have the option to buy out the ownership from the city because I paid more than 2/3 of the property price when I purchased it. The city can sell it's ownership to me at the fair market value even though I paid all the mortgage. It's not fair for the owner if the owner can only sell it to the city. Or it will very good if the city can convert it's payment into a mortgage-like stuff.	12/15/2023 10:36 PM
12	I like the proposed recomendation	12/15/2023 10:10 PM
13	None	12/15/2023 9:26 PM
14	I think the 2.5% increase annually makes a lot of sense and if we were in the first 10 years of ownership I would be all for it as I think we earned only \$1500 in equity in the first 5 years. However, having owned the unit for about 17 years now and with interest rates finally taking off, I feel the 2.5% increase will decrease what we would get otherwise so that we will end up not making much in the early years and now that we are on the end where we will finally gain	12/15/2023 8:43 PM

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equity the city would take it away from us. There needs to be some consideration for those of us who have been playing by the old rules without taking our equity over 2.5 % per year. Maybe an equity adjustment could be given

15	I appreciate your thoughtful work. Change is hard!	12/15/2023 7:29 PM
16	I believe that the equity "dollar amount" should be given to the owner when he/she asks for the equity from your office therefore taking the burden off the shoulder of the owner. Let's make things simple please!! This should've been addressed many years ago instead of being told "it's complicated". If not, why is this an issue? Please take into consideration that owners are not versed in calculating their "equity" ... it should be your duty to give the "dollar figure". Make it simple by including this in your response back upon their inquiry. Thank you!!	12/15/2023 7:27 PM
17	Income eligible son and daughter should be eligible for inheritance of their parent's property.	12/15/2023 5:41 PM
18	we should make the value increase proposition to better reflect the inflation	12/15/2023 3:52 PM
19	Thank you the city to deciding on these very important issues for us.	12/15/2023 3:44 PM
20	I am grateful I was able to live here for the past 25 years, I have tried to pay back some of what my community gave to me. I still can not really afford to move, but I still like it here and will remain as long as possible.	12/15/2023 3:29 PM
21	My answer regarding the matter of keeping the home affordable for future buyers was "neutral" because I don't quite understand the way the resale price is determined--I was surprised by the implication (?) that the amount I would get upon selling would be the same as the next owner's purchase price. I realize the city needs to get the funds back after paying the departing owner, but I never thought things would be that simple. I just supposed there was a particular formula, related more to the property and the times than the previous owner's payout, that determined how much the next folks would pay. But is it really only that? The city pays out the resale value and collects the same amount from the next person? Or is this an additional simplification alongside the new appreciation guidelines? I do care about keeping homes affordable so I'm simply trusting that the new formula strikes a good balance between benefits to the sellers and to the buyers within the program. Since obviously the specific numbers in the new formula come from somewhere :). Due to the specifics of my personal situation, I was additionally uncertain about my other answers, such as ranking the various statements regarding the benefits of the proposed guidelines. Given my desire to stay in Cambridge, my age, and my health and financial limitations, I'd never thought I'd be selling my affordable home in order to purchase a new one, and I have no idea what it would mean to make use of "home equity" in this context. So what the new guidelines promise for me, essentially, is--I think--greater reassurance that if I need to sell in order to maybe pay for end-of-life care (even a little...) or end-of-life debt, at least it will be more than the very small appreciation promised by the current guidelines. For that, I'm very grateful. It certainly makes me less afraid about any loans I've taken out, or will need to take out, to afford maintaining my home, since for me, that has been the most daunting aspect of ownership. Terrifying, really. But that's my personal scenario; I'm also glad there are other benefits for owners in very different situations. Likewise, on behalf of others, I'm glad the inheritance option is being considered, even though I can't currently think of any way I would personally make use of it. Thanks for all the work that's been done on this subject! It seems like a great possibility.	12/11/2023 9:22 PM
22	Regarding inheritance policy, opening it up to others than immediate family, such as nieces, nephews, and cousins, would be fair for those who do not get married/have kids to pass it on. And they don't need to live in Cambridge to inherit.	12/11/2023 2:40 PM
23	I believe this is a great start to accumulate wealth, stay in the city I love and make my children benefit from this investment and have them stay here until they are able to afford to own their home	12/5/2023 5:44 PM
24	Important to me that people with limited means not lose their home after the death of a spouse, parent, or grandparent. Also important that affordable housing continue to be made available for families in Cambridge. Would like there to be means testing of applicants' wealth in addition to income limits, including trusts, stocks/bonds, and cash holdings.	12/5/2023 11:01 AM
25	I appreciate the process to make the return rate better for homeowners. The resale value is so low currently there is no way to move within the city or anywhere in Eastern MA. The return on investment for repair, upkeep, and upgrades is unfair though. In order to afford a home, even with grant money from Cambridge, we could only buy into the very bottom of the housing market, which meant a condo needing a lot of upkeep. We have spent as much money	12/4/2023 10:08 AM

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replacing the roof, the siding, rebuilding rotten porches, replacing every single appliance (some multiple times), repairing plumbing, and cabinetry that was literally falling apart, as we spent on the home itself. We can't afford to upgrade the electrical system which is significantly below standards. This program was a godsend to us, it stabilized our family's finances in a way that allowed us to focus more on education and work and less on keeping up with rent. However, when we sell, we should recap the huge expenditures we put into making the home safe and livable. Otherwise the city will profit on the debt we accumulated keeping the home up, but we won't be able to afford another home or pass on much to our children. Please make the upkeep and improvement return more equitable.

26	I am absolutely NOT in favor of proposed recommendations. The proposed recommendations are worse than current condition. The current conditions yielded little in the last decade due to low treasury rates and not that the treasury rates are high you want to cap the increase to 2.5%. This is unfair and feels like a gut punch. 2.5% is lower than current inflation which means we are losing money every year. There should also be an option for current homeowners to keep their current situation or switch to new proposed recommendations. The new recommendations should not be forced on current owners who do not like and want them.	12/3/2023 4:58 PM
27	The revised formula is much easier to understand. I appreciate that it would improve our family's ability to plan financially, and expand our options in the future.	12/2/2023 11:29 AM
28	I am wondering about what will happen to any waivers we may have received in the past for extensive work done on the unit. Will that be added to the sale price in addition to the proposed 2.5% increase? How will that be accounted for? Will the change be retroactively applied to our home, or would we use the old formula through now and the new proposal going forward? What would be most helpful to me is for us to do an official accounting of the house now (including the waivers) so that we can better understand what the value of our house will be going forward.	11/30/2023 5:18 PM
29	the answers for Q9 lacked "spouse" who is my most likely.	11/29/2023 9:11 AM
30	The increase to 2.5% is a big improvement. It was never explained to us when we purchased our home that the average annual return is only .25%. If we had had to move before we gained equity (due to being here 15 years), we would have had no gain, and even a loss. Hardly the outcome that a program such as the inclusionary lottery should have. Of course, more than 2.5% would be welcome, considering how fast market rate units in our building have appreciated (over 100% since 2008). Thank you.	11/27/2023 5:29 PM
31	I like the proposed recommendations. I thought of something after ideas were given. What if the person who purchased the property through the first time owner's program and got a sum of money towards purchase price. If they go to sell property using market rate they return the money given to them plus a percentage in interest?	11/27/2023 2:17 PM
32	Thank you for giving me my condo and making these proposed recommendations. I have tried to take care of my condo for someone else and am very pleased it would be worth more on my death. Also the possibility of giving the condo to a family member as an inheritance is a wonderful idea. The only things is that I wish the capital improvement cap were more. We have had one large condo assessment fee (\$20K for me) for structural building improvement and will probably have another one for roofing replacement. Will all of this be calculated into capital improvement of the condo when I die or sell this place?	11/27/2023 8:12 AM
33	An option to pay the city back on the down payment given, and an amendment to the deed so the owner can be free of all restrictions in the Affordable Housing Covenant needs to be offered.	11/26/2023 10:51 AM
34	What about divorce owners? Will one of them has ALL the rights to the owndership and passes down to their children?	11/26/2023 9:15 AM
35	Thank you for your efforts in reconsidering some of the thornier points of participating in the Home bridge program. The only major drawback of the current arrangement is that my 9 y/o daughter would not be able to stay put in the event my wife and I pass away. Integrating inheritance to direct family members who have a history in the affordable unit would be a welcome change. Obviously no one's mad about going from 0.25% to 2.5%, but as a policy student I could see this having some unanticipated consequences. Believe that change warrants more in-depth study of likely behavioral responses among current participants.	11/26/2023 7:23 AM
36	Its a good program, but owners are getting squeezed by the constant rise in condo fees!	11/24/2023 12:05 AM

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37	<p>Thank you for considering these changes to the way the affordable housing currently works. While I am not planning to leave my home anytime in the next 10 years, it is upsetting to know that after 16+ years, I would have so little in equity to prohibit relocating if I needed to and no ability to get into senior housing in a few years when I want to retire. This locks me into my home if I don't want to, or cannot, stay as I age and would create a significant decline in standard of living if I needed or wanted to relocate. I am in hopes these changes, if implemented, would help some in relieving this situation. I was unclear whether the proposed 2.5% return on original purchase price would be retroactive. Please clarify this in a future communication. My apologies if it has been and I have missed it. Thank you for all the work you all do!</p>	11/22/2023 12:45 PM
38	<p>please review the inheritance! .</p>	11/22/2023 12:12 PM
39	<p>I do not think 2.5% is enough of a increase. I think it should be at least 3%-5%.</p>	11/21/2023 12:10 PM
40	<p>It would be nice if we could pay the city back for monies they gave us, and sell the condo for any price we want to.</p>	11/21/2023 11:23 AM
41	<p>While the 2.5% return proposal is much better than the current one it still represents a devaluation of the amount of money that the owner has invested when you account for inflation. As we have seen with the most recent inflationary period the inflation can vary widely and stick around for while. A more fair return formula would have been to use the average inflation rate during the occupancy. This way the owners can truly preserve the purchasing power of the money they have invested.</p>	11/21/2023 11:14 AM
42	<p>I believe the 2.5 % is way too low in today's economy.</p>	11/21/2023 8:54 AM
43	<p>A bit off topic: I imagine that some participants in FAP and other programs have moved or will move into a higher income bracket. For these individuals there should be a "buyout" option. If they pay the city the difference between the fair market value and affordable values of the home, then the affordable housing encumbrance is removed. To me, all parties benefit: - The city breaks even, as the cash can be used to purchase a new affordable home of similar value. There is a greater turnover of homes, and so more individuals of need can be helped. - The resident can "graduate" from the program without moving out of their home. This allows the resident to maintain ties with neighbors, local businesses, HOAs, etc., all of which should be fostered for all Cambridge residents. Additionally, the buyout option may encourage residents to invest in their home, whether or not they ultimately exercise the option.</p>	11/21/2023 6:19 AM
44	<p>I strongly feel that affordable units should revert back to market value after 25 years of occupancy. Even with the proposed increase to 2.5% it is not enough for me to be able to afford many other homes in Massachusetts. Since I won't be able to afford anything else, I plan on living here until I die and I can only hope my kids will stay poor too so they can potentially qualify to inherit the home where they've lived their entire lives.</p>	11/20/2023 10:39 PM
45	<p>thank you for seeking our inputs</p>	11/20/2023 9:22 PM
46	<p>I'm wondering if there are any proposed changes to the value-added from improvements to the home? We've put a lot into it in the past 30 years. Also, even if we sold it we couldn't afford a market rate home here so I was surprised that option was even included earlier in the survey. I don't see who could do so.</p>	11/20/2023 8:30 PM
47	<p>Family members who are living at present with owners should be given preference in terms of inheritance.</p>	11/20/2023 5:19 PM
48	<p>If I have to pay for upkeep of the property, I should be able to pass the property to a family member at my death.</p>	11/20/2023 4:45 PM
49	<p>I've lived in my home for about 24 years. I married approximately 20 years ago and my spouse continues to live with me to this day. Without the loan I received, I would not have been able to purchase this home. I am grateful to the city for literally changing my life. However, having kept up the property, and making many renovations throughout the years, 2.5% seems low. My building's condo fees have increased 5 times the initial fee; there have been multiple assessments through the years including a \$40,000 assessment I am still paying. I have contacted Affordable Housing and was informed the city does not assist with these extra charges. Again, I am very grateful for the assistance, but the aforementioned fees, etc. and the fact that apartments in my building, in similar condition, are now selling for \$650,000 to \$750,000, 2.5% doesn't seem like a whole lot. It definitely does not make me want to sell</p>	11/20/2023 4:02 PM

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sooner. Thank you for your work on this committee. I do very much appreciate your solicitation of affordable housing owners input!

50	NA	11/20/2023 3:51 PM
51	I think the inheritance requirement just prevents to transfer wealth to the following generations. I have four children and find it really unfair they won't receive any benefit from this house unless they are income eligible themselves.	11/20/2023 3:33 PM
52	I would like to think that starting a new valuation right at this moment onwards of adding 2.5% to our homes would help me stay in my home or take equity from it, but nonetheless my mortgage and condo fee is increasing at a much higher rate than that, so though I think a 2.5% increase is better than nothing, nonetheless it still doesn't make staying in my home a good option if there would be any opportunity to find a more affordable market rate alternative outside of Cambridge that my son could inherit no matter what he made at that point. If he is eligible to inherit this unit, he gets maybe \$80,000 of equity if I died in two years, after nearly 20 years of occupancy, but had I bought a non-resale restricted unit for \$200,000 in 2007 anywhere in MA I could have found such a unit, by 2025 it would have likely gone up in value to at least \$400,000 given current market rates. And in this case, I was still paying for mortgage fees and skyrocketing condo fees. I am still glad I purchased as it allowed us to stay in Cambridge and for him to receive a Cambridge education, but I don't know if this change would be enough for me not to go purchase elsewhere in the hopes that it would go up in value and be something he could inherit someday even if he is earning more than I currently make. So, I wouldn't advise someone else who was a single parent to buy affordable housing in Cambridge under this current plan as housing equity is one of the biggest ways you can increase personal wealth and this doesn't help with that. However, if the objective is to create essentially something akin to rental housing, that's what this does, and it allows someone who really wants or needs to stay in Cambridge to stay. But if that's the thought, why not just increase the affordable rental pool? I think that would be better than this convoluted "ownership." I think it would be better if people understood the long term financial impact of buying an affordable "condo." I hope this makes sense, thanks!	11/20/2023 3:25 PM
53	2.5% of principle is easy to calculate but the better option for the homeowner is 2.5% on top of each year because the cost of living has been so high. For example, YR1 principle 100,000+2,500, YR2 102,500+(102,500*2.5%)=105,062.50, YR3 105,062.5+(105062.5*2.5%)=107,689.06.	11/20/2023 3:20 PM
54	When our family add a new member we should have the he ability to change the bedroom size	11/20/2023 3:15 PM
55	All the proposed recommendations are very good and must be approved	11/20/2023 2:56 PM
56	Thank you for this survey and your consideration.	11/20/2023 2:37 PM
57	There should be less restrictions when it comes to selling your house/condo	11/20/2023 2:36 PM