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**CITY OF CAMBRIDGE**  
Community Development Department

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**IRAM FAROOQ**

Assistant City Manager for  
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Deputy Director  
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Deputy Director  
Chief of Planning

## Affordable Housing Trust

August 25, 2022, 4:00 p.m.

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

[Webinar Registration - Zoom](#)

### AGENDA

- Review of Meeting Minutes
- Update from the Community Development Department
- Affordable Housing Overlay Annual Report: Per the requirements of the Cambridge Zoning Ordinance, the City has completed its first Annual Report of the Affordable Housing Overlay (AHO), which provides a summary of affordable housing development activity under the AHO.
- 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](mailto:ccotter@cambridgema.gov), or by delivery to the CDD office, by 5:00 P.M. the day before the meeting.

CAMBRIDGE AFFORDABLE HOUSING TRUST  
MEETING MINUTES  
August 4, 2022 at 4:00 p.m.

Conducted virtually via Zoom

Trustees Present via Zoom: Owen O’Riordan, Acting Chair; Peter Daly, Elaine DeRosa, Gwen Noyes, Susan Schlesinger, Bill Tibbs

Trustees Absent: Florrie Darwin, Elaine Thorne, Jim Stockard

Staff Present via Zoom: Iram Farooq, Assistant City Manager for Community Development, Chris Cotter, Housing Director; Cassie Arnaud, Senior Housing Planner; Anna Dolmatch, Homeownership Program Manager; Janet Haines, Housing Planner; Emily Salomon, Associate Housing Planner

Others Present via Zoom: Maura Barry-Garland, Margaret Donnelly, Hannah Gibson, Heather Hoffman, Matt LaRue, Christopher Moyer Carsten Snow-Eikelberg

The acting chair, Owen O’Riordan, called the meeting to order at 4:10 p.m. Mr. O’Riordan explained that this meeting of the Affordable Housing Trust would be held virtually pursuant to the temporary emergency orders currently in place, that all votes would be taken by roll call, and that there would be no public comment. Mr. Cotter then coordinated to confirm that each participant was audible to each of the other Trust members.

#### MEETING MINUTES

Upon a motion moved and seconded, by roll call of seven in favor and two absent (Ms. Darwin, Mr. Stockard and Ms. Thorne) to approve the minutes for the meeting of Thursday, June 23, 2022.

#### UPDATE FROM CDD

**HomeBridge:** Seven buyers have active commitments, one home closed last month, and three homes are under agreement.

**Homeownership Resale Program:** Two units are under agreement. Staff are waiting for offers of another unit that has recently been marketed.

**2072 Mass Ave.:** The Capstone/Hope team withdrew their request for a comprehensive permit at the September 2021 BZA hearing but remain committed to creating affordable housing at this site. The developers are assessing their next steps and options.

**Park View Cooperative:** Staff are working with Cooperative residents in preparing to close on the loan commitment.

**Fresh Pond Apartments:** Staff are in the final phase of implementing the preservation of Fresh Pond Apartments. The Cambridge Housing Authority will be sending out information to residents about creating new project-based voucher units, which may lower rents for some eligible households.

**Rindge Commons Phase 1:** JAS has closed on construction financing to begin construction of Phase 1 which will include 24 new rental units, JAS program space and space for City-sponsored pre-kindergarten classrooms.

**Broadway Park:** JAS has had several community meetings to review its development proposal and is assessing financing and permitting options for this development.

**35 Harvey Street:** HRI is preparing to renovate this property from SROs to studio apartments. DHCD funding award was announced in July, and HRI is in the process of assembling the remaining financing needed, with a goal of beginning construction later this year.

**1627 Mass Ave.:** In January 2022, the Trust approved funding to assist HRI with the purchase of this property from Lesley University to create affordable housing. Planning for site acquisition is underway. HRI attended the Baldwin Neighborhood Council's June meeting where they introduced themselves and provided an initial overview of anticipated next steps for the site once the purchase is completed. This will be discussed in more detail later in the meeting.

**35 Cherry St.:** In March 2022, the City Council approved the disposition of this property to the Trust to initiate the creation of affordable homeownership housing. The City will begin the process of selecting an affordable housing developer in the coming months through an RFP process. The City will share the RFP with the Trust at an upcoming meeting prior to the selection process.

#### **AFFORDABLE HOUSING OVERLAY (AHO) UPDATES**

**52 New St:** The Affordable Housing Overlay process is complete. JAS completed its second advisory design consultation with the Planning Board in January 2021. The Planning Board issued the final Planning Board advisory design review report. JAS is in the process of assembling funding needed to begin construction. DHCD awarded funding for this project in July, and JAS is assembling the final pieces of funding needed to begin construction.

**Jefferson Park Federal.** The Affordable Housing Overlay process is complete. The Cambridge Housing Authority completed its second advisory design consultation with the Planning Board in February. The Planning Board issued the final Planning Board advisory design review report. The Affordable Housing Overlay process for this project is now complete and the CHA is now in the process of securing remaining funding needed to begin construction.

**116 Norfolk Street:** The Cambridge Housing Authority is proposing to renovate and expand its existing property at 116 Norfolk Street under the Affordable Housing Overlay. The CHA hosted the first community meeting in February and a second meeting in April. CHA had its first advisory design review with the Planning Board in early July. A request for Trust funding will be discussed in more detail today.

**Walden Square II:** Winn Development is proposing a new infill AHO project on a portion of their existing Walden Square Apartments site. They held three AHO community meetings and had been scheduled to present their plans to the Planning Board in late 2021 but requested a delay to allow them time to revise their design. The developers held a community AHO meeting in March to present their revised plan to

the public and will restart the advisory design review process at the Planning Board. A request for Trust funding is anticipated in the coming months.

**49 6<sup>th</sup> Street/Sacred Heart conversion:** POAH & Urban Spaces held two AHO community meetings in 2021; the first AHO advisory design consultation by the Planning Board was held on April 5, 2022, the second was last month. They are proposing the adaptive re-use of a portion of the Sacred Heart property into 46 units of affordable rental housing. The Planning Board design consultation A request for Trust funding is anticipated in the coming months. The Planning Board issued the final Planning Board advisory design review report, which will be presented to the Trust in more detail today.

**Inclusionary Housing:** Staff are working with homebuyers to complete purchase of new inclusionary homeownership units at St. James Place and Inman Crossing.

Tenant selection at 165 Main Street is moving forward. There are 63 affordable units at this property, with 9 of the units designated for middle-income residents.

## **OTHER UPDATES**

### **City Budget**

The FY23 City budget has been adopted and was approved with \$22.9 million for the Trust. With the expected CPA funds, the combined total will be \$38 million. This is nearly triple the amount in FY2019.

### **Incentive Zoning**

A Petition to amend the Incentive Zoning contribution to \$33.34 dollars had a hearing at the Planning Board in late June. The Ordinance Committee met last week. Both bodies continue to discuss this amendment and CDD staff are responding to committee members' questions. One raised concern is how to mitigate impacts of the contribution on small developments. The Ordinance Committee has asked how different approaches to the system might work, such as setting a higher rate for larger developments, or implementing a marginal rate which might only be applied to GFA over 30,000 square feet. Both the Planning Board and Ordinance Committee will continue their discussions of the proposed increase in the contribution rate.

Staff have shared with the City Council projections which estimate that the Incentive Zoning contribution will generate \$65m in the next four years. Staff will share those projections with Trust. Trust members expressed interest in reviewing an analysis on how revenues would be impacted with different Incentive Zoning models based on discussion for potential changes.

The City received an incentive contribution of \$640,000 this week. The City has now received more than to \$45 million since the 2015 incentive zoning amendments were adopted.

### **Affordable Housing Overlay (AHO)**

CDD staff shared with the City Council the first annual report on AHO, as required by the Zoning Ordinance. Staff will put this on the agenda for the next Trust meeting.

### **Community Preservation Act (CPA)**

The Community Preservation Act (CPA) process is underway for FY23. There were two recent hearings about this, including one in late July to hear public comments on the FY23 CPA allocations. The

comment period remains open until early September and the Committee will then make its recommendations for FY23 funding allocations to the City Manager in September.

### **Homeownership Program**

The Housing Division Homeownership Team is continuing engagement with owners of affordable, deed-restricted homes around their experiences to help with consideration of program policy changes, including the resale formula. Staff have completed a survey for owners to share their experience and thoughts about the program, and are now analyzing the data collected on owner experiences. One-third of owners responded to the survey. Staff will coordinate a series listening sessions with residents beginning in September.

## **NEW BUSINESS**

### **116 Norfolk Street Funding Request**

The Cambridge Housing Authority (CHA) is requesting up to \$10,161,150 to assist in their efforts to renovate and expand its existing 38-unit SRO property on Norfolk Street into 62 units of permanent supportive housing.

Staff convened a Project Review meeting to complete their review of the CHA's funding request. They recommend funding the project with a set of terms and conditions that are in line with other developments that have funding commitments from the Trust.

Several Trust members agreed that this project is significant because it adds to the continuum of housing and services for the homeless population that want to leave shelters. The City's Department of Human Service Programs (DHSP) has also been very involved with planning and is strongly supports this project.

Upon a motion moved and seconded, by roll call of 5 in favor and 3 absent (Ms. Darwin, Mr. Stockard, and Ms. Thorne) and 1 abstaining (Ms. DeRosa), it was:

VOTED to accept the funding proposal for 116 Norfolk Street.

### **49 Sixth Street**

CDD staff presented the Planning Board's Final Report of Affordable Housing Overlay (AHO) Design Consultation. The proposed design was favorably received by the Board which noted in its report that POAH had addressed most of the concerns raised at the initial review. Additionally, the Board commended the project for advancing the goals of creating affordable housing and preserving an historic structure.

Staff will bring a funding request to assist with this development at upcoming Trust meeting.

Upon a motion moved and seconded, by roll call of 5 in favor and 3 absent (Ms. Darwin, Mr. Stockard, and Ms. Thorne) it was approved to accept the Planning Board's Final Report of Affordable Housing Overlay (AHO) Design Consultation.

## **MOVE TO EXECUTIVE SESSION**

The Chair indicated that the next item for discussion before the Trust pertained to details regarding the acquisition and value of real property.

Due to the sensitive information to be discussed, continuing in open session might have a detrimental effect on the negotiations. At 4:40 PM, the Chair entertained a motion to go into Executive Session to discuss this matter and indicated that the Trust would adjourn at the conclusion of the Executive Session.

Peter Daly recused himself from the Executive Session and left the meeting at 4:42 PM. Upon a motion moved, seconded and approved by a roll call of 5 in favor with 4 absent (Mr. Daly, Ms. Darwin, Mr. Stockard, and Ms. Thorne), it was:

VOTED: for the meeting to go into Executive Session.

The next meeting is scheduled for August 25, 2022 at 4:00 p.m.

Meeting Materials:

- Agenda
- Meeting Minutes from the Trust's June 23, 2022 meeting
- Project update: Status of Active Commitments
- Community Development Department Memo, August 4, 2022: 116 Norfolk Street – permanent supportive housing
- Community Development Department Memo, August 4, 2022: Planning Board review of Conversion of 49 Sixth St/Sacred Heart
- Final Report of Affordable Housing Overlay (AHO) Design Consultation Procedure, July 14, 2022

**Cambridge Affordable Housing Trust**

August 25, 2022

**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:	7	82 scattered site units purchased by first time buyers to-date. Program expansion up to 120% AMI now active. 1 unit closed in July; 3 under agreement.	N/A	\$18,200,000	1-br: 40% sale 2-br: 45% sale 3-br: 50% sale	May 2011
2.	Homeownership Resale Program	CDD	currently active units:	18	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
5.	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
6.	52 New Street	JAS	107		JAS purchased the site in early 2020 and is permitting the project through the Affordable Housing Overlay. After JAS held 3 AHO community meetings, the proposal was reviewed by the Planning Board at the two advisory design review meetings required by the AHO, first on 10/16/21, and again on 1/4/22. A final Planning Board report has since been issued. The Trust increased its predevelopment loan for the project in January 2022. DHCD funding award was announced in July, and JAS is assembling the final pieces of funding needed to begin construction.	TBD	\$18,025,390	\$168,462	October 2019, June 2021, January 2022
7.	Park View Coop (24-26 Corporal McTernan Street)	Park View Coop		12	Funds committed May 2021; Preparing to close on funding commitment	TBD	\$4,199,215	\$349,935	March 2019 and May 2021
8.	Fresh Pond Apartments (362 and 364 Rindge Ave)	Schochet	504		In March 2020, the Trust committed funding for the preservation of Fresh Pond Apartments. This commitment was combined with \$15 million in City funding which was appropriated by the Council. After many months of preparation, the Fresh Pond Apartments funding closed on October 6, 2021 and a new 50 year affordable restriction was recorded. The owner has been working with the CHA, City and tenants to certify tenant incomes in advance of beginning the new program on April 1, 2022. The transition to the new program is continuing.	\$34,533,179	\$34,533,179	\$68,518	March 2020
9.	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. Following PB hearing in early August, BZA voted to approve a comprehensive permit for the project on August 23, 2020. The closing on construction financing for Phase 1 was completed in June 2022.	TBD	\$4,250,000	\$177,083	June 2020
10.	Broadway Park (240 Broadway)	JAS		15	In March 2021, the Trust approved funding to create 15 affordable homeownership units. JAS has had several community meetings to review its proposal and expects to seek a comprehensive permit for this development. JAS also will be seeking to assemble remaining funding needed for this development.	TBD	\$3,600,000	\$240,000	March 2021
11.	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 is now in the process of assembling the remaining financing needed, with a goal of beginning construction before the end of 2022.	TBD	\$43,611,615	\$156,876	September 2021
12.	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. DHCD funding award was announced in July, and HRI is in the process of assembling the remaining financing needed, with a goal of beginning construction later this year.	TBD	\$2,917,664	\$243,139	November 2021
13.	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. Property acquired August 2022, Community meeting to be scheduled in September	TBD	\$7,925,000	TBD	January 2022 and August 2022
14.	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, planning for RFP to select affordable housing developer and process underway.	TBD	TBD	TBD	March 2022
<b>Total Units</b>			<b>977</b>						

**Cambridge Affordable Housing Trust**

**Status of Affordable Housing Overlay (AHO) Developments**

	AHO Development	Developer	AHO Status & Activity	Rental Units	Ownership Units	Development Status
1.	<a href="#">52 New Street</a>	Just-A-Start Corporation	AHO Community meetings held on 2/25/21, 3/25/21, and 4/15/21. Planning Board design consultation held on 10/26/21 and 1/4/22. Design consultation completed January 2022; Final Planning Board report issued 1/20/22 and was transmitted to the Trust in its 1/27/22 briefing materials.	107		Design Consultation Complete; see above
2.	<a href="#">Jefferson Park Federal (45-60; 61-75; 77-92; 93-108; Jackson Circle; 1; 2-19, 21-42; 109-124; 1000 Jackson Place)</a>	Cambridge Housing Authority	AHO Community meetings held on 3/2/21, 4/1/21, and 10/19/21. Planning Board design consultation held 11/9/21 and 2/15/22. Final Planning Board report issued 3/9/22 transmitted to the Trust in its 3/24/22 briefing materials.	278		Design Consultation Complete; see above
3.	<a href="#">Walden Square II (102 Sherman Street)</a>	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 meeting held 2/23/22.	~102		Original submission withdrawn; community meetings underway

4.	<a href="#">49 6th Street</a>	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 and the Planning Board report is complete and transmitted to the Trust on 8/4/2022.	46		Design Consultation underway
5.	<a href="#">116 Norfolk Street</a>	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 scheduled for 9/13/22 at 7:30 p.m.	~62		Community meetings to begin.

**Status of Active Inclusionary Housing Developments**

	Approved Active Projects	Developer	Status	Rental Units	Ownership Units	Applicable zoning
1.	305 Webster Ave.	305 Webster Ave. Condominiums L	Covenant Recorded 8/11/17. Construction is complete. Lotteries complete and working with selected homebuyers on unit purchases.		4	Ordinance prior to revision
2.	St. James (1991 & 2013 Mass. Ave.)	Oak Tree	Converted to ownership. Construction is complete. Lotteries complete and working with selected homebuyers on unit purchases.		5	Ordinance prior to revision
3.	Alexandria - 50 Rogers Street/Prism	Alexandria/Owner Amico	Covenant Recorded 6/4/19. Complete. Tenant selection nearing completion.	44		Zoning for Alexandria PUD
4.	50 Cambridgepark Drive	Hanover	Covenant recorded 8/6/19. Building Permit issued 12-5-19. Under Construction and nearing completion.	55		Revised ordinance at 20% sf requirement
5.	165 Main Street	Mitimco	IHP Covenant recorded 12/17/19. Building Permit issued 12-20-19. Complete. Tenant selection underway.	63		Zoning for MIT
6.	95-99 Elmwood	95-99 Realty	Covenant recorded. Building Permit issued 7-2-20. Under construction.		4	Ordinance prior to revision
7.	Cambridge Crossing, Building I	DivcoWest	Covenant recorded; Building Permit issued 8-24-20 Under construction. Completion expected fall 2022.	54		Ordinance prior to revision
8.	212 Hampshire Street	212 Hampshire LLC, Binoj Pradhan	Covenant recorded. Construction complete. Tenant selection underway	1		BZA requirement of affordable unit
9.	55 Wheeler Street	Toll Brothers	Covenant recorded 3/12/21. Building Permit issued 3/16/21. Under Construction. Completion of first phase of units expected in late 2022.	99		Revised ordinance at 20% sf requirement
10.	40 Thorndike Street, Court House	Leggat/McCall	Covenant recorded. Building Permit issued. Under construction	48		All units are affordable
11.	605 Concord Ave.	Abodez Acorn	Covenant recorded; Building Permit issued 12/9/21	7		Revised ordinance at 15% sf requirement
12.	3-5 Linnaean	Willow Land Corp.	Covenant recorded; Building Permit issued.	1		Zoning for basement housing overlay
13.	1043-1059 Cambridge St.	418 Real Estate	Covenant recorded May 4, 2022.		3	Revised ordinance at 20% sf requirement

<b>Under Development:</b>	<b>372</b>	<b>16</b>
<b>Completed Units:</b>	<b>907</b>	<b>202</b>
<b>All Units:</b>	<b>1279</b>	<b>218</b>
	<hr/>	
	<b>1497</b>	

	Active Pipeline Projects	Developer	Status	Rental Units	Ownership Units	Applicable zoning
1.	600 Massachusetts Ave.	418 Real Estate	IHP plan was submitted and under review	8		Revised ordinance at 20% sf requirement





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**To: Cambridge Affordable Housing Trust**  
**From: Christopher Cotter, Housing Director**  
**Cassie Arnaud, Senior Housing Planner**  
**Date: August 25, 2022**  
**Re: Affordable Housing Overlay Annual Report**

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Attached please find the first annual report on the Affordable Housing Overlay (AHO). As noted in our last meeting, this report includes information on sites considered by affordable housing providers for new development under the AHO along with the status of five active developments where new housing proposals have been advanced under the AHO.

The report was shared with the City Council earlier this month, and was referred to the Council's Housing Committee. We expect that the Housing Committee will schedule a meeting to discuss the report and AHO. We wanted to share with the Affordable Housing Trust so that the Trust can also consider and discuss how the AHO has been working as we now see several developments moving forward under the AHO.



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*Deputy Director  
Chief Planner*

To: Owen O’Riordan, Acting City Manager  
From: Iram Farooq, Assistant City Manager for Community Development  
Date: August 1, 2022  
Re: Affordable Housing Overlay Annual Report

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Per the requirements of Section 11.207.11 of the Cambridge Zoning Ordinance, we are pleased to submit the first Annual Report of the Affordable Housing Overlay (AHO) which provides a summary of affordable housing development activity under the AHO.

The Zoning Ordinance requires that the annual report include the following:

- (1) A list of sites considered for affordable housing development under the AHO, to the extent known by CDD, including:
  - Site location
  - Actions taken to initiate an AHP project
  - Site status
  
- (2) A description of each AHO project underway or completed, including:
  - Site location
  - Number of units
  - Unit types/number of bedrooms
  - Tenure
  - Project status
  - Number of residents served by AHO project

As summarized in the attached report (Affordable Housing Overlay Annual report), more than 25 sites have been assessed for potential development under the Affordable Housing Overlay and there are currently five AHO developments actively underway.

Two of the AHO projects, Jefferson Park Federal and 52 New Street, have completed both the AHO Community process and the AHO Advisory Design Review process and are now ready to request building permits once the final pieces of funding needed to begin construction have been secured. Jefferson Park Federal involves the comprehensive redevelopment of a former public housing development to result in 278 new affordable rental units. The New Street development involves the new construction of 107 affordable rental units on a site adjacent to Danehy Park.

Two AHO projects, 49 Sixth Street and 116 Norfolk Street, have held several AHO community meetings and are in the process of completing the Advisory Design Review at the Planning Board. The 49 Sixth Street development involves the conversion and historic reuse of a portion of the Sacred Heart church property to create 46 new affordable rental units and began the Advisory Design Review process in April 2022. The 116 Norfolk Street development involves the historic renovation and expansion and conversion of an existing building of single-room-occupancy (SRO) units to 62 new studio units for individuals transitioning out of homelessness and will begin the Advisory Design Review in July 2022. The fifth AHO project, Walden Square Phase 2, has extended its AHO Community Process after a redesign and will be beginning the Advisory Design Review process when their community process is complete.

The attached report only lists the sites which have been assessed as potential AHO developments, to the extent known by CDD staff. However, the list does not include other sites, such as existing multi-family buildings, which were assessed during this time period as potential opportunities to create affordable housing through means other than the AHO zoning provisions.

We are pleased that there are already five active AHO developments underway and we will continue to work with affordable housing providers to identify, assess and secure additional sites for development under the AHO provisions.

## Affordable Housing Overlay (AHO) Annual report

### Sites Evaluated as Potential AHO Developments (since October 2019):

Developer Name	Address of potential AHO development	Fiscal Year (FY) First Evaluated	Steps taken to pursue site as AHO:	Site status:
Homeowners Rehab Inc (HRI)	Brattle Street, 219	FY22	Site visit; feasibility analysis	Decided not to pursue
Just A Start (JAS)	Broadway, 253	FY21	Site visit; feasibility analysis	Decided not to pursue
HRI & JAS	Cambridge St, 629	FY21	Site visit	Decided not to pursue
JAS	Cambridge Street, 1157	FY21	Site visit; feasibility analysis	Decided not to pursue
JAS	Cambridge Street, 621	FY20	Site visit; feasibility analysis	Decided not to pursue
HRI	Charles, 184	FY21	Feasibility analysis	Decided not to pursue
HRI	Concord Ave, 641	FY21	Site visit; feasibility analyses; offer made to purchase	Under continued review
HRI	Concord Ave, 689; Smith Place 25 and 26	FY21	Site visit; feasibility analyses; offer made to purchase	Under continued review
JAS & HRI	Fresh Pond area (address confidential)	FY21	JAS: Site visit; feasibility analysis; offer made HRI: Site visit; feasibility analyses	JAS offer rejected; HRI continues to review but site may be off market
JAS	Hovey Street, 35	FY21	Site visit; feasibility analyses	Under continued review
Cambridge Housing Authority (CHA)	Jefferson Park Federal (45-60; 61-75; 77-92; 93-108; Jackson Circle; 1; 2-19, 21-42; 109-124; 1000 Jackson Place)	FY20	CHA-owned site; feasibility analyses; active AHO project	CHA-owned site; Active AHO project (see below)
CHA	Norfolk, 116	FY21	CHA-owned site; feasibility analyses; active AHO project	CHA-owned site; Active AHO project (see below)
HRI	Lesley Unversity portfolio (7,9,11,13,17-21 Mellen St; 6 Sacramento St; 1627 Massachusetts Ave; 815 Somerville Ave)	FY22	Site visit of all sites; feasibility analyses of 1627 Mass Ave site; offer made to purchase 1627 Mass Ave	Offer accepted; preparing to acquire site in Summer 2022; active anticipated AHO project
CHA	Lesley University sites (Mellen Street, 7-13)	FY22	Site visit; feasibility analyses; offer made to purchase	Decided not to pursue
JAS	Mass Avenue, 2309	FY20	Site visit; feasibility analysis	Decided not to pursue
JAS	Mass Avenue, 2161	FY21	Site visit; feasibility analyses; offer made to purchase	Offer rejected.
HRI	Mid Cambridge area (address confidential)	FY21	Feasibility analysis	Under continued review
JAS	New St, 52	FY20	JAS acquired site prior to AHO; feasibility analyses; active AHO project	Active AHO project (see below)
HRI	Porter Street portfolio	FY21	Site visit; feasibility analyses; offer made to purchase	Offer rejected
JAS	Rindge Ave, 366	FY20	Site visit; feasibility analyses; offer made to purchase	Offer rejected
Winn Development	Sherman, 102	FY20	Winn-owned site; feasibility analyses; active AHO project	Active AHO project (see below)
HRI	Sherman, 132	FY21	Feasibility analysis	Decided not to pursue
Urban Spaces (US); Preservation of Affordable Housing (POAH); and JAS	Sixth Street, 49	FY21	US/POAH: site visit; feasibility analyses; offer made to purchase/lease JAS: site visit; feasibility analyses; offer made to purchase/lease	US/POAH: Offer for groundlease accepted; Active AHO project (see below) JAS: Offer to purchase rejected
HRI	Spring Street (address confidential)	FY22	Site visit; feasibility analyses	Under Continued Review
HRI	Western Ave, 168	FY21	Site visit; feasibility analyses	No longer pursuing

## Affordable Housing Overlay (AHO) Annual report

### AHO Developments Actively Underway:

Developer Name	Address of AHO development	Number of Units:	Bedroom Size Mix:	AHO Project Status:	Est'd # of residents to be served	Tenure
Just A Start	52 New Street	107	0BRs: 0 1BRs: 23 2BRs: 63 3BRs: 21 4+BRs: 0	<b>AHO Process Complete:</b> AHO Community meetings held on 2/25/21, 3/25/21, and 4/15/21.  Planning Board design consultation held on 10/26/21 and 1/4/22. Design consultation completed January 2022; Final Planning Board report issued 1/20/22 and was transmitted to the Trust in its 1/27/22 briefing materials.  JAS seeking to secure remaining financing needed to begin construction.	~318	Rental
Cambridge Housing Authority	Jefferson Park Federal (45-60; 61-75; 77-92; 93-108; Jackson Circle; 1; 2-19, 21-42; 109-124; 1000 Jackson Place)	278	0BRs: 0 1BRs: 37 2BRs: 111 3BRs: 111 4+BRs: 19	<b>AHO Process Complete.</b> 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 and was transmitted to the Trust in its 3/24/22 briefing materials.  CHA seeking to secure remaining funding needed to begin construction.	~1002	Rental
Preservation of Affordable Housing	49 6th Street	46	0BRs: 0 1BRs: 14 2BRs: 20 3BRs: 11 4+BRs: 1	<b>AHO Process Underway.</b> AHO Community meetings held on 7/27/21 and 11/3/21.  First Planning Board design consultation meeting held 4/5/22. Second Planning Board design consultation to be scheduled June/July 2022.	~137	Rental
Cambridge Housing Authority	116 Norfolk Street	62	0BRs: 62 1BRs: 0 2BRs: 0 3BRs: 0 4+BRs: 0	<b>AHP Process Underway.</b> First AHO community meeting held 2/10/22. Second community meeting scheduled for 4/26/22.  First Planning Board design consultation to be scheduled for July 2022.	~62	Rental
Walden Square 2	102 Sherman Street	~100 TBD	TBD (redesign underway)	<b>AHO Process Underway.</b> 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 being revised. Community meeting to discuss design changes held 2/23/22.	TBD	Rental

Five AHO developments underway

~493+ units

0BRs: 62  
1BRs: 74  
2BRs: 194  
3BRs: 142  
4+BRs: 20

~1519 residents