

CAMBRIDGE AFFORDABLE HOUSING TRUST  
MEETING MINUTES  
September 27, 2012

Ackerman Room, City Hall  
795 Massachusetts Ave.

Trustees Present: Robert W. Healy, Peter Daly, Michael Haran, Susan Schlesinger, Jim Stockard, William Tibbs

Trustees Absent: Beverly Bates, Florrie Darwin, Gwen Noyes,

Staff Present: Brian Murphy, Assistant City Manager for Community Development; Chris Cotter, Housing Director; Cassie Arnaud, Housing Planner; Anna Dolmatch, Housing Planner; Linda Prosnitz, Housing Planner; Stuart Dash, Director of Community Planning

Others Present: Erin Baldassari, Cambridge Chronicle  
John Van Saun, 2 Mt. Auburn Street

The meeting was called to order at 4:00 pm.

Upon a motion moved and seconded, it was voted to approve the minutes from the July 26, 2012 meeting.

## **PROJECT UPDATES**

**Bishop Allen Apartments (aka Norstin)** – Just A Start is applying for DHCD funding in the October round.

**Chapman Arms** – HRI is applying to DHCD funding in the October rental round.

**Cambridge Court** – Financing closed and project is under construction.

**Lincoln Way/Jackson Gardens** – Jackson Gardens is done and fully occupied. First phase of Lincoln Way is complete; construction on the second phase is proceeding well.

**Cambridge YWCA** – Construction closing complete; rehab is now underway.

**78-80 Porter Road** – CAHC is reapplying to DHCD for funding in the October round.

**7 Temple Street** – CHA is assessing options after bids came back higher than expected.

**424-430 Windsor Street** - Construction is expected to be complete in October. Buyers have selected units and occupancy is expected in November.

**191-195 Prospect Street** – Financing proposal for permanent financing and rehab is being considered.

## **Updates**

### **State Funding Round**

Staff reported that three Cambridge projects have been invited to submit for the latest state funding round in October. They are Bishop Allen Apartments (Just-A-Start), Chapman Arms (HRI), and Porter Road (CHA).

### **131 Harvard Street**

Staff reported that 131 Harvard Street is being heard by the Board of Zoning Appeals this evening, September 27. The proposed development consists of 20 affordable units with a mix of one, two, and three bedrooms.

Bob Healy left the room.

Trust discussed sending a letter of support to the BZA. Upon a motion moved and seconded, with Michael Haran abstaining, it was voted to send a letter of support to the BZA.

Bob Healy returned to the room.

### **Temple Place Apartments**

Staff reported that the construction bids for CHA's Temple Place project had come in and were significantly over the estimate. Staff and the CHA are looking at options to move the project forward. Some ideas to reduce costs are to modify the HVAC system and the exterior treatment. However, even with these modifications, the costs are still over the estimate. The Trust discussed ideas about how to make the project financially feasible. It is approximated that the CHA requirements for bidding, procurement, and wages add about 10-12% to the cost.

Staff and the CHA will continue to explore options.

## **New Business**

### **Inclusionary Zoning**

An update on the Inclusionary Housing Program will be given at the October meeting.

### **Housing Preservation**

#### **Harwell Homes**

Staff reported that the residents of Harwell Homes withdrew their request for Trust funding. The Trust requires that units not be inherited; however, the Coop's By-Laws allow inheritance of shares by immediate family members, but not necessarily current members of the household. There was discussion of the idea of grandfathering in existing shareholders who purchased shares with the understanding that inheritance was possible and applying the standard Trust policy as units turned over. However, current residents rejected the idea of shareholders not having equal rights of inheritance. Therefore, the residents are working on their own preservation plan and looking at securing financing to preserve the building.

## 2 Mt. Auburn

2 Mt. Auburn, Putnam Square Apartments, a 94 unit elderly apartment building, is owned by Harvard University. Harvard is interested in selling the property. The potential sale of the building is subject to 40T. DHCD will designate an entity to represent their interests in making the first offer. The value of the property will be determined and will include considerations of zoning restrictions and needed capital needs.

## Kendall and Central Squares

Stuart Dash reported on the K2C2, Kendall Square Central Square Planning Study. The Kendall Square study is more advanced and is in front of the Planning Board. Kendall Square is growing quickly and is considered to be a source of jobs and innovation. In coordination with the Kendall Square Advisory Committee, Good Clancy consultants and public input, recommendations have been developed for the area which include proposals for housing, open space, and enhanced street life. The housing includes smaller units for middle income renters.

The Central Square study is currently being discussed with the Central Square Advisory Committee. Meetings and discussions are proceeding. One of the major housing issues being considered is the need for middle income housing. An understanding of the definition of middle income and the need for this housing type is a significant part of the planning process.

## **ADJOURNMENT**

The meeting adjourned at 4:57. The next meeting is scheduled for Thursday, October 24, 2012 at 4:00 p.m.

## **OTHER MATERIALS**

- Meeting Minutes from the Trust's July 26, 2012 meeting
- Status of Active Projects – Cambridge Affordable Housing Trust