

CAMBRIDGE AFFORDABLE HOUSING TRUST  
MEETING MINUTES  
February 27, 2014

Ackerman Room, City Hall  
795 Massachusetts Ave.

Trustees Present: Susan Schlesinger, Chair; Peter Daly; Michael Haran; Gwen Noyes; Cheryl-Ann Pizza-Zeoli; William Tibbs.

Trustees Absent: Richard Rossi; Florrie Darwin; James Stockard

Staff Present: Lisa Peterson, Deputy City Manager; Brian Murphy, Assistant City Manager for Community Development; Chris Cotter, Housing Director; Anna Dolmatch, Housing Planner; Linda Prosnitz, Housing Planner.

Others Present: Elaine DeRosa; Deborah Ruhe.

The meeting was called to order at 4:05 pm.

Trust members welcomed new Trust member Cheryl-Ann Pizza-Zeoli.

Upon a motion moved and seconded, it was voted to approve the minutes from the January 23, 2014 meeting as submitted.

## **PROJECT UPDATES**

**Jefferson Park State Public Housing** – The CHA received award of DHCD HILAPP funding and is now preparing for zoning process and next steps.

**Putnam Square/2 Mt Auburn** – Work on early stage construction is underway; HRI preparing for summer closing of full construction financing.

**131 Harvard Street/Port Landing** – Preparing to reapply for DHCD funding in the spring round.

**117 Rindge Ave.** – Heading Home is waiting to close on state funding.

**Bishop Allen Apartments (aka Norstin)** – Bids have come back and Just A Start is preparing for a late spring construction closing.

**Chapman Arms** – Construction is underway and is nearing completion.

**78-80 Porter Road** – CAHC looking at other financing options, possibly in conjunction with 195 Prospect Street.

**7 Temple Street** – Construction is underway.

## **New Business**

### **Incentive Zoning Rate**

Staff presented a request to increase the Incentive Zoning rate. The Trust has the authority to increase the rate based on increases to the Consumer Price Index or other similar measure of inflation. The rate was last increased in 2012.

The Consumer Price Index for Housing for Boston has increased 3% since the last adjustment. Adjusting for this measure of inflation raises the Incentive Zoning Rate from \$4.44 to \$4.58 per square foot. The increase would be effective as of today.

An RFP has been drafted for a study on the impact of non-residential development on the housing market. The study will reexamine the contribution rate, the set of special permits which trigger Incentive Zoning, and consider housing affordability for low, moderate, and middle income households. The RFP will be issued once it has been approved by other City departments which is expected in the coming weeks.

Upon a motion moved and seconded, it was:

Voted to approve the increase to the Incentive Zoning Rate to \$4.58 per square foot as specified in 11.203.1(a) of the Zoning Ordinance.

### **Other Updates**

**Housing Survey** - The housing survey of middle income households is underway and is being conducted by a professional market research firm. The survey is being conducted by telephone and targeted to Cambridge residents who are likely to fall into the middle income range.

**Audit** – An auditor has been selected for the audit of the Trust.

**Central Square Zoning Recommendations** – A consultant has been analyzing the financial impact of a middle income housing component in new developments if it were required in exchange for optional additional development capacity in certain areas.

The meeting adjourned at 4:35 p.m. The next meeting is scheduled for Thursday, March 27th at 4 p.m.