

CAMBRIDGE AFFORDABLE HOUSING TRUST  
MEETING MINUTES  
September 22, 2016

Ackerman Room, Cambridge City Hall  
795 Massachusetts Ave.

Trustees Present: Richard Rossi, Chair; Peter Daly, Florrie Darwin, Gwen Noyes, Cheryl-Ann Pizza-Zeoli, Susan Schlesinger, James Stockard; Bill Tibbs

Trustees Absent: Michael Haran

Staff Present: Lisa Peterson, Deputy City Manager; Iram Farooq, Assistant City Manager for Community Development; Chris Cotter, Housing Director; Cassie Arnaud, Housing Planner; Linda Prosnitz, Housing Planner

Others Present: Elaine Thorne; Lee Farris

The meeting was called to order at 4:09.

Upon a motion moved and seconded, it was:

VOTED: To approve the minutes for the meeting of Thursday, August 25, 2016 as submitted.

**PROJECT UPDATE –**

**Concord Ave** – HRI held first public meeting to introduce the project; preliminary design process getting underway.

**Briston Arms** – Renovation is expected to be complete soon; punch list items underway. CDD staff have worked with POAH to resolve tenant issues and continue to monitor conditions to ensure that any problems are addressed.

**463 Cambridge Street** – Expected to close soon on state funds and repay bridge loan

**Jefferson Park State Public Housing** – Relocation and demolition are complete. Construction is underway.

**131 Harvard Street/Port Landing** – Nearing completion; ribbon cutting event will be scheduled shortly.

**OLD BUSINESS – UPDATES**

**Trust Membership**

Mr. Rossi opened the meeting by noting that it would be his final Trust meeting before his upcoming retirement. He thanked all Trust members for the opportunity to work together to address the City's housing needs.

He said that in addition to his departure, there would be one new member of the Trust, as Elaine Thorne would be taking the place of Mr. Haran, who will be leaving the Trust. Mr. Rossi spoke highly of Mr. Haran, a longtime Trust member who also serves on the Neville Board. Trust members asked that Mr. Haran be thanked for his dedicated service to the city and the Trust.

Ms. Thorne was invited to introduce herself. She said that she was excited to serve on the Trust and shared that she was born and bred in Cambridge, had lived in public housing, had worked for the City for many years, had raised her children in Cambridge and lives in one of the City's first affordable homeownership projects.

Mr. Rossi noted that Mr. Haran was the Trust's representative on the Neville Board and that it was his understanding that Mr. Haran could continue to serve on that Board until a new Trust representative is appointed by the City Manager. Staff agreed to solicit interest from existing Trust members on serving on the Neville Board.

Mr. Rossi noted that with the exception of Ms. Pizza-Zeoli, whose term does not expire until February 2017, and Mr. Haran, all other members' terms had been extended and that it was his strong recommendation that the new City Manager reappoint Ms. Pizza-Zeoli in 2017.

#### **CPA/Financial update**

The Trust was informed that the City Council had approved an appropriation of CPA at 80% for housing and that staff would be putting together some rough financial projections to help members understand what resources will be needed and available to accomplish existing and anticipated Trust activities. Projections will include estimates of what the needs are expected to be for the new projects on Concord Avenue and in Porter Square, as well as the preservation of Fresh Pond Apartment towers.

Several Trust members shared their expectations that even with the 80% allocation of CPA for housing, additional resources will likely be necessary in order to meet the City's upcoming affordable housing needs. They noted that CPA funding has essentially been frozen at \$10 million annually, while costs continue to rise and local and federal funds reduced. In addition, if Boston votes to adopt CPA, the funds available for state CPA matching may be reduced.

#### **Inclusionary Update**

As the process for considering revisions to the Inclusionary Zoning ordinance continues, staff updated the Trust on several issues which remain under discussion.

Staff also told the Trust that it appeared that, after much discussion and analysis, it was possible to include a set-aside requirement for three-bedroom units. The Trust discussed the implication of this, and ways in which family-sized housing could be created in Inclusionary projects. It was suggested that the Trust add to its recommendation that for larger buildings 20% of the inclusionary floor area be required for three bedroom units and flexibility be allowed for smaller buildings. It was noted that the Chamber of Commerce had also suggested a 20% set aside for three bedroom units.

Trust members asked what the Council's recommendation was on phasing. Staff said that they believed that it was the same as the Trust's recommendation, but would confirm when the

committee meeting minutes were issued. In response to questions regarding whether the changes could be completed by the end of the year, staff reported that it was a prescribed process and that timing would depend on when the proposed revisions could be filed.

The role of the Trust in the process, as it moves forward, was considered. After the petition is submitted to the Council and forwarded to the Ordinance Committee, there will be more discussion.

Prior to adjourning, Trust members thanked Mr. Rossi for his years of dedicated service to Cambridge and the Trust and wished him well in his retirement.

The meeting adjourned at 5:05 p.m. The next meeting is scheduled for October 27 at 4:00 p.m.

- Meeting Minutes from the Trust's August 25, 2016 meeting.
- Project Update