

CAMBRIDGE AFFORDABLE HOUSING TRUST
MEETING MINUTES
March 23, 2017

Ackerman Room, Cambridge City Hall
795 Massachusetts Ave.

Trustees Present: Louis DePasquale, Chair; Gwen Noyes, Cheryl-Ann Pizza-Zeoli, Jim Stockard, Elaine Thorne, Bill Tibbs

Trustees Absent: Peter Daly, Susan Schlesinger

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

Others Present: Robert McArthur

The meeting was called to order at 4:05.

Upon a motion moved and seconded, it was

VOTED: To approve the minutes for the meeting of Thursday, February 23, 2017 as submitted.

PROJECT UPDATE –

Porter Square – Predevelopment work is ongoing. Owners have begun holding meetings with immediate abutters; plan to apply for DHCD funding in the next DHCD round, which is expected to be held in early 2018.

Jefferson Park State Public Housing – Construction is underway.

Concord Ave – comprehensive permit was approved after favorable review by the Planning Board; Trust members noted that it was gratifying to have support from both Planning Board and BZA. A full One Stop application was submitted to DHCD.

Inclusionary Housing Update

Staff reported that the first project to be reviewed under new Inclusionary provisions has been completed and a second project is currently under review. In one case, a 20-unit building of mostly 1-bedroom units will include one affordable 2BR and one affordable 3BR, given the new provisions to create family-sized units.

Staff provided an update on the proposed amended Inclusionary Housing ordinance, noting that after many discussions and meetings since the last Trust meeting, the City Council voted unanimously on Monday March 20 to move the proposal to a second reading, scheduled for April 3, 2017. Staff said that they hoped to be able to report that the amendments had been approved before the next Trust meeting. Trust members expressed their appreciation of this success, with Mr. DePasquale noted the amount of work which staff have done on this petition.

Several Trust members thanked staff for keeping the Trust in the loop and expressed appreciation for being included in the process. Staff also thanked Trust members for staying involved and credited much of the success to the steadfast coordinated efforts from many to get things launched and move things forward.

OLD REQUEST/OTHER UPDATES

Upcoming Trust Requests

Staff noted there would be a very large request for the 675 Concord Avenue project, likely for the May or June 2017 Trust meeting. The original intention was to bring the permanent request sooner, with the idea that having a firm commitment could make the project more competitive with DHCD. However, it was determined that it made more sense to wait until the proposed budget was further refined, once design and development scenario was finalized. Staff noted that they would continue to work to minimize the request to the Trust.

Staff also noted that they were working with Just A Start on JAS's proposed portfolio consolidation. The consolidation would enable JAS to bring in resources to renovate the properties and rebuild St. Patrick's Place which was destroyed by fire in December 2016. A request related to the consolidation would be presented at an upcoming meeting. While no request for new City or Trust funding was expected, JAS would need City and Trust approval to modify existing loans and loan documentation.

Housing Committee Meeting

It was reported that a Housing Committee meeting has been scheduled for May 2017 to discuss anti-displacement strategies. Staff have begun to look at what is happening in Boston and elsewhere and will be ready to begin discussion with Trust, Council and others. More information will be provided as the date approaches.

Vail Court

Staff reminded Trust members that the first public meeting regarding the redevelopment of Vail Court is scheduled for Thursday, March 23, following the Trust meeting. The topic of this meeting will be the updating the community on the property and the City's efforts to move forward with demolishing the buildings and to hear ideas and recommendations from the community for the site. Several Trust members expressed their intentions on attending the meeting.

The meeting adjourned at 4:40 p.m. The next meeting is scheduled for April 27, 2017 at 4:00 p.m. [note this meeting was later rescheduled to April 26, 2017 at 4:00].

- Meeting Minutes from the Trust's February 23, 2017 meeting.
- Project Update