



CITY OF CAMBRIDGE
Community Development Department

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Affordable Housing Trust

August 4, 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
- 116 Norfolk Street: Cambridge Housing Authority is requesting up to \$10,161,150 to assist in their rehabilitation and expansion of this building as affordable rental housing
- 49 Sixth Street: transmitting the Planning Board's Final Report of Affordable Housing Overlay (AHO) Design Consultation;
- Move to Enter Executive Session to Discuss:
 - Funding for the acquisition and development of 1627 Massachusetts Avenue:
 - The acquisition and value of real property will be discussed in executive session as discussing it in open session could have a detrimental effect on negotiations;
 - all votes will be taken by roll call; and,
 - the Trust will not reconvene in open session.
- Adjournment

Members of the public can provide written comments to the Affordable Housing Trust by email sent to ccotter@cambridgema.gov, or by delivery to the CDD office, by 5:00 P.M. the day before the meeting.

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CAMBRIDGE AFFORDABLE HOUSING TRUST
MEETING MINUTES
June 23, 2022 at 4:00 p.m.

Conducted virtually via Zoom

Trustees Present via Zoom: Louis DePasquale, Chair; Peter Daly, Florrie Darwin, Elaine DeRosa, Gwen Noyes, Susan Schlesinger, Jim Stockard, Bill Tibbs

Trustees Absent: Elaine Thorne

Staff Present via Zoom: Iram Farooq, Assistant City Manager for Community Development, Chris Cotter, Housing Director; Janet Haines, Housing Planner; Owen O’Riordan, Public Works Commissioner; Emily Salomon, Associate Housing Planner

Others Present via Zoom: Maura Barry-Garland, Clara Fraden, Danny Hernandez Matt LaRue, Shubhan Nagendra

The acting chair, Jim Stockard, called the meeting to order at 4:02 p.m. Chris Cotter 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 six in favor and three absent (Mr. DePasquale, Ms. Thorne, Mr. Tibbs) to approve the minutes for the meeting of Thursday, April 28, 2022.

Bill Tibbs joined at 4:05 p.m. and Louie DePasquale joined at 4:07 p.m.

UPDATE FROM CDD

HomeBridge: Six buyers have active commitments, one home closed this month and one home is 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 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. The Coop has selected a new contractor to bid on the project.

Fresh Pond Apartments: The owner continues to work with tenants, the CHA, and the City on transition to the new affordable program, which began on April 1, 2022, including working with the CHA on creating new project-based voucher units.

Rindge Commons Phase 1: JAS is preparing to close 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. HRI is in the process of assembling the remaining financing needed, and waiting for an update on whether DHCD will approve funding. The goal is to begin 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.

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.

Inclusionary Housing: The period to accept online application process for a lottery of new inclusionary homeownership units at Saint James and Inman Crossing closed on March 4, 2022. The lottery drawing for 1-bedroom applicants occurred in April. The lottery drawing for 2- and 3-bedroom applicants occurred in early May.

A new affordable housing covenant was recorded at 1049-1059 Cambridge St., which will have 3 affordable homeownership units.

The tenant selection for new rental units at 95 Fawcett Street and Flats on First (at the intersection of First and Charles Street) is now complete. Tenant selection at 165 Main Street is moving forward. There will be 63 affordable units at this property, with 9 of the units designated for middle-income residents.

AFFORDABLE HOUSING OVERLAY (AHO) UPDATES

AHO projects are now added to the project update report.

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.

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 will have 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 6th 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 will be next week. They are proposing the adaptive re-use of a portion of the Sacred Heart property into 46 units of affordable rental housing. A request for Trust funding is anticipated in the coming months.

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

Earlier this month, the City received a \$6 million incentive zoning contribution for a project that was seeking a certificate of occupancy. The City has now received more than \$44 million since the 2015 incentive zoning amendments were adopted.

A Petition to amend the Incentive Zoning contribution to \$33.34 dollars will have a hearing at the Planning Board next week. The Ordinance Committee will have a hearing in late July on the same petition.

Community Preservation Act (CPA)

The Community Preservation Act (CPA) process is underway for FY23. The first hearing is next week and will focus on projects ideas and recommendations for FY23. The second hearing will be in late July to hear public comments on the FY23 CPA allocations. 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 open a survey for owners to share their experience and

thoughts about the program. The survey will provide some data on owner experiences, and will be followed by a series listening sessions with residents in the coming months.

NEW BUSINESS

116 Norfolk Street

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 are completing review and underwriting of this request, and are seeking comments from the Trust to assist in its review. Unlike most projects brought forward to the Trust, this differs from other requests because CHA is planning to not request funding from the state to assist in the development. There is also a supportive service component which will be partially funded from building operations

Trust members discussed the number of SRO unit proposed at this site. Some members questioned the need for this project and if this type of project counters the Trust's current emphasis on expanding the housing stock for family-sized units. Staff explained that the CHA, in partnership with City staff at CDD and DHSP, have identified a need for these units because there is also a great need for supportive housing units for individuals who are homeless in Cambridge and who are coming through DHSP programs and in need of permanent housing. This development is compelling as it allows for new housing to be created at a scale which makes the services programs component of the project financially feasible. CHA and its team have worked to develop the program approach with City staff.

Some Trust members questioned why the CHA is pushing for funding commitments from City instead of the State. Staff explained that State resources are increasingly difficult to access, and that the CHA is very focused on its request for a larger commitment from the State for Jefferson Park. Ms. Farooq indicated that local non-profits are advocating for the State to increase funding for housing projects and suggested that it may be beneficial for the Trust, City Manager, and City Council to take a stronger advocacy role as well. Trust members wondered if it would be more effective to speak with state legislative representatives to make them aware of the need for this funding.

The CHA has held several community meetings and the first AHO design consultation in July. At the next Trust meeting, the City will be in better position to talk about the Planning Board's reaction to the project, and will plan to bring this request back to Trust for further discussion with a recommendation for a vote.

Request for Annual Appropriations for FY2023

Prior to discussion, Mr. Daly recused himself from the discussion and left the meeting.

CDD is requesting \$682,615 to support non-profit housing providers affordable housing preservation and development programs, CDD Housing Division staff, and CDD Housing Division program operations in FY2023

Trust members discussed their support for this continuing work.

Upon a motion moved and seconded, by roll call of seven in favor and 2 absent (Mr. Daly, Ms. Thorne absent) it was:

VOTED to approve the following annual FY2023 contracts as outlined below and summarized in the Trust briefing materials:

Non-profit Housing Preservation & Development	\$445,115
Expiring Use Preservation Funding	\$40,000
CDD Staffing	\$150,000
Homeownership Software	\$15,000
Legal Services	\$25,000
Miscellaneous / Administrative	\$7,500
TOTAL:	\$682,615

ADJOURNMENT

Upon a motion moved and seconded, by roll call of seven in favor and 2 absent (Mr. Daly, Ms. Thorne absent) to adjourn the meeting.

Meeting adjourned at 4:30 pm.

The next meeting is tentatively scheduled for July 28, 2022, at 4:00 p.m.

Meeting Materials:

- Agenda
- Meeting Minutes from the Trust's April 28, 2022 meeting
- Project update: Status of Active Commitments
- Community Development Department Memo, June 23, 2022: 116 Norfolk Street – permanent supportive housing
- Community Development Department Memo, June 23, 2022: Request for Annual Appropriations for FY2023

Cambridge Affordable Housing Trust

August 4, 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. Planning for site acquisition underway.	TBD	TBD	TBD	January 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

Total Units 977

Cambridge Affordable Housing Trust

Status of Affordable Housing Overlay (AHO) Developments

	AHO Development	Developer	AHO Status & Activity	Rental Units	Ownership Units	Development Status
1.	52 New Street	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.	Jefferson Park Federal (45-60; 61-75; 77-92; 93-108; Jackson Circle; 1; 2-19, 21-42; 109-124; 1000 Jackson Place)	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 and is being transmitted to the Trust in its 3/24/22 briefing materials.	278		Design Consultation Complete; see above
3.	Walden Square II (102 Sherman Street)	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.	49 6th Street	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.	116 Norfolk Street	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.	~62		Community meetings to begin.
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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.		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.		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

Under Development:	372	16
Completed Units:	907	202
All Units:	1279	218
	1497	

	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 4, 2022
Re: 116 Norfolk Street – permanent supportive housing

Cambridge Housing Authority 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.

Background

The existing 116 Norfolk Street building dates back to 1907 and was originally operated as a convent. The CHA renovated the property in 1975 as 38 SRO units with shared kitchens and bathrooms. The property is currently occupied by seniors and individuals with disabilities.

The CHA plans to reconfigure the existing 38 SRO units into 38 self-contained studio apartments and to construct a new rear addition to the historic building to contain an additional 24 studios. The completed 62-unit property will be leased to returning residents and to individuals coming out of homelessness.

The 116 Norfolk Street redevelopment will be permitted under the provisions of the Affordable Housing Overlay (AHO). Following a series of meetings with the surrounding neighborhood and direct abutters, the CHA held its two official AHO Community meetings in February and April 2022 and began the Planning Board Advisory Design Review process on July 5, 2022. The proposal was received favorably, and the CHA team is working to respond to Planning Board comments in preparation for their next presentation to the Planning Board

Design/Scope of Work

The existing building will undergo a comprehensive update including new plumbing, HVAC, heating, electrical and fire protection systems, as well as exterior work and site improvements to enhance accessibility and improved common areas. Upgrades will also include energy efficiency improvements such as added insulation and rooftop solar arrays. CHA determined that it would be too difficult and costly to retrofit the existing building to meet the more extensive but preferred Passive House standards so the building will be renovated to meet Enterprise Green Communities standards.

The CHA has designed the new addition to complement the existing structure and to be sited to maximize interior efficiency while also preserving the maximum number of existing trees and open space as feasible.

Supportive Services Plan

The CHA will be partnering with Eliot Community Housing Services (Eliot) to provide residents with a robust set of services. The CHA selected Eliot through a Request for Services process held in 2021. The CHA reported that they conducted a thorough interview and reference check process and that the references for Eliot highlighted their history of hiring strong case managers, low turnover rates, and expertise navigating MassHealth, Medicaid and other insurance reimbursement programs and in accessing other available funding for homeless services. The CHA also received positive references from staff at the City's Department of Human Services Programs (DHSP) and have worked with DHSP on developing and vetting the proposed service plan.

It is anticipated that the total services budget for Norfolk Street will be in the range of \$550,000 annually. Funding for services will include a combination of Community Support for Persons Experiencing Chronic Homelessness (CSPECH) funding, MassHealth and Medicaid reimbursables, and through funds set aside in the building's operating budget. The CHA, after consultation with Eliot and DHSP, estimates that approximately \$284,000 of the service budget will be funded through CSPECH based on projections that at least 45 of the 62 residents will be eligible to receive \$6,314 in CSPECH funding annually. The additional \$263,730 will be included in the operating budget, of which \$188,730 will be used for tenant services, \$10,000 for tenant events, and \$65,000 for overnight staffing.

After renovations are complete, there will be four full-time on-site case managers, as well as part-time supervision by CSPECH related staff including Director and Housing Coordinator. There will also be off-hours emergency assistance as needed. Any unit which is not re-occupied by returning residents following renovations will be filled through the Cambridge Coordinated Access Network (C-CAN), a waitlist of people experiencing homelessness in Cambridge maintained by DHSP. DHSP staff will work with the CHA and Housing staff to determine appropriate tenant selection approaches, including local preferences.

Funding Sources and Trust Request

The CHA estimates that the total development cost (TDC) for 116 Norfolk will be in the range of \$44,425,000, or \$716,500/unit. The CHA is requesting up to \$10,161,150 in Trust funding (or \$163,890 per unit). The remaining funding sources for Norfolk Street are anticipated to include \$17,440,000 in 4% tax credit equity, \$5,351,000 in debt, \$11,000,000 in direct CHA funding and \$500,000 deferred developer fee. It should be noted that the CHA is proposing to proceed without DHCD soft funding at Norfolk Street. Initially the CHA had included a request of

\$1,500,000 in DHCD funding but after discussions with DHCD staff and given the higher priority to access DHCD funding for Jefferson Park Federal, the CHA is proposing that the CHA increase its funding in order to replace the DHCD soft funding for Norfolk, which is reflected in the \$11,000,000 direct CHA funding. It is expected that the terms and priority for this loan will be the same as other soft loans with repayment only out of shared cash flow.

While a TDC of \$716,000 per unit is substantially higher than we would expect to see for studio units generally, we can understand this figure given historically high construction costs and, as we have discussed in relation to other CHA requests, that CHA is subject to public bidding requirements which further increases costs. While the TDC is higher than typical, a Trust request of \$163,890 per unit is in line with other recent new construction projects as shown below:

- 52 New Street: \$168,513 per unit (new construction)
- Squirrelwood: \$173,087 (new construction)
- Rindge Commons: \$177,083 per unit (new construction)
- Jefferson Park Federal: \$156,876 (new construction)

We convened a Project Review meeting consisting of Peter Daly, Susan Schlesinger, Bill Tibbs and Jim Stockard to discuss 116 Norfolk Street, including the CHA's proposed inclusion of supportive services in the operating budget and proposed replacement of DHCD funding with increased CHA funding. The PRC was overall supportive of both of these approaches, and the project overall, so long as the CHA funding is treated the same way in which DHCD soft funding would be treated and is not structured as a loan with priority over the Trust with regard to any repayment provisions.

Recommendation:

The creation 62 units of permanently supportive housing at 116 Norfolk Street will greatly help address the City's need for safe and permanent housing for residents at risk of homelessness, and the proposed modifications to the existing building will make the existing housing more livable and healthy for returning and for new residents.

CDD staff recommends that the Trust approve the Cambridge Housing Authority's request for up to \$10,161,150 in Trust permanent financing. This loan commitment of \$10,161,150 shall be made subject to the Trust's standard terms and conditions including, but not limited to, the following:

1. Staff approval of the final development and operating budgets;
2. Staff approval of construction plans and specifications;
3. Firm written commitments from all funding sources, sufficient to complete the development;

4. Staff approval of the terms of CHA funding including a requirement that CHA funding be pari passu or subordinate to Trust funding;
5. Staff approval of supportive services plan;
6. Staff approval of the tenant selection and marketing plan, which shall include provisions to ensure the maximum allowable local preference and such other provisions as required by the Affordable Housing Overlay zoning provisions;
7. Trust review and consideration of Planning Board report(s) and any response(s) from the CHA pursuant to the AHO advisory design review;
8. Standard Trust terms and conditions, including:
 - a) All affordable units shall be subject to the City's affordable housing covenant to be signed at or prior to loan closing and which shall reflect the requirements of the Affordable Housing Overlay, including the requirement for permanent affordability;
 - b) All units shall be restricted to households earning below 80% AMI, as defined in the affordable housing restriction;
 - c) The loan shall be secured as a shared second mortgage loan of up to \$10,161,150;
 - d) Loan term shall be 50 years and shall have an interest rate of 3% compounding, or such other rate approved by Staff;
 - e) Loan shall be subject to a penalty rate of 8% compounding; applicable upon violation of the affordability restriction;
 - f) All principal and accrued interest shall be due and payable at the end of the term; however, the repayment date may be extended for an additional term upon approval by the Trust and extension of the affordability period;
 - g) Staff approval of the repayment provision(s) of Trust financing, whereby 50% of net cash flow be used to repay the loan(s) or such other similar provision acceptable to Staff;
 - h) Loan shall be non-recourse;
 - i) Any reductions in project costs or increases in non-Trust funding sources shall be used to reduce the amount of the Trust commitment unless otherwise approved by Staff.



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MEMORANDUM

To: Cambridge Affordable Housing Trust
From: Christopher Cotter, Housing Director
Cassie Arnaud, Senior Housing Planner
Date: August 4, 2022
Re: Planning Board review of Conversion of 49 Sixth St/Sacred Heart

Preservation of Affordable Housing (POAH), a Boston-based non-profit has been working on plans to convert of a portion of the Sacred Heart church property at 49 Sixth Street in East Cambridge to affordable housing. CDD staff has worked with POAH as the team developed its plan, held several community meetings, and recently completed the advisory design review process with the Planning Board under the Affordable Housing Overlay (AHO).

The Planning Board held its second advisory design consultation meeting on June 28th to review and comment on the revised designs for POAH's proposed redevelopment. This was the second of the two advisory design consultation meetings required under the AHO, and the Board had provided initial comments on the proposal earlier this year.

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. The Planning Board advised additional consultation with CDD, which is outlined in the attached report and is primarily directed at additional trees, landscaping, short-term bike storage and the retainage of a World War II memorial.

The AHO provides for the results of the design review process to be shared with the Affordable Housing Trust. The Planning Board report is attached and includes:

- Planning Board Final Report of Affordable Housing Overlay (AHO) Design Consultation (7/14/22), including:
 - Cambridge Historical Commission Memo (6/27/22);
 - CDD Staff Memo (6/22/22);
- Planning Board Initial Report of Affordable Housing Overlay (AHO) Design Consultation (4/5/22), including:
 - Department of Public Works memo (3/22/22).

Project Overview:

The Sacred Heart property consists of a school building, convent, rectory, chapel, and church facility. The current development plan involves creating 47 new affordable rental units in the school, rectory, and convent buildings, while the church and chapel would continue to be used by the Archdiocese. The project is being permitted under the Affordable Housing Overlay.

Over the last few months, POAH has made significant progress advancing their design and planning for a building configuration that will create 46 new units, including 14 one-bedroom, 20 two-bedroom, 11 three-bedroom and 1 four-bedroom unit in the existing buildings.

Staff have been working with POAH on their request for funding from the Trust, and, once the full request is finalized and reviewed, will bring it to the Trust at an upcoming meeting.

More information on POAH's proposed redevelopment, including material POAH submitted to the Planning Board and presentation materials, can be seen on CDD's 49 Sixth Street project page at:

[49 6th Street - CDD - City of Cambridge, Massachusetts \(cambridgema.gov\)](https://www.cambridgema.gov/cdd/49-6th-street)

POAH has worked closely with their architect and historical consultant to update the interior plans to ensure the livability of all the units, including improved and increased common space in the family-sized units to accommodate the needs of larger households.

The following table provides a summary of the updated unit mix:

Bedrooms	# Units	% of Total	Average Size
Studios	0	-	-
1BRs	14	30.4%	630 sf
2BRs	20	43.5%	900 sf
3BRs	11	23.9%	1080 sf
4BR+	1	2.8%	1500 sf
Total	46	100.00%	

In order to retain the unit count and increase individual unit sizes, the plans rely on the use of the lowest levels of the school and convent buildings, portions of which are below-grade. However, unlike standard basement units which often have low floor to ceiling spans, small windows, and extra vulnerability to flooding, the proposed below-grade “garden level” space at 49 Sixth is only slightly below street level and would take advantage of existing large, historic windows and good ceiling heights. In terms of flood mitigation, POAH has worked closely with the City’s Department of Public Works (DPW) to ensure that any below-grade living space is protected to the City’s high standards of flood risk prevention. At present, plans call for a series of mitigation measures which DPW has deemed sufficient to address predicted flood risk.

Community Response

Community input at both Planning Board meetings was overwhelmingly positive. The greatest concern was the lack of parking. There is no onsite solution to the lack of parking and parking is not required under the Affordable Housing Overlay. Many supporters indicated that the creation of additional affordable housing was worth the sacrifice of spending an additional 10 minutes looking for parking.

Next Step

POAH is in the process of revising their financing plan for 49 Sixth Street and we anticipate that they will be submit a revised budget and funding request in the next week for a Trust vote at the next meeting.



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

Date:	July 14, 2022
Subject:	Final Report of Affordable Housing Overlay (AHO) Design Consultation Procedure
Project Location:	49 Sixth Street
Date of Planning Board Meeting:	June 28, 2022

Overview

The Planning Board (the “Board”) met on Tuesday, June 28th to review and comment on the revised designs for 49 Sixth Street, a site known as the Sacred Heart church (the “Site”), proposed for redevelopment under the Affordable Housing Overlay (Section 11.207 of the Zoning Ordinance). The Board reviewed plan sets submitted by Preservation of Affordable Housing (POAH) dated December 29, 2021 and June 7, 2022, as well as staff memoranda from the Community Development Department (“CDD”), the Department of Public Works, and the Cambridge Historical Commission, which are attached. The Board held its first design consultation on April 5, 2022 and issued an initial report dated April 22, 2022, which is also attached.

Proposal Description

The developer, POAH, proposes to rehabilitate a portion of an existing church complex and adapt it for use as affordable housing. Three of the existing five buildings will be converted into housing; the remaining two buildings on the site will continue to be used by the church. The development will take place inside of the existing buildings. The project is pursuing Enterprise Green Communities certification for environmental sustainability.

The proposed Gross Floor Area (GFA) of the development is 59,400 square feet and there will be 46 permanently affordable rental apartments. The building height will remain at approximately 68 feet. Building entries will be located on the Seventh Street, Thorndike Street, and Sixth Street elevations. The development will provide long-term bicycle parking within the building and two off-street parking spaces on-site. It will also improve an existing courtyard at the corner of Sixth Street and Thorndike Street, as well as an interior courtyard.

Board Comments

Planning Board members expressed support for the changes shown in the revised submission, noting that the applicant had addressed most of their concerns. Board members also commended

the project for advancing the goals of creating affordable housing and preserving an historic structure.

The Board suggested some design details that could be given more attention. Board members asked about the location of the transformer that would be required by the electrical utility, which does not yet have a final location. Board members commented that the transformer should not be located in the proposed pocket park or courtyard. The developer said they were in conversation with the utility about locating the transformer in the sidewalk or street.

Board members expressed support for preserving the memorial plaque, asked if there was a possibility to reuse the memorial's wrought iron gate, and encouraged planting additional street trees if possible. Board members also suggested further coordination with CDD staff on the items listed in the attached Urban Design Report. In addition, Board members encouraged collaboration with the City to contribute to the provision of short-term bicycle parking on the public sidewalk, as would normally be required when short-term parking cannot be accommodated on-site.

This report certifies that POAH has completed the Advisory Design Consultation Procedure in order to comply with the procedures for development under the Affordable Housing Overlay set forth in Section 11.207.8 of the Cambridge Zoning Ordinance.

Submitted for the Planning Board,



Representative to the Planning Board, authorized by Mary Flynn, Vice Chair.



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139

Telephone: 617 349 4683 TTY: 617 349 6112 Fax: 617-349-6165

E-mail: histcomm@cambridgema.gov URL: <http://www.cambridgema.gov/Historic>

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles Sullivan, *Executive Director*

Joseph V. Ferrara, Chandra Harrington, Elizabeth Lyster, Jo M. Solet, Yuting Zhang, *Members*

Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

June 27, 2022

To: Members of the Cambridge Planning board

From: Charles Sullivan
Cambridge Historical Commission

Re: Advisory Design Review, Project AHO-4: 49 Sixth Street

The Sacred Heart Parish complex at 49 Sixth Street, including the Church, rectory, school, and convent, was listed on the National Register of Historic Places in 1982 on the basis of its architectural and social significance.

The proposed project by Preservation of Affordable Housing (POAH) and Urban Spaces calls for the adaptive reuse of the former convent, school and rectory into 46 affordable rental apartments. These buildings were constructed between 1885 and 1902 and filled out the remainder of the city block not already occupied by the Sacred Heart Church (1874-1883). Of the three buildings to be converted into housing, the Panel Brick rectory is the oldest (1885) and most architecturally significant. The Neoclassical convent and school buildings were built in 1902 and display similar material and design elements.

CHC staff have consulted extensively with the proponents to ensure that the project meets historic preservation objectives. Among other aspects of the project, CHC staff have recommended that replacement windows reflect original patterns as closely as possible; that the arch at the right of the rectory entrance be reopened based on documentation supplied by CHC; that existing doors and entry details should be preserved and restored; and that CHC staff should be consulted on the details of exterior masonry repair and replacement. CHC staff support the plans for open space at the corner of Sixth and Thorndike streets and do not object to the removal of the chimney. The project team has been highly responsive to these concerns.

The Cambridge Historical Commission strongly supports the proposal to renovate and restore the Sacred Heart Campus' convent, school, and rectory buildings into affordable housing.



CITY OF CAMBRIDGE

Community Development Department

To: Planning Board

From: CDD Staff

Date: June 22, 2022

Re: **AHO-4, 49 Sixth Street – Advisory Design Consultation Meeting #2**

IRAM FAROOQ
Assistant City Manager for
Community Development

SANDRA CLARKE
Deputy Director
Chief of Administration

KHALIL MOGASSABI
Deputy Director
Chief of Planning

Overview

Submission Type: Affordable Housing Overlay (AHO) Advisory Design Review

Applicant: Preservation of Affordable Housing (POAH)

Zoning District(s): Residence C-1

Proposal Summary: Rehabilitation and adaptation of an existing church complex into affordable housing, with all development taking place inside of the existing building footprints. The total Gross Floor Area (GFA) of the development is 59,400 square feet and there will be 46 permanently affordable rental apartments. The building height will remain at approximately 68 feet. The development will include two off-street parking spaces, 48 long-term bicycle parking spaces, and no short-term bicycle parking spaces. It will also improve an existing courtyard at the corner of Sixth Street and Thorndike Street, as well as an interior courtyard.

Planning Board Action: Review revised materials and provide final comments on conformance with AHO Development Standards, City Development Guidelines for the proposal area, Design Guidelines for AHO, and Citywide Urban Design Objectives. This is the second of two required advisory review sessions under the AHO.

Memo Contents: CDD Zoning Report & Urban Design Report

11.207.5 – 11.207.7 AHO Development Standards

Development Standard	Requirements for AHO Project in Residence C-1
Building Height & Stories Above Grade	<ul style="list-style-type: none"> • 4 Stories Above Grade or 45 feet for new construction. • Existing building height is allowed for preservation/reuse.
Density	<ul style="list-style-type: none"> • Maximum FAR of 2.00, except in the case of a preservation/reuse project. • There is no minimum lot area per dwelling unit for an AHO Development.
Yard Setbacks	<ul style="list-style-type: none"> • For new construction: 10' Front Yard, 7.5' Side Yard, and 20' Rear Yard. • Front yards may be reduced to the average of the four (4) nearest pre-existing principal buildings on the same side of the street. • Existing building setbacks are allowed for preservation/reuse
Open Space	<ul style="list-style-type: none"> • Generally 30% of lot area. • Existing open space is allowed for preservation/reuse; minor reductions are permitted in order to adapt building to meet accessibility standards.
Existing Buildings	<ul style="list-style-type: none"> • The required dimensional characteristics of the existing building and site shall be those existing at the time of conversion to an AHO Development. • Certain modifications may be permitted as-of-right to an existing building for an AHO Development.
Parking and Bicycle Parking	<ul style="list-style-type: none"> • There is no minimum off-street parking for an AHO Development. • For AHO Developments of twenty (20) or more units and less than 0.4 spaces per dwelling unit are provided, specific Transportation Demand Management (TDM) measures are required, including complimentary annual Bluebikes memberships or 50% discounted MBTA passes for six months, and providing transit information to each household within the AHO Development. • Bicycle parking is generally required per Article 6.100; in an existing building, bicycle parking spaces meeting zoning standards are not required but are encouraged to be provided to the extent practical given the limitations of the existing structure.

Development Standard	Requirements for AHO Project in Residence C-1
Site Design and Arrangement	<ul style="list-style-type: none"> • Front yards may be landscaped or hardscaped but cannot be used for off-street parking. • Pedestrian entrances shall be visible from the street. • Buildings with front facades in excess of 250' in length shall provide forecourts to break up massing. • Existing buildings may maintain existing conditions; alterations are allowed if they do not increase nonconformance with standards.
Building Facades	<ul style="list-style-type: none"> • Building facades facing public streets shall have a minimum percentage of glazing. • Building facades shall incorporate projections/recesses at regular intervals to promote visual interest. • Facades of ground stories shall have expanses of no more than 25' with no windows or pedestrian entryways. • Existing buildings may maintain existing conditions; alterations are allowed if they do not increase nonconformance with standards.
Ground Stories and Below Grade	<ul style="list-style-type: none"> • Ground stories with non-residential uses must have a height of at least 15' and a depth of 35'. • Ground stories must contain a non-residential use when located in a Business base zoning district, or where a retail/consumer service establishment has existed on the site in the last two (2) years. • Existing buildings may maintain existing conditions; alterations are allowed if they do not increase nonconformance with standards.
Mechanical Equipment, Refuse Storage and Loading Areas	<ul style="list-style-type: none"> • New mechanical equipment shall be generally screened from view. Rooftop mechanical equipment must be set back from the roof line equal to its height.
Environmental Design Standards	<ul style="list-style-type: none"> • Green Building Requirements as set forth in Article 22 shall generally apply to AHO Developments. • AHO Developments are exempt from the Green Roofs Ordinance.

AHO Design Guidelines

Site Design Objectives	
Response to Context	<ul style="list-style-type: none"> • Design site layouts to harmonize with the neighborhood context.
Open Space & Landscape Design	<ul style="list-style-type: none"> • Design open space to enhance the lives of residents and the broader community by offering aesthetic and environmental benefits. • Offer useful amenities to residents, provide opportunities to minimize the impact of new development on neighbors' privacy and quality of life, and contribute to the beauty of the city.
Circulation	<ul style="list-style-type: none"> • Promote non-motorized mobility by prioritizing pedestrian-friendly and bike-accessible site design.
Parking	<ul style="list-style-type: none"> • Minimize the impact of parking and driveway.
Utilities	<ul style="list-style-type: none"> • Minimize the visual, acoustical, and environmental impacts of essential utilities and services.
Outdoor Lighting	<ul style="list-style-type: none"> • Provide lighting for safety and functionality while minimizing energy use, light pollution, and other negative impacts.
Public Art	<ul style="list-style-type: none"> • Enrich the visual environment and strengthen the sense of place by incorporating art.
Building Design Objectives	
Massing	<ul style="list-style-type: none"> • Configure massing for compatibility with the prevailing or desired pattern of neighboring buildings and open spaces. In established neighborhoods, relate to the existing pattern of streets and other open spaces, and prioritize compatibility with existing buildings. In evolving areas, configure new developments to help realize the City's vision for urban form.
Facades	<ul style="list-style-type: none"> • Design facades to enhance and enliven the public realm. In established areas, emphasize compatibility and reinforce sense of place. In evolving residential and commercial districts, contribute to the transformation of urban form by setting precedents for design excellence. • Where appropriate, incorporate ground level retail spaces and common areas to foster a lively enliven the urban environment. • Provide daylight to interior spaces, avoid excessive energy use, and protect the privacy of residents of neighboring buildings. • Design facades to relate to the residential scales and patterns of Cambridge's diverse and historic neighborhoods. • Design street facades to offer a sense of civic presence and human scale, and visual interest as appropriate to their role in defining public space.

Architectural Details, Materials, Color, and Finishes	<ul style="list-style-type: none"> Use materials that are warm, inviting, and compatible with surrounding existing buildings and the neighborhood context. Develop building facades of high-quality, durable materials and with colors, finishes, and textures appropriate to building contexts.
Building Interiors	<ul style="list-style-type: none"> Affordable housing, like all housing, should serve the needs of its residents while contributing to the residential character and sense of neighborhood within the area at large.
Sustainable Design Objective	
Site and Building Design	<ul style="list-style-type: none"> Achieve resilience measures to the maximum extent possible, including energy efficiency and measures to promote the health and wellness of residents.

The complete set of Design Guidelines for Affordable Housing (28 July 2020) can be found at:

https://www.cambridgema.gov/-/media/Files/CDD/Housing/Overlay/zngamend_aho_designguidelines_20200728v2.pdf.

19.30 Citywide Urban Design Objectives [SUMMARIZED]

Objective	Indicators
New projects should be responsive to the existing or anticipated pattern of development.	<ul style="list-style-type: none"> Transition to lower-scale neighborhoods Consistency with established streetscape Compatibility with adjacent uses Consideration of nearby historic buildings
Development should be pedestrian and bicycle-friendly, with a positive relationship to its surroundings.	<ul style="list-style-type: none"> Inhabited ground floor spaces Discouraged ground-floor parking Windows on ground floor Orienting entries to pedestrian pathways Safe and convenient bicycle and pedestrian access
The building and site design should mitigate adverse environmental impacts of a development upon its neighbors.	<ul style="list-style-type: none"> Location/impact of mechanical equipment Location/impact of loading and trash handling Stormwater management Shadow impacts Retaining walls, if provided Building scale and wall treatment Outdoor lighting Tree protection (requires plan approved by City Arborist)
Projects should not overburden the City infrastructure services, including neighborhood roads,	<ul style="list-style-type: none"> Water-conserving plumbing, stormwater management Capacity/condition of water and wastewater service Efficient design (LEED standards)

city water supply system, and sewer system.	
New construction should reinforce and enhance the complex urban aspects of Cambridge as it has developed historically.	<ul style="list-style-type: none"> • Institutional use focused on existing campuses • Mixed-use development (including retail) encouraged where allowed • Preservation of historic structures and environment • Provision of space for start-up companies, manufacturing activities
Expansion of the inventory of housing in the city is encouraged.	<ul style="list-style-type: none"> • Housing as a component of large, multi-building development • Affordable units exceeding zoning requirements, targeting units for middle-income families
Enhancement and expansion of open space amenities in the city should be incorporated into new development in the city.	<ul style="list-style-type: none"> • Publicly beneficial open space provided in large-parcel commercial development • Enhance/expand existing open space, complement existing pedestrian/bicycle networks • Provide wider range of activities

Zoning & Development Staff Report

Overview

The developer, Preservation of Affordable Housing (POAH), proposes to rehabilitate an existing church complex and adapt it for use as affordable housing. Three of the existing five buildings will be converted into housing; the remaining two buildings on the site will continue to be used by the church. The development will take place inside of the existing buildings. The project is pursuing Enterprise Green Communities certification for environmental sustainability.

The total Gross Floor Area (GFA) of the development is 59,400 square feet and there will be 46 permanently affordable rental apartments. The building height will remain at approximately 68 feet. Building entries will be located on the Seventh Street, Thorndike Street, and Sixth Street elevations. The development will provide long-term bicycle parking within the building and two off-street parking spaces on-site. It will also improve an existing courtyard at the corner of Sixth Street and Thorndike Street, as well as an interior courtyard.

Planning Board Comments from Initial Consultation Meeting

The Planning Board (the “Board”) met on Tuesday, April 5, 2022 to review and comment on the design for this project, which is being developed under the Affordable Housing Overlay (Section 11.207 of the Zoning Ordinance). The Board reviewed a plan set submitted by POAH dated December 29, 2021 and presentation dated April 5, 2022. They also reviewed memos from the Community Development Department (CDD) and the Department of Public Works (DPW).

Board members were generally supportive of the proposed project and were excited to see the adaptive reuse of an historic structure. The project’s inclusion of units for families with children was also commended. The majority of comments from the Board focused on improving the overall design of the buildings and the site. The report from the initial meeting is attached.

Staff Comments on Revised Submission

The revised submission from the Developer remains generally consistent with the AHO standards. The Initial Report primarily focused on comments related to building design, which are addressed in the accompanying Urban Design report. The following are some aspects of the project that the Board requested additional information on in relation to AHO zoning standards:

- Long-Term Bicycle Parking. The AHO zoning does not require short- or long-term bicycle parking to meet normal zoning standards for projects that involve the renovation of existing buildings but encourages bicycle parking to be provided to the extent practicable given existing constraints. The Developer is providing 48 long-term bicycle parking spaces and has worked with City staff to meet the access and design standards for that type of bicycle parking. The revised submission shows the ramp access route to the long-term bicycle parking and the three locations of the long-term bicycle parking. The quality of the site plan graphic makes it challenging to read, so it is unclear if the proposed design meets the City’s design standards. A

1:10 scale plan for the proposed bicycle parking should be provided at the building permit stage with the access route and access aisle widths clearly labelled.

- Short-Term Bicycle Parking. The Developer is not proposing to provide short-term bicycle parking on-site due to site and budget constraints. They've indicated a willingness to work with the City to identify locations for short-term bicycle parking on the public sidewalk but have not proposed contributing funding.
- Resident Parking. There are two existing off-street parking spaces accessed from Thorndike Street. The application materials do not indicate how those spaces will be used, but the Developer does state that off-street parking will not be provided for residents. The AHO zoning does not require off-street parking. The AHO zoning does require Transportation Demand Management (TDM) measures and a certification from the Traffic, Parking and Transportation Department (TP+T) that short-term pick-up, drop-off, and loading can be reasonably accommodated either off-street or on-street. It also allows, but does not require, the Developer to secure off-site parking for the project if it meets the standards in Section 11.207.6.2(b). The Developer has committed to Transportation Demand Management (TDM) measures, including discounted MBTA passes; transit information; and long-term bicycle parking. The Developer has also explored providing parking options for residents off-site.

Urban Design Staff Report

Overview

The convent, school, and rectory of the Sacred Heart Church complex at 46 Sixth Street will be renovated to accommodate 46 units of affordable housing. The massing of the buildings will be unchanged, but numerous improvements will be made to their appearance: the brick facades will be cleaned and repointed, historically accurate replacement windows will be installed, and window openings that are currently infilled will be restored. The building's historically significant interior details will be preserved and restored. Insulation will be added, and new all-electric building systems installed. The existing interior walls will be retained where possible. New elevators will be installed, and accessible routes will be created. Long term bicycle parking will be provided. Sitework will include the renovation of the existing courtyard at the southeast corner of the site and the improvement of the complex's internal courtyard with plantings, paving, and furniture. The small existing garage on Thorndike Street will be demolished and replaced by two open-air vehicular parking spaces.

In the hearing on April 5, 2022, the applicant addressed numerous topics raised by the Planning Board including:

- The roof will be insulated.
- Due to a desire to preserve interior finishes, insulation won't be added to the exterior walls; the applicant will analyze the thermal performance of the building's triple withe brick walls.
- The applicant reviewed several options that had been considered to provide basement level parking and explained their conclusion that they were impractical given the dimensions of the building and the desire to have substantial trees in the courtyard.
- The applicant will test for lead paint and asbestos and follow recommendations.

In subsequent review, staff has concluded that:

- The mix of unit sizes is appropriate.
- While borrowed light in bedrooms is less than ideal, it is acceptable.

The current design is largely the same as it was at the April 5th hearing. The unit count remains at 46. In response to Planning Board and staff comments on the materials presented in the hearing on April 5th, improvements have been made to the design and documentation, including:

- Small changes and corrections have been made to unit layouts.
- The arched window on the Sixth Street façade will be restored.
- All windows will be replaced with historically accurate windows, including two-over-one windows for the rectory building.
- New, historically appropriate doors will be provided where the originals have been replaced.
- Dual draw window blinds will be provided to increase privacy, especially at the ground floor units.
- Additional information has been provided regarding plant species and landscape furnishings.
- The courtyard at the southeast corner of the site has been revised: the tree that had previously been in its center is now at its western side, more low plantings are provided, and the benches have been moved closer to the perimeter plantings. Loose furniture is shown in the central paved area.
- The route to the bicycle storage rooms is now indicated.

Urban Design Comments on Design Revisions

Site Design

1. Consider providing additional street trees on all three bordering streets.
2. Consider revising the courtyard at the southeast corner of the site, possibilities include:
 - a. Creating more visual separation between the courtyard and the adjoining two car parking lot and the pedestrian ramp by providing a solid wall at the height of the rectory's stone base and taller and denser plantings.
 - b. Giving the courtyard more protected feeling relative to the public sidewalks by raising the low wall on the east or south side of the courtyard to approximately 3 feet.
 - c. Giving the WW2 memorial more honorific emphasis.
 - d. Reusing the memorial's wrought iron gate somewhere in the project.
3. Consider adding plantings in the 2-car parking area. There may be some space available north of the eastern parking space.

Building Design

4. Some coordination remains to be done regarding the locations of windows in plan and elevation.
5. Consideration should be given to replacing existing wall mounted exterior flood lights with less obtrusive lighting.
6. The material and color of infill panels at the new elevator in the rectory building should be resolved.

Sustainability

Staff believes it is important to demonstrate that design team is thinking about embodied carbon in addition to operational emissions at the early stages of design.

7. Staff recommends that the design team try to estimate greenhouse gas emissions, including embodied carbon from products and construction processes involved in the rehab work, and make this information available during design development and/or construction document phases. To address embodied carbon, staff suggests that the design team use the LEED v.4 or v.4.1 materials and resources credit options and framework and procuring materials with third-party verified environmental product declarations EPDs.
8. Staff suggests that the new historically appropriate windows maximize thermal performance, with aluminum frames and a thermal-break system for energy efficiency.

Suggestions for further study

Because the Planning Board's review of this project is advisory, there are no conditions for continuing design review. However, as the developer further refines the design through the building permit and construction process, staff would encourage the developer to review the following topics. Staff will continue to consult with the developer as appropriate.

1. Brick repair/restoration, including review of repointing mortar and joint tooling
2. Replacement windows
3. Proposed exterior wall sections
4. Locations of potential new street trees
5. Species and planting standards for proposed trees and other plantings
6. Bicycle parking
7. Site furniture
8. Design of the southeast courtyard and the WW2 memorial
9. Design of the play area
10. Exterior lighting
11. Sitework materials



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

Date:	April 22, 2022
Subject:	Initial Report of Affordable Housing Overlay (AHO) Design Consultation
Project Location:	49 Sixth Street
Date of Planning Board Meeting:	April 5, 2022

Overview

The Planning Board (the “Board”) met on Tuesday, April 5, 2022 to review and comment on the design for 49 Sixth Street, a residential building being developed by Preservation of Affordable Housing (POAH) under the Affordable Housing Overlay ([Section 11.207](#) of the Zoning Ordinance). The Board reviewed a plan set submitted by POAH dated December 29, 2021 and presentation dated April 5, 2022. They also reviewed memos from the Community Development Department (CDD) and the Department of Public Works (DPW), which are attached.

Proposal Description

The developer, POAH, proposes to rehabilitate a portion of an existing church complex and adapt it for use as affordable housing. Three of the existing five buildings will be converted into housing; the remaining two buildings on the site will continue to be used by the church. The development will take place inside of the existing buildings. The project is pursuing Enterprise Green Communities certification for environmental sustainability.

The total Gross Floor Area (GFA) of the development is 59,400 square feet and there will be 46 permanently affordable rental apartments. The building height will remain at approximately 68 feet. Building entries will be located on the Seventh Street, Thorndike Street, and Sixth Street elevations. The development will provide long-term bicycle parking within the building and two off-street parking spaces on-site. It will also improve an existing courtyard at the corner of Sixth Street and Thorndike Street, as well as an interior courtyard.

Board Comments

Board members were generally supportive of the proposed project and were excited to see the adaptive reuse of an historic structure. The project’s inclusion of units for families with children was also commended. In advance of the second advisory design consultation, Board members encouraged POAH to address the following comments:

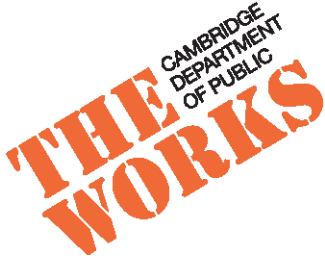
- **Building Design.** One Board member raised a comment from the staff memo, noting that the windows on the rectory building at the corner of Sixth Street and Thorndike were originally two-over-two and should be restored. They also would like to see the partially infilled window to the right of the rectory's main entrance on Sixth Street be restored. A Board member suggested dual-draw blinds to balance natural light with privacy in the units with windows near the sidewalk.
- **Building Plan.** One Board member noted that the unit layouts were unclear and that the designs could be further refined. A Board member asked for more information about the adequacy of the ramp access to the long-term bicycle parking, as noted in the CDD memo.
- **Site Plan.** Board members raised concerns about the drop-off area on Sixth Street, noting that it is near an entrance that is not accessible for all users. They also noted and that parking in a front setback conflicts with the City's urban design objectives. A Board member would like to understand the potential for short-term bicycle parking on-site or on the public sidewalks.
- **Landscape.** Board members would like to see additional street trees. They would also like to understand what trees currently exist on site and any measures that will be taken to preserve them.
- **Parking and Loading.** Board members would like more information on the discussions that the developer has had with the Traffic, Parking and Transportation Department about exploring off-site parking solutions.

Additionally, Board members endorsed the comments made in the memos provided by CDD and DPW and asked that they be considered when refining the design.

Submitted for the Planning Board,



Representative to the Planning Board, authorized by Catherine Preston Connolly, Chair.



City of Cambridge
Department of Public Works

Owen O'Riordan, Commissioner

147 Hampshire Street
Cambridge, MA 02139
theworks@cambridgema.gov

Voice: 617 349 4800
TDD: 617 499 9924

March 22, 2022

TO: Planning Board

FROM: Katherine F. Watkins, PE
City Engineer

RE: 49 Sixth Street; AHO Planning Board Submission

We are in receipt of the 49 Sixth Street Renovation, AHO Planning Board Submission, dated December 29, 2021.

The DPW supports the project and acknowledges that POAH and their consultant team have demonstrated a general understanding our Department's requirements for development projects and have indicated a willingness to work with the DPW to meet the requirements and to address our concerns. With the understanding that the project will be subject to a thorough and complete engineering review at the time of the Building Permit Application, we anticipate continuing to work with the Applicant. Items discussed with the Applicant related to our purview, are summarized below.

Stormwater Management and Sewer Generation:

The development will be required to obtain a Stormwater Control Permit prior to the issuance of a Building Permit which will include a detailed review of the proposed stormwater management system, plans for erosion and sedimentation control during construction and the plans for long term operation and maintenance of the system.

The increase in sewer generation for the proposed use of the site will trigger mitigation of Infiltration and Inflow (I/I) at a rate of 4 to 1 per State Requirements.

The Submission Materials acknowledge these requirements. DPW will work with POAH as the design progresses.

Climate Change / Resiliency:

We have worked closely with POAH and their consultant team to review and address the issues related to potential impacts on the parcel and units from flooding associated with the projected 2070 Storm Events. The DPW will continue to work with the team to ensure that the development meets the established standards related to addressing the potential flooding impacts. The DPW will look for the project to be passively built/protected from flooding in the 2070-10 year events and demonstrate the ability to recover from the 2070-100 year events.

Consistent with all development in the City, the DPW will be looking for the project to contribute to expanding the tree canopy to help combat heat island concerns and to provide shade for comfort of the residents of the development. As the project is a redevelopment of a parcel with limited open space, these increases in canopy could be through the addition of street trees along the project frontage.

Public Right of Way:

DPW will review and evaluate all proposed work and impacts in the public right of way, as the design is developed. Connections to both public and private utilities as well as all proposed disruption in the public right of way shall be reviewed as part of the Building Permit and construction permit processes.

In summary, as related to the interests of the DPW the proposal will result in improved conditions over the current conditions of the site. We look forward to working with the POAH and other City Departments on this project. Please feel free to contact me with any questions or concerns related to the comments or information provided above.

Sincerely,



Katherine F. Watkins, P.E.
City Engineer