

CAMBRIDGE AFFORDABLE HOUSING TRUST
MEETING MINUTES
January 27, 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, Bill Tibbs

Trustees Absent: Jim Stockard, Elaine Thorne

Staff Present via Zoom: Iram Farooq, Assistant City Manager for Community Development; Chris Cotter, Housing Director; Cassie Arnaud, Senior Housing Planner; Janet Haines, Associate Housing Planner; Emily Salomon, Associate Housing Planner

Others Present via Zoom:

Michael Brandon, Lee Farris, Beau Fujita, Heather Hoffman, Trudy Lartey, Marc Levy, Elizabeth Marsh, Matthew Robayna, Noah Sawyer, Elias Schisgall, James Williamson

The acting chair, Susan Schlesinger, 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, Mr. Stockard and Ms. Thorne) to approve the minutes for the meeting of Thursday, December 16, 2021.

Louie DePasquale joined the meeting at 4:11 PM

UPDATE FROM CDD

HomeBridge: Six buyers have active commitments, one home is expected to close this month. Two closed in November 2021 and one home is under agreement.

Homeownership Resale Program: Since the last Trust meeting, three units have been offered to new buyers. Staff are waiting for offers of other units that have recently been marketed. Resale units are being made available to new buyers under a revised process adopted due to the pandemic to offer virtual unit tours.

Frost Terrace: Construction is complete and all 40 units have been leased. The permanent loan closing is expected to close soon.

SquirrelWood: New construction and renovations are complete. All of the new buildings are complete and ready for occupancy, with residents moving in.

2072 Mass Ave.: 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 next steps and options.

52 New St: The second AHO design advisory review by the Planning Board was held last month. The final Planning Board advisory design report has been issued and Just A Start is reviewing their comments on the plan, as noted in further detail below. JAS is preparing to apply for state funds. An additional request for Trust funding is on the agenda this month.

Park View Cooperative: Staff has been working with residents of the Cooperative in preparing to close on the loan commitment. The Coop is now seeking contractors to bid on the project.

Fresh Pond: Staff have finalized the closing of funding to preserve this 504-unit property. CHA is continuing to certify tenant incomes; the new program is expected to officially begin in the coming months.

Rindge Commons: JAS has applied for state funds to secure the remaining funding to begin construction in 2022. They have a commitment from an investor for New Market Tax Credits. JAS and the City are working out details of how the City might be able to lease a portion of the non-residential space for City-sponsored pre-kindergarten classrooms.

Broadway Park: JAS has had several community meetings to review its development proposal and expects to seek a comprehensive permit for this development later this year.

Jefferson Park Federal: The first AHO advisory design review by the Planning Board was held in November. The Cambridge Housing Authority is reviewing feedback provided at the meeting; the initial design report is anticipated to be issued shortly. It is expected that the Cambridge Housing Authority will be back at the Planning Board meeting in February, as noted in further detail below.

35 Harvey Street: HRI has applied for state funding to cover partial costs of the project rehab.

Inclusionary Housing: The City is preparing to market inclusionary homeownership units at Saint James and Inman Crossing later this month, through a new online application. The City's rental team is preparing to offer new units which will soon be compete at 95 Fawcett Street and at the intersection of First and Charles Street.

AFFORDABLE HOUSING OVERLAY (AHO) UPDATES

AHO projects are now added to the project update report.

52 New Street. As noted above, the project has completed both the community and Planning Board AHO processes and a final Planning Board advisory design review report has been issued. A copy of this report was included in the Trust's briefing materials.

Jefferson Park Federal. As noted above, the project has begun its advisory design review process at the Planning Board.

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 is holding the first community meeting next month. They are also working with the staff to request funding from the Trust.

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 continuance to allow them time to revisit their design. It is expected that the developers will hold additional community AHO meetings to present their updated plan to the public before restarting 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 are proposing the adaptive re-use of a portion of the Sacred Heart property into 46 units of affordable rental housing. There have been two public meetings for this redevelopment. POAH is preparing a submission for the Planning Board's advisory design review and a Trust funding request.

OTHER UPDATES

Cherry Street: CDD staff will be preparing a report from the City Manager to the City Council to summarize the community process CDD conducted last year and recommend next steps for the property to be developed as affordable housing, including a recommendation that it be transferred to Trust to conduct an RFP process to select a developer for family-sized affordable homeownership units.

NEW BUSINESS

52 New Street

The Trust discussed two topics related to the 52 New Street Development: a permanent funding request; and, review of the Final Report of Affordable Housing Overlay (AHO) Design Consultation

Funding Request

Just A Start (JAS) is requesting up to \$7,375,390 in additional Trust funding as the final piece of Trust funding needed for their upcoming development of 52 New Street. This new financing would be combined with the \$10,650,000 in short-term funding previously provided for acquisition and predevelopment, which JAS is requesting be converted to permanent financing at construction closing. The new request would bring the Trust's total commitment to the project to \$18,025,390.

In addition to Trust funds, JAS is applying for State funds for this development. JAS would like to demonstrate they have secured additional funds from the City to complete the construction budget. Staff shared that they are hopeful DHCD will award the funds to JAS because the 52 New Street project is well positioned to begin construction.

Upon a motion moved and seconded, with Mr. Stockard and Ms. Thorne absent, by roll call of seven in favor two absent, it was:

VOTED: to commit up to \$7,375,390 in Trust funding, and to convert the \$10,650,000 already committed in short-term funding for acquisition and predevelopment to permanent financing at construction closing for 52 New Street, all as further described in the meeting materials.

AHO Final Advisory Design Report

The Planning Board issued a Final Report of Affordable Housing Overlay (AHO) Design Consultation for the 52 New Street affordable housing development. Board members were generally supportive of the proposed building, so their feedback focused on opportunities for improvement including bench design, façade colors, and windows.

Since this is the first completed process through the AHO Trust members suggested the need to debrief on the community/planning review process once a few more are complete to ensure that the review isn't adding impediments to or delaying the development process.

Trust members discussed different options for reviewing materials for AHO projects going forward. Suggestions included giving Trust members an overarching summary of the process, to have the developer formally present to Trust, to have City staff present AHO meeting materials for the Trust to review beforehand, for CDD staff to relay to the developer any questions received on Trust's behalf, or to have Staff continue to report on the meetings, summarize design comments. Staff will add information on pending AHO developments to the Trust meeting materials and provide detail in updates as AHO projects move through the community meeting and design review process.

Upon a motion moved and seconded, with Mr. Stockard and Ms. Thorne absent, by roll call of seven in favor two absent, it was:

VOTED: to accept the Planning Board's January 20, 2022 Final Report of Affordable Housing Overlay (AHO) Design for 52 New Street.

Walden Square Apartments

At the request of the Mayor and Vice Mayor, staff forwarded to the Trust a copy of the January 20, 2022 letter, "Concerns regarding Winn Property Management at Walden Square" sent to Winn Development outlining concerns about the management of Walden Square Apartments. Staff also forwarded to the Trust a copy of WinnResidential's written response on January 27, 2022.

City staff will communicate with other City departments, and will be available to attend meetings with Winn, the Mayor's office, residents and others in order to understand and monitor the situation and to ensure that the issues outlined in the Mayor's letter are addressed. The Trust confirmed that they will want assurances that these issues have been resolved before they are requested to review a request for funding for the proposed Walden Square II development.

MOVE TO EXECUTIVE SESSION

The Chair indicated that the next item for discussion before the Trust pertained to details regarding the potential acquisition of real estate. Due to the sensitive information to be discussed, continuing in open session might have a detrimental effect on the negotiations. At 5:11 PM, the Chair entertained a motion

to go into Executive Session to discuss this matter and indicated that the Trust would adjourn at the conclusion of the Executive Session.

Peter Daly recused himself from the Executive Session and left the meeting at 5:11 PM.

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

VOTED: for the meeting to go into Executive Session.

The next meeting is scheduled for March 3, 2022 at 4:00 p.m.

Meeting Materials:

- Agenda
- Meeting Minutes from the Trust's December 16, 2021 meeting
- Project update: Status of Active Commitments
- Community Development Department Transmittal Memo January 27, 2022: 52 New St
- Community Development Department Memo January 27, 2022: 52 New Street – Permanent Funding Request
- Community Development Department Memo January 27, 2022: 52 New Street - Planning Board AHO Final Report
- Mayor's January 20, 2022 Letter Regarding Winn Management and Walden Square
- Winn Management Response to Mayor's Letter, January 27, 2022