

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

Conducted virtually via Zoom

- Trustees Present via Zoom: Owen O’Riordan, Acting Chair; Peter Daly, Elaine DeRosa, Gwen Noyes, Susan Schlesinger, Bill Tibbs
- Trustees Absent: Florrie Darwin, Elaine Thorne, Jim Stockard
- Staff Present via Zoom: Iram Farooq, Assistant City Manager for Community Development, Chris Cotter, Housing Director; Cassie Arnaud, Senior Housing Planner; Anna Dolmatch, Homeownership Program Manager; Janet Haines, Housing Planner; Emily Salomon, Associate Housing Planner
- Others Present via Zoom: Maura Barry-Garland, Margaret Donnelly, Hannah Gibson, Heather Hoffman, Matt LaRue, Christopher Moyer Carsten Snow-Eikelberg

The acting chair, Owen O’Riordan, called the meeting to order at 4:10 p.m. Mr. O’Riordan 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 seven in favor and two absent (Ms. Darwin, Mr. Stockard and Ms. Thorne) to approve the minutes for the meeting of Thursday, June 23, 2022.

UPDATE FROM CDD

HomeBridge: Seven buyers have active commitments, one home closed last month, and three homes are 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 2021 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.

Fresh Pond Apartments: Staff are in the final phase of implementing the preservation of Fresh Pond Apartments. The Cambridge Housing Authority will be sending out information to residents about creating new project-based voucher units, which may lower rents for some eligible households.

Rindge Commons Phase 1: JAS has closed 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. 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.

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. This will be discussed in more detail later in the meeting.

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.

AFFORDABLE HOUSING OVERLAY (AHO) UPDATES

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. DHCD awarded funding for this project in July, and JAS is assembling the final pieces of 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 had 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 was last month. They are proposing the adaptive re-use of a portion of the Sacred Heart property into 46 units of affordable rental housing. The Planning Board design consultation A request for Trust funding is anticipated in the coming months. The Planning Board issued the final Planning Board advisory design review report, which will be presented to the Trust in more detail today.

Inclusionary Housing: Staff are working with homebuyers to complete purchase of new inclusionary homeownership units at St. James Place and Inman Crossing.

Tenant selection at 165 Main Street is moving forward. There are 63 affordable units at this property, with 9 of the units designated for middle-income residents.

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

A Petition to amend the Incentive Zoning contribution to \$33.34 dollars had a hearing at the Planning Board in late June. The Ordinance Committee met last week. Both bodies continue to discuss this amendment and CDD staff are responding to committee members' questions. One raised concern is how to mitigate impacts of the contribution on small developments. The Ordinance Committee has asked how different approaches to the system might work, such as setting a higher rate for larger developments, or implementing a marginal rate which might only be applied to GFA over 30,000 square feet. Both the Planning Board and Ordinance Committee will continue their discussions of the proposed increase in the contribution rate.

Staff have shared with the City Council projections which estimate that the Incentive Zoning contribution will generate \$65m in the next four years. Staff will share those projections with Trust. Trust members expressed interest in reviewing an analysis on how revenues would be impacted with different Incentive Zoning models based on discussion for potential changes.

The City received an incentive contribution of \$640,000 this week. The City has now received more than to \$45 million since the 2015 incentive zoning amendments were adopted.

Affordable Housing Overlay (AHO)

CDD staff shared with the City Council the first annual report on AHO, as required by the Zoning Ordinance. Staff will put this on the agenda for the next Trust meeting.

Community Preservation Act (CPA)

The Community Preservation Act (CPA) process is underway for FY23. There were two recent hearings about this, including one in late July to hear public comments on the FY23 CPA allocations. The

comment period remains open until early September and 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 completed a survey for owners to share their experience and thoughts about the program, and are now analyzing the data collected on owner experiences. One-third of owners responded to the survey. Staff will coordinate a series listening sessions with residents beginning in September.

NEW BUSINESS

116 Norfolk Street Funding Request

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 convened a Project Review meeting to complete their review of the CHA's funding request. They recommend funding the project with a set of terms and conditions that are in line with other developments that have funding commitments from the Trust.

Several Trust members agreed that this project is significant because it adds to the continuum of housing and services for the homeless population that want to leave shelters. The City's Department of Human Service Programs (DHSP) has also been very involved with planning and is strongly supports this project.

Upon a motion moved and seconded, by roll call of 5 in favor and 3 absent (Ms. Darwin, Mr. Stockard, and Ms. Thorne) and 1 abstaining (Ms. DeRosa), it was:

VOTED to accept the funding proposal for 116 Norfolk Street.

49 Sixth Street

CDD staff presented the Planning Board's Final Report of Affordable Housing Overlay (AHO) Design Consultation. 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.

Staff will bring a funding request to assist with this development at upcoming Trust meeting.

Upon a motion moved and seconded, by roll call of 5 in favor and 3 absent (Ms. Darwin, Mr. Stockard, and Ms. Thorne) it was approved to accept the Planning Board's Final Report of Affordable Housing Overlay (AHO) Design Consultation.

MOVE TO EXECUTIVE SESSION

The Chair indicated that the next item for discussion before the Trust pertained to details regarding the acquisition and value of real property.

Due to the sensitive information to be discussed, continuing in open session might have a detrimental effect on the negotiations. At 4:40 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 4:42 PM. Upon a motion moved, seconded and approved by a roll call of 5 in favor with 4 absent (Mr. Daly, Ms. Darwin, Mr. Stockard, and Ms. Thorne), it was:

VOTED: for the meeting to go into Executive Session.

The next meeting is scheduled for August 25, 2022 at 4:00 p.m.

Meeting Materials:

- Agenda
- Meeting Minutes from the Trust's June 23, 2022 meeting
- Project update: Status of Active Commitments
- Community Development Department Memo, August 4, 2022: 116 Norfolk Street – permanent supportive housing
- Community Development Department Memo, August 4, 2022: Planning Board review of Conversion of 49 Sixth St/Sacred Heart
- Final Report of Affordable Housing Overlay (AHO) Design Consultation Procedure, July 14, 2022