

CAMBRIDGE AFFORDABLE HOUSING TRUST
MEETING MINUTES
April 28, 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, Elaine Thorne, Bill Tibbs

Staff Present via Zoom: Chris Cotter, Housing Director; Cassie Arnaud, Senior Housing Planner; Janet Haines, Housing Planner; Maura Pensak, Housing Liaison; Emily Salomon, Associate Housing Planner; Marlees West, Community Engagement Manager

Others Present via Zoom: Michael Brandon, Bo Fuji, Matt LaRue, Damien Winsome

The acting chair, Jim Stockard, called the meeting to order at 4:01 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 eight in favor and one absent (Mr. DePasquale) to approve the minutes for the meeting of Thursday, March 24, 2022.

Louie DePasquale joined at 4:07 p.m.

UPDATE FROM CDD

HomeBridge: Six buyers have active commitments and one home is pending to close this month. One home closed last month.

Homeownership Resale Program: Two units are under agreement. Staff are waiting for offers of another unit that has 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.

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.

Park View Cooperative: Staff has been working with residents of the Cooperative 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.

Rindge Commons Phase 1: JAS is preparing to close on construction financing to begin construction of Phase 1. They have a commitment from an investor for New Market Tax Credits. JAS and the City are working out details regarding leasing 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 the development. JAS is also seeking to assemble remaining funding needed 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, 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.

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 Trust will begin the process of selecting an affordable housing developer in the coming months.

Inclusionary Housing: The application 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 earlier today. The lottery drawing for 2- and 3-bedroom applicants are scheduled for early May.

The tenant selection plan at 165 Main Street is moving forward. There will be 63 affordable units at this property. 9 of the units are designated for middle-income residents.

The City's rental team is preparing to offer new units which will soon be complete 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 St: The Affordable Housing Overlay process is complete. JAS has local funds committed to the project and are preparing to apply for state funds.

Jefferson Park Federal. 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 earlier this week. A request for Trust funding is anticipated in the coming months.

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 last month 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 as held on April 5, 2022. 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. (see below for more details)

OTHER UPDATES

A proposal to amend zoning to allow multifamily zoning city was sent to Housing Committee earlier this week.

NEW BUSINESS

49 Sixth Street: Staff updated the Trust on the status of the proposed 49 Sixth Street redevelopment project. Preservation of Affordable Housing (POAH) is planning to convert a portion of the Sacred Heart property to affordable housing. The plan calls for creating 46 new affordable housing units under the Affordable Housing Overlay. The majority of the units will be family sized.

POAH conducted the AHO community meeting process in 2021 and has begun the advisory design review consultation with the Planning Board. On April 5, 2022, POAH presented their plans for the redevelopment of 49 Sixth St to the Planning Board at the initial design consultation. The Planning Board's preliminary design consultation report is expected to be issued in the coming weeks. In the meantime, staff expects to receive an updated request from POAH for Trust funding which staff will review in advance of bringing funding request to the Trust in the coming months. Staff said that while it is anticipated that the Trust request will be in line with other recent Trust-funded projects, the overall total development cost per unit is expected to be on the high side due to the widespread increases in construction costs which are being seen throughout the region and are attributable in part to the pandemic and supply chain issues. Staff will return to the Trust with more detail on Trust request and recommendations in coming months.

ADJOURNMENT

Upon a motion moved and seconded, by roll call of nine in favor to adjourn the meeting.

Meeting adjourned at 4:30 pm.

The next meeting is scheduled for May 26, 2022, at 4:00 p.m.

Meeting Materials:

- Agenda
- Meeting Minutes from the Trust's March 24, 2022 meeting
- Project update: Status of Active Commitments
- Community Development Department Memo, April 28, 2022: Conversion of 49 6th St/Sacred Heart by POAH