

CAMBRIDGE AFFORDABLE HOUSING TRUST
MEETING MINUTES
December 11, 2025 at 4:00 p.m.
Conducted via Zoom and in person (City Hall, Ackermann Room)

Trustees Present in Person: Yi-An Huang, Chair; Teresa Cardosi, Elaine DeRosa, Jim Stockard

Trustees Present via Zoom: Krissandra Robinson, Susan Schlesinger

Trustees Absent: Raffi Freeman, Alyson Stein, Elaine Thorne

Staff Present: Chris Cotter, Director of Housing; Cassie Arnaud, Senior Manager for Housing Development; Janet Haines, Housing Planner; Christine Yu, Associate Housing Development Planner

Others Present: Jean Hannon, Marlees Owayda, Pinar Erturan, Malaika Green, Nahid Chowdhury

The meeting was called to order at 4:04 p.m. Mr. Cotter explained that this meeting of the Affordable Housing Trust is being held in a hybrid fashion pursuant to applicable requirements, and that all votes would be taken by roll call. He then confirmed via roll call that each remote participant could hear the meeting and was audible to others.

MEETING MINUTES

Upon a motion moved, seconded, and approved by roll call of five in favor and four absent (Chair Huang, Mr. Freeman, Ms. Stein, and Ms. Thorne), it was voted to approve the minutes for the meeting of November 13, 2025.

After Trustees voted on the meeting minutes, Chair Huang joined the meeting.

HOUSING DEPARTMENT UPDATE

35 Cherry Street: The financing closing for this project closed on December 10th. Construction will begin as soon as the building permit is issued.

Corcoran Park: The Cambridge Housing Authority (CHA) is presenting their Corcoran Park project to the Planning Board for an Advisory Design Consultation on December 16th.

28-30 Wendell Street: Homeowners Rehab, Inc. (HRI) presented their 28-30 Wendell Street project to the Planning Board for its second and final Advisory Design Consultation on November 18th.

2072 Massachusetts Avenue: This project is moving through the Affordable Housing Overlay (AHO) process and expects to have its second Planning Board Advisory Design Consultation in early 2026.

Print Shop: The roof of the Print Shop is complete. Staff are reviewing the report on the building envelope to understand the scope of work.

52 New Street: The construction of 52 New Street is nearing completion and lease-up is expected to begin in early 2026.

1826 & 1840 Massachusetts Avenue: Just A Start (JAS) has hosted several informal community meetings to introduce themselves and the site, prior to beginning the AHO community process.

Five-Year AHO and CAHT Reports: Staff are working to finalize a new Trust report that describes Trust-supported activity over the last five fiscal years. Staff are also working a five year report on the Affordable Housing Overlay.

OTHER UPDATES

Incentive Zoning Contribution: The Trust received \$216,700 in incentive zoning contribution from IQHQ.

Zoning Changes to Massachusetts Avenue and Cambridge Street Corridors: The Ordinance Committee held a meeting on December 3rd to discuss the zoning changes to Massachusetts Avenue and Cambridge Street corridors. The zoning petitions were also discussed in the City Council meeting on December 8th, where they was passed to a second reading. The proposed amendments could be ordained as early as later this month or in January 2026.

Joint Housing and Finance Committee Meeting on Residential Development

Incentives: The Housing and Finance Committee held a joint meeting on residential development incentives on December 3rd. Staff talked about assistance the City could provide for new market-rate residential development, including permit fee reductions or waivers, lower cost equity investment, and tax incentives.

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Prior to moving to executive session, Ms. Stockard asked for an update on Vail Court. Mr. Cotter informed the Trust that staff are discussing the best way to update the community on the project and talking to other departments about what could be built there.

MOVE TO EXECUTIVE SESSION

Mr. Cotter indicated that the next items for discussion before the Trust pertained to 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, staff are recommending that the Trust have this discussion in Executive Session. At 4:18 PM, Mr. Cotter entertained a motion to go into Executive Session to discuss this matter and indicated that all votes would be taken by roll call and that the Trust would adjourn at the conclusion of the Executive Session.

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

VOTED: for the meeting to go into Executive Session.

Mr. Cotter noted that the Trust would not reconvene in open session.

ADJOURNMENT

Upon a motion moved, seconded, and approved by roll call of six in favor and three absent (Mr. Freeman, Ms. Stein, and Ms. Thorne), it was voted to adjourn the meeting.

The meeting adjourned at 5:06 p.m.

The next meeting is scheduled for January 22, 2026 at 4:00 p.m.

Meeting Materials:

- Agenda
- Minutes from the Trust's November 13, 2025 meeting
- Project Update