CITY OF CAMBRIDGE | Housing Department

Affordable Housing Trust

February 26, 2026, 4:00 p.m.
Ackermann Room, City Hall, 795 Massachusetts Avenue
Cambridge, Massachusetts

OR

Webinar Registration - Zoom

To participate in this meeting through the Zoom video meeting platform, please register using this link in advance of the meeting.

AGENDA

1. Review of Meeting Minutes

2. Update from the Housing Department

3. 28-30 Wendell Street: request from Homeowners Rehab, Inc. (HRI) for $13,000,000 to assist with the construction of 95 affordable rental units;

4. Move to Executive Session:
   - 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.
     - Executive Session Discussion:
       - Request from Homeowners Rehab, Inc. (HRI) for Funding for Acquisition of a New Property;

5. Adjournment

Members of the public can provide written comments to the Affordable Housing Trust by email sent to affordablehousingtrustcomment@cambridgema.gov, or by delivery to the Housing Department, by 5:00 p.m. the day before the meeting.

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Visit. Cambridgema.gov/housing

CAMBRIDGE AFFORDABLE HOUSING TRUST
MEETING MINUTES
January 22, 2026 at 4:00 p.m.
Conducted via Zoom and in person (City Hall, Ackermann Room)

Trustees Present in Person:	Teresa Cardosi, Elaine DeRosa, Jim Stockard, Elaine Thorne, Susan Schlesinger
Trustees Present via Zoom:	Yi-An Huang, Chair; Raffi Freeman, Alyson Stein
Trustees Absent:	Krissandra Robinson
Staff Present:	Melissa Peters, Assistant City Manager for Community Development; Chris Cotter, Housing Director; Anna Dolmatch, Senior Manager for Homeownership; Cassie Arnaud, Senior Manager for Housing Development; Janet Haines, Housing Development Planner; Alexis Turgeon, Housing Development Planner; Christine Yu, Associate Housing Development Planner
Others Present:	Catiana Jean-Pierre, James Williamson, Sue Reinert, Nahid Chowdhury

The meeting was called to order at 4:05 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 eight in favor and one absent (Ms. Robinson), it was voted to approve the minutes for the meeting of December 11, 2025.

HOUSING DEPARTMENT UPDATE

HomeBridge Program: There are currently three units under agreement.

Resale Program: There are currently two units under agreement with a new buyer.

Vail Court: Staff are preparing material for recommended next steps to review with the Trust in an upcoming meeting.

35 Cherry Street: Construction is underway.

Corcoran Park: The Cambridge Housing Authority (CHA) presented their Corcoran Park project to the Planning Board for an Advisory Design Consultation on December 16th. The second of two required Planning Board meetings has not been scheduled.

28-30 Wendell Street: Staff received and are reviewing a construction funding request for this project, which will be presented to the Trust in an upcoming meeting. It completed the AHO process in December 2025.

2072 Massachusetts Avenue: Staff received and are reviewing a construction funding request for this project, which will be presented to the Trust in an upcoming meeting. The second Planning Board Advisory Design Consultation has not been scheduled yet.

Print Shop: Staff are reviewing the building envelope and are preparing a report for Trust next meeting to discuss the expanded scope of work.

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

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

31-37 Mellen Street: The CHA completed the acquisition of 31-37 Mellen Street in late December 2025.

87-101 Blanchard Road: B’nai B’rith Housing is preparing for a construction closing targeted for Spring 2026.

Walden Square II: Winn Development is preparing for construction; construction financing closing is expected to occur Fall 2026.

OTHER UPDATES

Nexus study: Staffed received submissions from the Request for Proposals and are in the process of reviewing them.

Zoning Changes to Massachusetts Avenue and Cambridge Street Corridors: The updated Massachusetts Avenue zoning was adopted by City Council in late December. The proposed Cambridge Street zoning amendment is expected to be on an upcoming Council agenda.

MOVE TO EXECUTIVE SESSION

Mr. Cotter indicated that the Trust will move to Enter Executive Session to comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements, and specifically, to comply with G.L. c.30A, s.22(f) and (g) to review executive session minutes. At 4:17 PM, Mr. Cotter entertained a motion to go into Executive Session to discuss this matter and indicated that the Trust will reconvene in open session.

Upon a motion moved, seconded, and approved by roll call of eight in favor and one absent (Ms. Robinson), it was:

VOTED: for the meeting to go into Executive Session.

RETURN TO OPEN SESSION

NEW BUSINESS

Affordable Housing Trust Fund Update

Mr. Cotter presented a report to the Trust on the fund balance in the Affordable Housing Trust Fund (AHTF). He explained how much funding was available at the beginning of fiscal year 2026 and how much remains uncommitted after commitments made through the first half of FY26. Staff are reviewing and preparing new requests totaling approximately $57 million, which includes funding for new acquisitions, affordable homeownership programs, and for developments moving towards construction.

In response to a question regarding if some funds are ever returned to the Trust, Mr. Cotter explained that the Trust provides an “up to” amount, so if a project does not need the full commitment, uused funds remain in the AHTF. This happened when project costs are less than the final budget, or in some cases when the City provides federal funds which replace funds the Trust has committed.

Staff and Trustees discussed revenue sources, how much revenue is available now, and when to expect incentive zoning contributions. Mr. Cotter explained that incentive zoning contributions are one-time funds provided when an incentive projects complete construction. He also noted that the City has been investing a lot of money in affordable housing directly with annual funding for the Trust in the last several years.

Staff and Trustees discussed current funding requests and upcoming funding needs for Vail Court, Rindge Commons South, and the second phase of Corcoran Park. Mr. Freeman mentioned that almost all of the available funds now will be used up for the upcoming funding requests.

Trustees discussed opportunities to continue efforts to finance new acquisitions and land-banking, even if the Trust does not have money right now to fund the development of the site. Trustees also discussed the need to be sure funds are available to advance developments in the pipeline when they have access to other funds needed to complete new units. Chair Huang mentioned that it is a good thing that the Trust has supported so many projects to fund through the years and that the upcoming five-year Trust report will showcase how much work is being done, and the challenge now will be to support these developments while strategically adding to the development pipeline.

In response to a question regarding how many Cambridge housing projects are being funded every year by the state, Mr. Cotter answered that it varies every year, with two funded in 2025 and as many as four that will be seeking this year.

Upcoming Funding Requests Update

Ms. Arnaud provided an update on anticipated future funding requests that will be brought to the Trust between now and the end of the fiscal year in June. Most of the upcoming requests are for projects and developments that are familiar to the Trust already, including 28-30 Wendell Street, 2072 Massachusetts Avenue, 37 Brookline Street/240 Broadway Street, 12-14 Laurel Street, and HomeBridge and Resale programs. A significant amount of upcoming funds is likely not to be disbursed until the following fiscal year (FY27).

Trustees and staff discussed the different types of loans that the Trust provides. They also talked about how many projects are seeking state funding this year and how many funding rounds the state typically holds. Ms. Arnaud explained that there is a pre-application round, at least one main round and at least one mini round.

28-30 Wendell Street AHO Planning Board Report

Mr. Cotter informed the Trust that Homeowners Rehab, Inc.'s (HRI) 28-30 Wendell Street development has completed the AHO advisory design review process. The Planning Board issued its final AHO advisory design report on December 11, 2025 after the second of two required advisory design consultations was held on November 18, 2025.

The Board noted positive changes in the rear courtyard design, façade, and adjustments to the cornices. They agreed that the project could benefit from continued design consultation regarding the ground floor and landscape. HRI is now applying for state funding needed to begin construction.

The Trustees commended how helpful the design review aspect has been in the AHO process.

Upon a motion moved, seconded, and approved by roll call of eight in favor and one absent (Ms. Robinson), it was:

VOTED: to accept the Planning Board AHO Design Review Report – 28-30 Wendell Street.

MOVE TO EXECUTIVE SESSION

Mr. Cotter indicated that the next items 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 5:03 PM, Mr. Cotter 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.

Upon a motion moved, seconded, and approved by roll call of eight in favor and one absent (Ms. Robinson), it was:

VOTED: for the meeting to go into Executive Session.

ADJOURNMENT

Upon a motion moved, seconded, and approved by roll call of eight in favor and one absent (Ms. Robinson), it was voted to adjourn the meeting.

The meeting adjourned at 5:42 p.m.

The next meeting is scheduled for February 26, 2026 at 4:00 p.m.

Meeting Materials:

- Agenda
- Minutes from the Trust's December 11, 2025 meeting
- Project Update
- AHTF Fund Balance Update – 1.22.2026
- AHTF FY2025 Report
- Upcoming Funding Requests Update 1.22.2026
- 28-30 Wendell Street AHO PB Report Memo 1.22.2026
- 28-30 Wendell Street AHO PB Final Report

Cambridge Affordable Housing Trust

February 26, 2026

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:*	11	121 scattered site units purchased by first time buyers to-date. Trust approved expanded subsidy share in August 2023.	N/A	$34,200,000	1-br: 50% sale 2-br: 60% sale 3-br: 65% sale	several, including most recent: November 2024
2.	Homeownership Resale Program	CDD	*currently active units:*	24	Re-purchase, rehab and re-sale of affordable homeownership units to new homebuyers. Two units under agreement with a new buyer.	N/A	$13,000,000		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. Additonal public meetings will be scheduled but have been on hold while the litigation has been underway. The litigation has been settled. Planning for next steps underway.	TBD	TBD	TBD	N/A
4.	2072 Mass. Ave.	Capstone Hope	73		Capstone/Hope purchased site in April 2018 and initially sought a comprehensive permit for an affordable housing development but withdrew their request at the September 2021 BZA hearing; they remain commited to creating affordable housing at this site and are proceeding under the AHO. AHO community meetings held on 10/9/24, 10/30/24 (repeat of first meeting), and 5/29/25. First Planning Board Advisory Design Consultation held on 10/7/25. The second Planning Board Advisory Design Consultation is scheduled for 3/3/26. A request for additional Trust funding for construction will be brought to an upcoming meeting	TBD	$5,071,000	TBD	February 2018 and June 2021
5.	52 New Street	JAS	106		JAS purchased the site in early 2020 and completed the AHO process in early 2022. Construction began in December 2023 and is underway. JAS received more than 2,000 applications and is in the process of selecting residents. Targeting completion for spring 2026.	$90,359,816	$18,025,390	$170,051	October 2019, June 2021, and January 2022
6.	Broadway Park (240 Broadway)	JAS	16		In March 2021, the Trust approved funding to create 15 affordable homewnership units at this JAS-owned site. JAS began a community process with the intention of seeking a comprehensive permit for the homeownership plan but put the project on pause and is now planning to develop the site as rental housing in conjunction with 37 Brookline Street. JAS has applied for state funds for the scattered-site Broadway Park/Brookline St development. AHO community meetings held on 7/24/25, 9/18/25 (repeat of first meeting), and 11/6/25. First Planning Board Advisory Design Consultation is scheduled for 3/10/26.	TBD	$3,600,000	$225,000	March 2021
7.	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. The CHA completed the AHO process in early 2022 and began construction of Phase 1 in early 2024 and began Phase 2 in August 2025.	$309,675,326	$43,611,615	$156,876	September 2021
8.	4 Mellen / 1627 Mass. Ave.	HRI	29		In January 2022, the Trust approved funding for the purchase of this property from Lesley University to create affordable housing. The Trust approved additional predevelopment funding in August 2022. HRI acquired the site in August 2022 and completed the AHO process in late 2023. State funding approved June 2024. HRI closed on construction on 5/16/25. Groundbreaking held on 6/17/25. Construction underway.	$33,034,091	$10,425,000	$359,483	Janaury 2022, August 2022, and January 2024
9.	35 Cherry Street	JAS		10	In March 2022, City Council approved the disposition of this property to the Trust for creation of affordable homeownership housing. Transfer from MIT complete. After RFP, Just A Start selected as developer in October 2023. In the June 2025 meeting, Trust approved construction and permanent financing. All financing closed 12/10/2025. Site work has begun; building permit was issued.	$8,352,000	$7,734,000	$773,400 ($475,200 permanent)	March 2022, May 2024, June 2025

10.	49 Sixth Street	POAH	46		In October 2022, the Trust approved funding to assist in the conversion of a portion of the Sacred Heart church property to affordable housing. POAH has completed the AHO process. POAH is assembling remaining financing in advance of beginning construction in 2024. Increase of Trust funds request approved 3/6/24; increase of Trust funds approved at 8/1/24 meeting. POAH closed on construction on 6/16/25. Construction underway.	$44,050,313	$11,250,000	$244,565	October 2022, March 2024, and August 2024
11.	37 Brookline Street	JAS	13		JAS acquired the site in July 2023 and held a meet and greet meeting on 4/25/24. AHO community meetings held 7/10/24 and 9/11/24. Design work is underway.	TBD	$2,064,000	TBD	March 2023
12.	650 Concord Ave	Neville Communities Inc (NCI)	71		In May 2023, the Trust approved funding to assist with capital repairs at Neville Place, the affordable assisted living portion of its campus. Increase of Trust funds request approved 3/28/24. Neville closed on the refinancing of their existing mortgage and Trust funding in February 2025. The initial capital repairs underway include the replacement of the roof and the replacement of immediate building system components, including two HVAC chillers. Initial work complete.	$5,670,500	$5,670,500	$79,866	May 2023 and March 2024
13.	28-30 Wendell Street	HRI	95		HRI purchased 30 Wendell Street from Lesley University on 11/30/23 and purchased 28 Wendell from Lesley on 6/7/24. An inital AHO meeting for the 30 Wendell site was held 2/14/24. HRI restarted the process with AHO community meetings for the combined sites held 6/20/24, 11/14/24, and 3/6/25. Planning Board Advisory Design Consultations held on 8/5/25 and 11/18/25.	TBD	$17,457,000	TBD	August 2023, March 2024, and February 2025
14.	87-101 Blanchard Rd	B'nai B'rith	110		In March 2024, the Trust approved $18,169,120 in funding to BBH for the new construction of 110 affordable rental units for seniors. BBH completed the AHO process on 6/18/24. State funding awarded in February 2025. Beginning to prepare for a 2026 construction closing.	TBD	$18,169,120	$165,174	August 2023 and March 2024
15.	Print Shop Condominiums	Print Shop Condominiums		24	In October 2023, the Trust approved up to $3,000,000 approved to assist this all-affordable condominium building with building envelope repairs starting with the reaplcement of the roof. First phase of loan (up to $820,000) closed 11/21/24. Roof replacement complete. Predevelopment work for second phase is ongoing.	TBD	$3,000,000	TBD	October 2023
16.	102 Sherman St/Walden Square Apartments II	Winn	95		Trust approved funding for the construction of two new buildings containing 95 affordable rental units on a portion of the existing Walden Sq I site; Winn completed the AHO community process in Fall 2023 and presented the proposed to the Planning Board at the two Advisory Design Consultations on 3/12/24 and 7/2/24. Planning Board final design report issued on 8/1/2024 and accepted by Trust on 10/24/24. State funding award in July 2025. Beginning to prepare for a 2026 construction closing.	$80,413,447	$18,750,000	$197,368	June 2024
17.	Rindge Commons South	JAS	77		JAS will be seeking the remaining financing needed to begin construction on the second phase of their two-phase Rindge Commons development which received a comprehensive permit in August 2020. The Trust approved funding of $9,051,615 for the second phase, Rindge Commons South, at its September 2024 meeting.	TBD	$9,051,615	$117,553	September 2024
18.	1826 & 1840 Massachusetts Avenue	JAS	TBD		Trust approved funding for JAS to purchase two parking lots from Lesley University to develop into new affordable housing, as well as some predevelopment funding. Properties were acquired 11/26/24.	TBD	$10,900,000	TBD	September 2024
19.	1, 3, 5 Frost Street & 20, 22, 28 Roseland Street/ Frost Terrace II	Capstone Hope Zahler	TBD		Trust approved funding for the development team behind Frost Terrace I Apartments to purchase six sites in Porter Square to develop a second affordable housing development, Frost Terrace II Apartments, as well as some predevelopment funding. Properties were acquired 12/13/24.	TBD	$19,839,500	TBD	September 2024
20.	12-14 Laurel Street	JAS		4	Trust approved funding to assist with predevelopment activites related to the development of 12-14 Laurel Street. First AHO meeting held on 9/11/25. Predevelopment funding closed 1/12/26.	TBD	$125,000	$31,250	June 2025

21.	31-37 Mellen Street	CHA	TBD		Trust approved funding to assist with acquisition of 31-37 Mellen Street. Properties were acquired on 12/31/25.	TBD	$9,800,000	TBD	September 2025
21.	Corcoran Park - Phase 1	CHA	67		Trust approved funding to assist with the construction of 67 rental units in this first phase. The CHA held AHO community meetings on 2/13/25 and 10/9/25. The first Planning Board Advisory Design Consultation was held on 12/16/25. The second Planning Board Advisory Design Consultation is scheduled for 3/10/26.	TBD	$14,405,000	$215,000	September 2025
22.	(confidential until purchased)	CHA	TBD		Trust approved funding to assist with acquisition of new site.	TBD			December 2025
22.	(confidential until purchased)	CHA	TBD		Trust approved funding to assist with acquisition of new site.	TBD			December 2025
23.	(confidential until purchased)	CHA	TBD		Trust approved funding to assist with acquisition of new site.	TBD			January 2026
			1,149		**Total Units**				

Cambridge Affordable Housing Trust

Status of Active 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 Advisory Design Consultations held on 10/26/21 and 1/4/22. Final Planning Board report issued 1/20/22 and was transmitted to the Trust on 1/27/22.	106		AHO Process 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 Advisory Design Consulations held 11/9/21 and 2/15/22. Final Planning Board report issued 3/9/22 and transmitted to the Trust on 3/24/22.	278		AHO Process 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 meetings held 2/23/22, 8/29/23 (rescheduled from 8/1/23) and 9/14/23. Planning Board Advisory Design Consultations held 3/12/24 and 7/2/24. Final Planning Board report issued 7/24/23 transmitted to the Trust on 8/1/24.	95		AHO Process Complete; see above
4.	49 6th Street	POAH & Urban Spaces	AHO Community meetings held on 7/27/21 and 11/3/21. Planning Board Advisory Design Consultations held 4/5/22 and 6/28/22. Planning Board report issued 7/14/22 and transmitted to the Trust on 8/4/2022.	46		AHO Process Complete; see above
6.	1627 Mass. Ave./4 Mellen	Homeowner's Rehab Inc	AHO community meetings held 9/15/22 and 3/15/23. Planning Board Advisory Design Consultations held 7/18/23 and 12/5/23. Final Planning Board report issued 12/20/23 and transmitted to the Trust on 1/25/2024.	29		AHO Process Complete; see above
7.	87-101 Blanchard Road	B'nai Brith Housing	AHO community meetings held 10/4/23 and 11/10/23. Planning Board Advisory Design Consultations held 1/23/24 and 6/4/24. Final Planning Board report issued 6/18/24 and transmitted to the Trust on 6/27/24.	110		AHO Process Complete; see above
8.	28-30 Wendell Street	Homeowner's Rehab Inc	First AHO community meeting held 2/14/24. HRI restarted the AHO community meeting to include 28 Wendell Street. AHO community meetings for combined sites held 6/20/24, 11/14/24, and 3/6/25. Planning Board Advisory Design Consultations held on 8/5/25 and 11/18/25. Final Planning Board report issued 12/11/25 and transmitted to the Trust on 1/22/26.	95		AHO Process Complete; see above
9.	35 Cherry Street	Just-A-Start Corporation	AHO community meetings held 5/15/24, 6/26/24, and 8/21/24.		10	AHO Process Complete; see above
10.	37 Brookline Street	Just-A-Start Corporation	AHO community meetings held 7/24/24 and 9/11/24.	13		AHO Process Complete; see above

11.	2072 Massachusetts Avenue	Capstone Communities	AHO community meetings held on 10/9/24, 10/30/24 (repeat of first meeting), and 5/29/25. First Planning Board Advisory Design Consultation held on 10/7/25. Second Planning Board Advisory Design Consultation scheduled for 3/3/26.	73		Design Consultation Underway
12.	Corcoran Park	Cambridge Housing Authority	AHO community meetings held on 2/13/25 and 10/9/25. First Planning Board Advisory Design Consultation held on 12/16/25. Second Planning Board Advisory Design Consultation scheduled for 3/10/26.	TBD		AHO community meetings underway
13.	71 Cherry Street	Cambridge Redevelopment Authority	First AHO community meeting held on 2/19/25.	TBD		AHO community meetings underway
14.	Broadway Park	Just-A-Start Corporation	AHO community meetings held on 7/24/25 and 11/6/25. First Planing Board Advisory Design Consultation scheduled for 3/10/26.	16		AHO community meetings underway
15.	12-14 Laurel Street	Just-A-Start Corporation	First AHO community meeting held on 9/11/25.	4		AHO community meetings underway
				875		**Total Units**

Status of Active Inclusionary Housing Developments

	Approved Active Projects	Developer	Status	Rental Units	Ownership Units	Applicable zoning
1.	40 Thorndike Street, Court House	Leggat/McCall	Covenant recorded 7/23/21. Building permit issued 3/2/21. Tenant selection underway.	48		All units are affordable
2.	121 Broadway	Boston Properties (BXP)	Covenant recorded 12/28/23. Building permit issued 3/21/24. Under construction.	102		MXD zoning - 20% Inclusionary + 5% Middle-Income
3.	8 Winter Street	S. Jafry	Covenant recorded 7/18/2024. Building permit issued. New ownership; reviewing application to amend building permit.	3		Revised ordinance at 20% of requirement.
			Under Development:	**153**	**0**	
			Completed Units:	**1,231**	**215**	
			All Units:	**1,384**	**215**	
				1,599		

	Active Pipeline Projects	Developer	Status	Rental Units	Ownership Units	Applicable zoning
1.	75 First Street	Urban Spaces	IHP plan approved; preparing AHC	16		Revised ordinance at 20% of requirement.
Current subsidy amount needed to create Affordable Dwelling Unit Net Floor Area for Inclusionary Housing not created pursuant to Section 11.203.3 (i):				$534 / per square foot		last update: 1/23/2025

Incentive Zoning Contributions - FY2026

	Development	Contribution Amount	Rate	
1.	3 Alewife Park	$216,710	$ 33.34	balance after exempted GFA
		$216,710	**Total FY2026**	
		$17,751,365	**Total FY2025**	
Current Incentive Zoning Housing Contribution Rate pursuant to Section 11.202 (b):		$36.36 / per square foot		last update: 5/2/2025

MEMORANDUM

To:	**Cambridge Affordable Housing Trust**
From:	**Cassie Arnaud, Senior Manager of Housing Development**
	Christine Yu, Associate Housing Planner
Date:	**February 26, 2026**
Re:	**28-30 Wendell Street – Construction Funding Request**

Homeowner's Rehab, Inc. (HRI) is requesting up to $13,000,000 in Trust financing to assist with their plans to construct 95 affordable rental units at 28-30 Wendell Street in the Baldwin neighborhood. The Trust has already provided $15,900,000 to acquire both sites and $1,457,000 in predevelopment funds. This additional request would bring the total Trust funding for this project to $30,357,000 (or approximately $320,000 per unit).

BACKGROUND:

The development of 28-30 Wendell Street involves the new construction of an eight-story building, with six-stories at the two front corners, under the provisions of the Affordable Housing Overlay (AHO). The 30 Wendell Street site presently is a tennis court and was purchased in November 2023. The 28 Wendell Street site currently contains a former dormitory and a vacant residential building and was acquired in June 2024.

As discussed at the Trust's February 2025 meeting, HRI plans to include a senior component at this development, whereby 40 of the units will be set aside for seniors and the remaining 55 units will be family-housing. Staff are also discussing with HRI the possibility of including up to four Permanent Supportive Housing (PSH) units within the senior component.

HRI's plan for an intergenerational program will both help address a need for this type of housing and will also improve the financing plan as the inclusion of one-bedroom units for seniors would enable them to access a greater amount of tax credit equity through a twinned 4% and 9% transaction. This approach will also allow them to increase the number of project-based vouchers (PBVs) and will also lower the total development cost (TDC) per unit because of the significant number of one-bedroom units.

The total unit mix will include 44 one-bedrooms, 25 two-bedrooms, and 26 three-bedrooms units. All units will be restricted to households making at or below 80% Area

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Median Income (AMI), with at least thirty-two units being more deeply affordable as they will be supported by PBVs.

The current anticipated affordability mix is as follows:

Unit Mix	**1 BR**	**2 BR**	**3 BR**	**Total**
30% AMI	16	6	10	32
60% AMI	26	11	9	46
80% AMI	2	8	7	17
Total	**44**	**25**	**26**	**95**

The development plan includes a range of amenities, including common rooms, resident services office, a sunroom, a private residential courtyard, and an on-site property management office. The development plan also contains what HRI is referring to as a "Hub" space, which will be an additional community space on the first floor for community events and workshops that will be accessible to the 28-30 Wendell Street residents and residents of other HRI buildings in the neighborhood. HRI is proposing that the cost to build this space will be paid by non-housing sources and is carrying fundraising money in the budget. The building will be staffed with a community engagement coordinator, as well as a part-time resident service coordinator who specializes in assisting older adults. The project is expected to meet Passive House and Enterprise Green Communities standards.

PROPOSED BUDGET AND FUNDING REQUEST:

The total development cost (TDC) is currently estimated at $94,605,025 ($995,842 per unit; $555,790 per bedroom). Hard costs, including a 5% contingency, are budgeted at $491 per square foot. Soft costs are estimated at $162,000 per unit. Included in the TDC is almost $1.2 million, or $12,415 per unit, in operating reserves, which reflects what has become a standard tax credit investor requirement of reserves equal to six months of operating expenses and debt service. Staff are interested in exploring whether there are alternatives to capitalizing this reserve upfront, including the possible idea of having the Trust hold these funds as a line of credit to be disbursed if needed and to be recaptured by the Trust if and when the reserve is no longer necessary.

In addition to the $30,357,000 in Trust funding, the project will be funded with approximately $14.7 million in permanent debt, $20.5 million in federal 4% tax credit equity, $8.7 million in federal 9% tax credit equity, $10.7 million in state low-income housing tax credit, $8.2 million in EOHLC soft funding, $1.5 million in deferred developer fee, $381,250 in energy rebates, and $448,905 in fundraising for the Hub. While the building will be constructed as one project, HRI is financially structuring it as a twinned 9% and 4% tax credit transaction to maximize the amount of tax credits and to access a greater number of PBVs.

The following table provides a summary of HRI's proposed development budget for 28-30 Wendell compared to other recent projects of roughly similar scale:

PROJECT NAME:	28-30 Wendell Street	52 New Street	4 Mellen / 1627 Mass	49 6th Street	JP Federal - All Phases	87-101 Blanchard
Budget Type + Date	*Proposed Constr- February 2026*	*Construction - January 2024*	*Construction - June 2025*	*Construction - June 2025*	*Construction - August 2025*	*Draft Constr - January 2026*
Total Units	95	106	29	46	278	110
TDC/unit	995,842	852,451	1,110,401	957,616	1,112,223	683,982
TDC/unit w/o acq	827,421	764,715	862,125	902,826	1,102,896	561,080
CAHT/unit	319,547	170,051	359,483	244,565	156,876	165,174
Total Bedrooms	172	212	55	91	666	110
TDC/bedroom	550,029	426,226	585,484	484,069	464,261	683,982
CAHT/bedroom	176,494	85,025	189,545	123,626	65,483	165,174

USES:						
Acquisition	16,000,000	9,300,000	7,200,000	2,520,325	2,592,900	9,350,000
Total Hard Costs	54,487,085	56,819,783	16,749,173	30,189,496	246,634,528	44,794,596
Total Soft Costs	15,355,639	15,696,485	5,321,628	8,195,097	51,132,016	14,169,185
Fee/OH + Reserves	8,762,301	8,543,548	2,930,830	3,145,395	8,838,600	6,924,208
TOTAL USES (TDC):	94,605,025	90,359,816	32,201,631	44,050,313	309,198,044	75,237,989

SOURCES:						
City/CAHT	30,357,000	18,025,390	10,425,000	11,250,000	43,611,615	18,169,120
Debt	14,690,000	15,417,500	4,970,000	6,646,012	79,533,000	6,150,000
EOHLC/State Soft	7,235,000	6,750,000	4,100,000	2,469,000	8,410,000	8,000,000
Tax Credit Equity	39,902,164	43,045,463	11,487,021	15,219,478	121,179,902	35,622,742
Def Fee/Eq	1,516,553	4,408,380	392,070	200,000	54,056,503	249,126
Other Sources	904,308	2,713,082	827,540	8,265,822	2,407,024	7,047,000
TOTAL SOURCES:	94,605,025	90,359,815	32,201,631	44,050,312	309,198,044	75,237,988

The table includes sources and uses information, as well as comparisons by unit and by bedroom to compare budgets of current developments with varying unit mix sizes. Staff have found it useful to look at costs per bedroom as we are now seeing some developments with many one-bedroom units which result in a larger range of costs per-unit. Reviewing costs per-bedroom is another helpful comparison. For instance, while the TDC per unit for B'nai B'rith's senior development at 87-101 Blanchard Road is expected to be only $683,982 per unit, lower than all of the other projects in the table, its TDC per bedroom is also $683,982 (as all of the units are one-bedroom apartments for seniors) which is highest is the group. In the case of HRI's 28-30 Wendell, the TDC/unit is in the middle of the group but when acquisition is removed, the Wendell TDC is among the lowest at $827,421 per unit. Unsurprisingly, on a per bedroom basis, the TDC at 28-30 Wendell where half of the development is one-bedroom senior housing, is higher ($550,029 per bedroom) than the per bedroom costs of the family-housing developments in the group but lower than the per bedroom costs of the fully senior-housing development.

Staff will continue to work with HRI on refining these numbers as they move towards a construction closing, including seeking ways to further reduce costs and subsidy needs where possible.

NEXT STEPS:

HRI completed the AHO community process in March 2025 and the Planning Board Advisory Design Consultations in November 2025. They are applying to the Executive Office of Housing and Livable Communities for state funding in the Winter 2026 round. HRI is hoping to have all required financing secured in time to begin construction in Summer 2027 with initial occupancy in early 2029.

RECOMMENDATION:

Housing staff recommends that the Trust approve HRI's request for up to $13,000,000 in new Trust permanent financing, as described in more detail above, to support the construction of 28-30 Wendell Street, and that the existing $17,357,000 in short-term financing, which has been already committed for acquisition and predevelopment, be combined with the new permanent financing as a single permanent loan commitment of $30,357,000.

In preparing this request and recommendation, Housing Staff reviewed CHA's request with Raffi Freeman, Susan Schlesinger, Alyson Stein, and Jim Stockard, who agreed with Staff's recommendation to bring this request to the Trust for discussion.

At or prior to loan closing, the funding should be made contingent on the following Trust terms and conditions including, but not limited to, the following:

1. Staff approval of final design and development plan;
2. Staff approval of final development and operating budgets, including twenty (20) year operating proforma;
3. Firm written commitments from all funding sources, sufficient to complete transaction;
4. Environmental assessment and/or remediation plan;
5. Staff approval of tenant selection and marketing plan, which shall be consistent with the City's marketing preferences including but not limited to maximum preferences for Cambridge residents; the tenant selection plan will also include the City's demographics reporting requirements, as requested and in a form acceptable to Staff;
6. Staff approval of construction plans and specifications;
7. Submission of final construction bid and trade items from general contractor along with construction contract Borrower has entered into with contractor;
8. Zoning approval and permitting necessary to project;
9. The Trust's review and consideration of Planning Board final AHO advisory design review report and any responses from HRI pursuant to the advisory design review;

10. Standard Trust terms and conditions, including:
    - All affordable units shall be subject to the Trust's affordable housing covenant to be signed at or prior to loan closing;
    - The term of the affordable housing covenant shall be the longest period allowable by law, or fifty (50) years or one year longer than the longest restriction on the property now or in the future, as approved by Staff;
    - All units shall be restricted to households earning at or below 80% AMI, as defined in the affordable housing covenant;
    - The loan shall be secured as a shared second mortgage loan of up to $30,357,000, subordinate only to private first mortgage financing on terms acceptable to Staff;
    - The loan shall have an interest rate of 3% compounding annually, or such other rate approved by Staff;
    - The term of the loan shall be fifty (50) years;
    - The loan shall be subject to a penalty rate of 8% compounding annually; applicable upon violation of the affordability housing covenant;
    - Execution of all loan documents, including but not limited to the Loan and Security Agreement;
    - 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;
    - The loan shall provide for repayment of principal and interest from 50% of net cash flow from the development, or through other means, or other terms acceptable to Staff;
    - Loan shall be non-recourse; and,
    - Any reductions in project costs or increases in non-Trust funding sources shall be used to reduce the amount of the Trust commitment.

During the construction period, the Borrower shall comply with the following requirements:

- Notify Lender's Construction Manager of all construction meetings and copy on meeting minutes;
- Copy Lender on all change orders;
- Copy Lender on all funding requisitions to other sources; and,
- Submit requisitions in form acceptable to Lender.

Following lease-up, the Borrower shall comply with the following requirements:

- Provide required demographic information per approved tenant selection plan; and,
- Project's as-built and operating budget; and,
- Provide data on the project's operating costs, upon request, in format acceptable to Housing Staff.