

**Affordable Housing Trust**

May 28, 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. Vail Court (139 Bishop Allen Drive): update on the May 20, 2026 Vail Court community meeting and discussion of next steps with the process to create affordable housing at this City-owned property;
4. 240 Broadway (Broadway Park): update on Just A Start's responses to comments made by the Planning Board in its Final Report of Affordable Housing Overlay (AHO) Design Consultation;
5. Request for Annual Appropriations for FY2027: the Housing Department is requesting \$610,115 to support non-profit housing providers' affordable housing preservation and development programs; Housing Department staffing and program operations in FY2027;
6. Request for Funding for Inclusionary Housing 'Fractional Unit' Floor Area: the Housing Department is requesting \$10,000 to fund floor area in inclusionary housing units expected to exceed the 20% of floor area required by the Zoning Ordinance at 75 First Street and 34 Wendell Street;
7. 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.

CAMBRIDGE AFFORDABLE HOUSING TRUST
MEETING MINUTES

April 30, 2026 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, Elaine Thorne

Trustees Absent: Raffi Freeman, Krissandra Robinson, Alyson Stein, Susan Schlesinger

Staff Present: Chris Cotter, Director of Housing; 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: Edward Henley, Sue Reinert, Yolanda Gilibert, Alicia Desravines, Luke Smith

The meeting was called to order at 4:02 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 noted that there will be no public comment. He then confirmed via roll call that each remote participant could hear the meeting and was audible to others.

Prior to the start of the meeting, Mr. Cotter noted that the Trust received three public comments which were shared in the Trust materials.

MEETING MINUTES

Upon a motion moved, seconded, and approved by roll call of five in favor and four absent (Mr. Freeman, Ms. Robinson, Ms. Schlesinger, and Ms. Stein), it was voted to approve the minutes for the meeting of March 26, 2026.

HOUSING DEPARTMENT UPDATE

HomeBridge Program: There are currently 15 approved buyers actively looking for a home to purchase. There are three units under agreement. Staff are also preparing additional materials to share in response to the March discussion of HomeBridge policy changes.

Resale Pool: There are currently 23 resale units underway and three sales in process.

Vail Court: A community meeting regarding the future redevelopment of Vail Court is scheduled for May 20 at 6 p.m. via Zoom.

52 New Street: The construction of 52 New Street is complete. Residents are expected to begin move in next month. Just A Start (JAS) is conducting a second lottery for the remaining one- and two-bedroom units. Applications are due on May 20, 2026 at 3 p.m.

87-101 Blanchard Road: Construction closing is underway.

16-28 Porter Street: With financial assistance from the Trust, the Cambridge Housing Authority (CHA) completed the acquisition of 16-28 Porter Street on April 15, 2026.

350 Rindge Avenue: Boston Communities is proposing the development of approximately 92 affordable rental units at 350 Rindge Avenue. The development team consists of experienced affordable housing developers, including Matt Robayna who worked on Walden Square II. They will be requesting funding from the Trust. Community meetings are set to begin soon. Ms. Thorne informed the Trust that she received a call from a concerned resident regarding the development of 350 Rindge Avenue, specifically around parking and the baseball field.

OTHER UPDATES

City Budget Funding: Budget conversations are underway. The Trust funding budget will be reduced by \$528,000, though the total Community Preservation Act (CPA) funds will increase by an estimated \$600,000. The Trust is expected to receive \$42.7 million from the City.

In response to a question regarding whether the Community Preservation Committee (CPC) could allocate less money towards affordable housing, Mr. Cotter responded that staff are hopeful that the CPC will continue to allocate the maximum percentage of 80% of CPA funds to affordable housing.

Chair Huang noted that the City's proposed budget is now published and that the City budgeted almost \$70 million in affordable housing and homelessness services. The two primary sources for the Trust's budget are the CPA funds and the general City revenue.

Mr. Cotter noted the interest of CPC Committee in meeting with the Trust and that staff would be looking for dates for this in the coming months.

Incentive Zoning: The Incentive Zoning study is underway. The Trust received a \$14 million incentive contribution in March 2026, which brings the total incentive contribution received this year to approximately \$15.5 million.

NEW BUSINESS

12-14 Laurel Street Construction Funding Request

Ms. Dolmatch presented a funding request from JAS for up to \$2,165,584 in construction and permanent financing to create four units of affordable ownership units at 12-14 Laurel Street, located in the Cambridgeport neighborhood. The property will be transferred to JAS, demolished, and rebuilt into affordable housing. JAS will be providing relocation resources to all the residents.

Under the provisions of the Affordable Housing Overlay (AHO), the project will create one fully accessible one-bedroom flat and three three-bedroom multi-floor units, all of which will be restricted to households making up to 80% Area Median Income (AMI). The one-bedroom unit will be owned by JAS and rented to one resident who is exercising his right to return once construction is complete. Once he no longer lives there, the unit will be resold through the City's Resale Pool. The three-bedroom units will be sold at approximately \$306,000 per unit to first-time homebuyers, though the sales amount will vary.

The total development cost (TDC) for the project is \$3,419,345, or \$854,836 per unit. Sources include Federal Home Loan Bank's (FHLB) Affordable Housing Program, construction financing from East Cambridge Savings Bank, and condo sales. The sales proceeds from the three-bedroom units and the rent from the one-bedroom unit will be used to repay the private bank construction loan and the Trust loan. If the Trust funding is approved, JAS expects to start construction in October 2026 and completion in early 2028.

In response to a question regarding why the real estate taxes and insurance premiums at 12-14 Laurel Street are higher than 35 Cherry Street, Ms. Dolmatch responded that the former currently has an existing building while the latter was a vacant lot. In response to a question regarding whether the Trust needs to vote on the funding request today in order for JAS to use the FHLB funds, Ms. Dolmatch answered that FHLB needs a municipal commitment in order to provide an extension to JAS. JAS would like to leverage the FHLB funds as it does not come with a lot of strings attached.

Chair Huang suggested that staff look into standardizing how development projects are compared to each other, such as on a per bedroom or a per square footage basis. He also mentioned that while there is a normal escalation in cost, it would be helpful seeing what the range is between different construction projects. Trustees expressed support for this project, especially as the construction period is shorter compared to other recent developments.

Upon a motion moved, seconded, and approved by roll call of five in favor and four absent (Mr. Freeman, Ms. Robinson, Ms. Schlesinger, and Ms. Stein), it was:

VOTED: to approve the request for up to \$2,165,584 in construction and permanent funding to create four homeownership units at 12-14 Laurel Street, as detailed in the memo provided.

37 Brookline Street and 240 Broadway (Broadway Park) Construction Funding Request

Ms. Arnaud presented a funding request from JAS for up to \$3,990,875 in construction and permanent funding to create 30 affordable rental units at 37 Brookline Street and 240 Broadway (also known as Broadway Park). The Trust has already provided \$1,811,111 to assist with the acquisition of 37 Brookline Street and predevelopment of both sites, so this funding request would bring the total Trust financing to \$5,801,986 or \$193,400 per unit.

Under the provisions of the AHO, JAS will be constructing 14 units at 37 Brookline Street and 16 units at Broadway Park. Out of the 30 total units, 23 units will be family sized. All units will be affordable to households earning at or below 60% AMI.

Broadway Park recently completed the Planning Board Advisory Design Review Consultation. The Planning Board offered several suggestions for design refinements which JAS is in the process of reviewing. Given the number of recommendations, Staff recommended that the Trust postpone its acceptance of the Planning Board report until JAS has reviewed the recommendations and prepared a response, similar to what was done for Walden Square II.

The TDC for the combined sites is budgeted at \$24.9 million, or \$831,109 per unit. Outside of the Trust funding, sources will include Community Development Block Grant (CDBG) funds from the City, Federal and State Low Income Housing Tax Credits (LIHTC), soft state funding, permanent debt, Mass Save funding, and deferred developer fees. Mr. Cotter noted that JAS has applied for state funding in this most recent funding round and is waiting to hear if they will get funding.

Ms. DeRosa commented that the Planning Board recommendations were thoughtful and comprehensive, though asked if we knew what the cost implications of design change could be. Ms. Arnaud responded that JAS is still exploring what impact any changes would have on their budget.

Upon a motion moved, seconded, and approved by roll call of five in favor and four absent (Mr. Freeman, Ms. Robinson, Ms. Schlesinger, and Ms. Stein), it was:

VOTED: to approve the request for up to \$3,990,875 in construction and permanent funding to create 30 affordable rental units at 37 Brookline Street and Broadway Park, as detailed in the memo provided.

240 Broadway (Broadway Park) AHO Planning Board Report

As noted in the previous topic, Mr. Cotter informed the Trust that JAS's Broadway Park development completed the AHO Planning Board Advisory Design Review process. The Planning Board issued its final AHO advisory design report on April 6, 2026 after its required advisory design consultation was held on March 10, 2026. This project was subject to one Planning Board Advisory Design Consultation.

Staff reported that JAS is in the process of reviewing the recommendations and will be preparing a response. Staff recommend that the Trust hold off on accepting the report until JAS has prepared their response to the Planning Board's comments so that staff can further update the Trust at an upcoming meeting.

Corcoran Park (Phase 1) AHO Planning Board Report

Ms. Arnaud informed the Trust that the CHA has completed the AHO advisory design review process for the first phase of its Corcoran Park redevelopment. The Planning Board issued its final AHO advisory design report on March 31, 2026, after the second of two required advisory design consultations was held on March 10, 2026.

The proposed design was favorably received by the Planning Board. The CHA was commended for their community engagement process and responsiveness to feedback. The Planning Board made recommendations for the development team to continue exploring, including refinement of rooflines and consideration of additional play areas.

The CHA applied for state funding and is waiting to hear if their request is accepted. Staff reported that the CHA is hoping to have all financing assembled by the end of the year so that they can begin construction.

Upon a motion moved, seconded, and approved by roll call of four in favor, one abstaining (Ms. DeRosa), and four absent (Mr. Freeman, Ms. Robinson, Ms. Schlesinger, and Ms. Stein), it was:

VOTED: to accept the Planning Board AHO Design Review Report for Corcoran Park (Phase 1).

2072 Massachusetts Avenue AHO Planning Board Report

Ms. Arnaud informed the Trust that Capstone Communities/Hope Real Estate Enterprises' has completed the AHO advisory design review process for their 2072 Massachusetts Avenue development. The Planning Board issued its final AHO advisory design report on

March 24, 2026 after the second of two required advisory design consultations was held on March 3, 2026.

The Board noted positive changes to the rooftop mechanical setbacks, façade articulation, and quality of interior spaces. They offered other recommendations, such as further refinement of the south facade, increased activation of the ground floor, and use of different color schemes. Staff are reviewing a funding request from the development team and are expected to bring this to an upcoming Trust meeting.

Upon a motion moved, seconded, and approved by roll call of five in favor and four absent (Mr. Freeman, Ms. Robinson, Ms. Schlesinger, and Ms. Stein), it was:

VOTED: to accept the Planning Board AHO Design Review Report for 2072 Massachusetts Avenue.

Prior to adjourning the meeting, Mr. Stockard informed the Trust that he is participating as a panelist for an event for Governor Healy's Accessory Dwelling Unit (ADU) campaign. The results of the competition will be released on May 1st.

ADJOURNMENT

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

The meeting adjourned at 5:07 p.m.

The next meeting is scheduled for May 28, 2026 at 4:00 p.m.

Meeting Materials:

- Agenda
- Minutes from the Trust's March 26, 2026 meeting
- Project Update
- 12-14 Laurel St – Funding Request 4.30.2026
- 37 Brookline + Broadway Park – Funding Request 4.30.2026
- 240 Broadway AHO PB Report – HD Memo 4.30.2026
- 240 Broadway Planning Board AHO Report 2026.04.06
- Corcoran Park Phase I – AHO PB Report – HD Memo 4.30.2026

- Corcoran Park Phase I Planning Board AHO Report 2026.03.31
- 2072 Mass Ave – AHO PB Report – HD Memo 4.30.2026
- 2072 Mass Ave Planning Board AHO Report 2026.03.24

Cambridge Affordable Housing Trust

May 28, 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	Housing Dept.	<i>currently approved buyers:</i>	17	123 scattered site units purchased by first time buyers to-date. Trust approved expanded subsidy share in August 2023. Four units under agreement.	N/A	\$44,200,000	1-br: 50% sale 2-br: 60% sale 3-br: 65% sale	several, including most recent: March 2026
2.	Homeownership Resale Program	Housing Dept.	<i>currently active units:</i>	23	Re-purchase, rehab and re-sale of affordable homeownership units to new homebuyers. Two units under agreement with a new buyer.	N/A	\$16,000,000		several, including most recent: March 2026
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 but that process was put on hold while the litigation was pending. Now that the litigation has been settled, planning for next steps underway. Commuinity meeting held on 5/20/26.	TBD	TBD	TBD	N/A
4.	2072 Mass. Ave.	Capstone Hope	74		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 committed 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. Planning Board Advisory Design Consultations held on 10/7/25 and 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. Lease-up to begin.	\$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 homeownership units at this JAS-owned site. JAS began a community process but put the FTHB 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. Planning Board Advisory Design Consultation held on 3/10/26.	TBD	\$2,394,400	\$149,650	May 2021 and April 2026
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. Construction on schedule to completed in phases starting this summer.	\$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. Construction underway.	\$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. Community meeting to update abutters on new design held on 4/16/26.	TBD	\$3,407,586	\$262,122	March 2023 and April 2026
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 initial 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. Trust approved funding for construction at its February 2026 meeting; HRI seeking to secure remaining financing needed to begin construction.	TBD	\$30,357,000	TBD	August 2023, March 2024, and February 2025, February 2026
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. Construction closing happened in May 2026 and construction beginning.	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 to assist this all-affordable condominium building with building envelope repairs starting with the replacement 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 activities related to the development of 12-14 Laurel Street. Predevelopment funding closed 1/12/26. Construction and permanent financing committed April 2026.	TBD	\$2,290,584	\$572,646	June 2025 and April 2026
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. Planning Board Advisory Design Consultations held on 12/16/25 and 3/10/26.	TBD	\$14,405,000	\$215,000	September 2025
22.	1648 & 1654 Massachusetts Avenue	CHA	TBD		Trust approved funding to assist with acquisition of new site. Properties were acquired on 5/14/2026.	TBD	\$18,565,000	TBD	December 2025
22.	(confidential until purchased)	CHA	TBD		Trust approved funding to assist with acquisition of new site.	TBD			December 2025
23.	16-28 Porter Street	CHA	TBD		Trust approved funding to assist with acquisition of 31-37 Mellen Street. Properties were acquired on 4/15/2026.	TBD	\$6,000,000	TBD	January 2026
24.	(confidential until purchased)	HRI	TBD		Trust approved funding to assist with acquisition of new site.	TBD			February 2026
			1,155	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 Consultations 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. Planning Board Advisory Design Consultations held on 10/7/25 and 3/3/26. Final Planning Board report issued 3/24/26 and transmitted to the Trust on 4/30/26.	74		AHO Process Complete; see above

12.	Corcoran Park - Phase 1	Cambridge Housing Authority	AHO community meetings held on 2/13/25 and 10/9/25. Planning Board Advisory Design Consultations held on 12/16/25 and 3/10/26. Final Planning Board report issued 3/31/26 and transmitted to the Trust on 4/30/26.	67		AHO Process Complete; see above
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 and only Planing Board Advisory Design Consultation held on 3/10/26. Final Planning Board report issued 4/6/26 and transmitted to the Trust on 4/30/26.	16		AHO Process Complete; see above
15.	12-14 Laurel Street	Just-A-Start Corporation	First AHO community meeting held on 9/11/25.		4	AHO community meetings underway
16.	336-350 Rindge Avenue	Boston Communities and Affordable Housing & Services Collaborative (AHSC)	First AHO community meeting scheduled for 6/3/26.	92		AHO community meetings underway
				1,035		Total Units

Status of Active Inclusionary Housing Developments

	Approved Active Projects	Developer	Status	Rental Units	Ownership Units	Applicable zoning
#REF!	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
#REF!	8 Winter Street	S. Jafry	Covenant recorded 7/18/2024. Building permit issued. New ownership; reviewing application to amend building permit; under construction.	3		11.203 @ 20% of floor area

Under Development:

105

0

Completed Units:

1,279

215

All Units:

1,384

215

1,599

	Active Pipeline Projects	Developer	Status	Affordable Units	Market Units	Applicable zoning
1.	75 First Street	Urban Spaces	IHP plan approved; AHC recorded; building permit pending	16	90	11.203 @ 20% of floor area
2.	34 Wendell	ZRE	IHP plan approved; AHC recorded; building permit pending	8	43	11.203 @ 20% of floor area
3.	5 Craigie Circle	Rothman	IHP plan approved; AHC recorded; building permit pending	2	12	11.203 @ 20% of floor area
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
2.	125 Cambridge Park Drive	\$1,292,292	\$ 33.34	
3.	290 Binney	\$14,023,037	\$ 33.34	
		\$15,532,039	Total FY2026	
		\$17,751,365	Total FY2025	
Current Incentive Zoning Housing Contribution Rate pursuant to Section 11.202 (b):		\$37.72 / per square foot		last update: 4/1/2026



To: Cambridge Affordable Housing Trust
From: Cassie Arnaud, Senior Manager for Housing Development
Alexis Turgeon, Housing Development Planner
Date: May 28, 2026
Re: Update on Vail Court Community Meeting and Next Steps

On May 20, 2026, staff hosted a virtual public meeting to provide the community with updates and information related to the process to redevelop 139 Bishop Allen Drive, Vail Court, as affordable housing. This memo provides an overview of that meeting, comments we have received from the community to date, and suggestions for next steps as we begin the process of seeking and selecting a developer for the redevelopment of Vail Court as affordable housing.

Over 60 people attended the May 20 Vail Court community meeting and nearly 30 unique comments and questions were collected. A summary of comments received is provided below. A copy of the presentation is attached.

Presentation Overview

Staff led the presentation which began with an overview of the project site and its history, as well as an overview of the Cambridge Affordable Housing Trust and examples of recent Trust-funded projects. We included examples of new construction and rehabilitation projects of various scales that demonstrated the variety of housing types the Trust has supported including family rental and family homeownership, senior, and permanent supportive housing.

A portion of the presentation provided information on the Trust's planned use of a Request for Qualifications (RFQ) process to seek and select a developer for the site, as discussed at the Trust's March 2026 meeting. It was explained that the Trust would not be seeking actual design proposals as part of the selection process. Instead, the Trust would be using selection criteria to ensure that a capable and qualified developer is selected. The presentation included examples of the types of RFQ selection criteria which are expected to be included in the RFQ:

- Experience and capacity of the developer;
- Experience of the development team (e.g. architect, engineers, property management company);
- Developer's track record building, operating, and managing affordable housing;
- Developer's track record creating high quality affordable housing that is financially feasible, sustainable, and reflects good urban design;
- Capacity and experience working with the community during design, development and construction processes; and,

- Readiness of the developer and development team to advance this project in a timely manner.

The presentation also included a brief overview of the Affordable Housing Overlay and, given the interest we know exists regarding what can be built at Vail Court, an overview of what the AHO would allow to be built at the site. It was explained that the AHO zoning would allow a building as high as 12 stories, given the site's location in the Residential C-1 District and its status as AHO Corridor lot, but that allowable height is only one factor and there are other factors which will impact what the selected developer will propose to build including financial feasibility and design.

The second half of the meeting was structured as a listening session for meeting participants to share comments, questions, feedback and suggestions.

Summary of Community Feedback Received at the May 20, 2026 Community Meeting

Before opening the meeting up to public comments, staff explained that the Trust was seeking input and feedback on what should be included in the developer RFQ, such as suggestions on specific developer criteria and specific affordable housing needs which could be addressed by building new housing at Vail Court. Staff reiterated that the Trust was not seeking input on design considerations at this time as discussions regarding the design of the future development would happen after a qualified affordable housing developer is selected through the RFQ process.

While some participants chose to speak, most comments were received in writing through the Zoom interface. A variety of feedback was shared, including suggestions regarding the type of housing, design-related considerations, and input and questions regarding impacts on abutters during and after construction. We explained that comments would be shared with the Trust at its May meeting and that responses to questions which can be answered would be provided in a Frequently Asked Questions document to be created and maintained on the project webpage.

Housing needs and types of housing: Commenters suggested a variety of possible housing types for Vail Court including: housing for seniors, housing for persons with accessibility needs, housing for unhoused populations, housing for victims of domestic violence, and artist housing. A few specifics:

- One commenter suggested that the RFQ include a mandate that the developer work with local organizations that support unhoused populations and/or victims of domestic violence.
- Senior housing was suggested as a way to offer opportunities for senior homeowners with limited means to move out of their homes and free up existing housing stock.
- Another commenter noted a need for affordable and accessible housing options and suggested that the Trust should focus on creating more than the minimum number of accessible units required, including a fully visitable development.
- One commenter suggested that homeownership housing be considered.

Design considerations: Commenters provided a number of design comments to consider as the project progresses, as summarized here:

- Several attendees requested that the Trust and developer consider the impacts the development may have on abutters.
- Several attendees expressed concern that a building at the maximum height of twelve stories would impact the natural light in the nearby two-story homes and asked if shadow studies would be conducted. They also asked whether the Trust would commit to less than twelve stories and noted that anything above six stories would pose an issue for the immediate abutters.
- There was a recommendation that the units be of an appropriate, livable size and that some community space be incorporated.
- At least one participant noted that the design should include handicapped parking, parking for service providers, and pick-up and drop-off spaces.
- It was recommended that any building be set back from Saint Paul Street and Austin Park and that there be an open space buffer.
- One person hoped that the design would consider courtyards and asymmetrical spacing.
- It was noted that the placement of the building and the design should take wind into account to avoid the creation of a wind tunnel between the development and neighboring buildings.
- At least one participant urged the Trust to ensure that the community input process is not used to limit the amount of new housing created at the site.

RFQ selection process and criteria: Commenters shared a number of additional types of criteria to include in the RFQ:

- It was suggested that the RFQ should include criteria which would help ensure that the selected developer has experience with green building technologies.
- It was suggested that criteria should also be included that would help select a developer skilled in building in challenging spaces.
- It was suggested that the RFQ seek developers who are skilled at implementing construction management plans that minimize impact to neighbors.
- Another commenter suggested that the RFQ incorporate criteria beyond just a development team's experience and volume of projects, noting that the team should be willing to consider the context of the community instead of striving for the maximum building dimensions.

Questions: A number of questions were also received. Staff explained that questions shared during the meeting would be answered, to the extent possible, in a FAQ document to be created after the meeting. Questions included, in no apparent order:

- Whether initial ideas for the site would be requested as part of the RFQ process;
- Whether the City would take the adjacent parking lot to create a larger building footprint;
- How many units would be created at the site;

- What impact the new units could have on the nearby infrastructure, including to the electrical grid and water and sewer system;
- Whether geotechnical studies have been conducted to determine if the site can support a large building;
- There were questions regarding the impact of construction on close neighbors, and how damage to neighboring homes would be avoided and/or documented
- Whether the height would be determined by the developer, Trust or the community;
- How the housing created would be marketed, including eligibility criteria and a request to incorporate a Cambridge municipal workers preference;
- Whether the occupants of new housing would be short-term or long-term residents;
- Whether the selected developer would serve as a long-term owner of the property or if public ownership would be maintained in some capacity;
- Whether the developer, the City, or Trust would be responsible for the community feedback process during design development.

In addition to comments at the May public meeting, we received two comments and questions by email. To date, we have received an emailed request for additional accessible housing and an email sharing general support for new affordable housing at Vail Court. The general support email notes that additional units will help activate the streets and support the local businesses, and that parking should not be necessary given the proximity to public transit.

Next Steps

At the Trust's May meeting, it would be helpful to continue to discuss what criteria should be included in the RFQ. In addition to the suggestions outlined above, the following are some additional potential RFQ criteria to consider:

- Developer's track record permitting, financing and completing affordable housing;
- Developer's experience with new technologies and structural systems;
- Development team's experience working in Cambridge;

In addition to what selection and comparative criteria to include, it would also be useful to receive guidance from the Trust on other elements to include in the RFQ.

For instance, while we understand that the RFQ will not include specific design parameters, it would be helpful for the Trust to confirm what, if any, other parameters should be reflected in the RFQ. For instance, if there is a Trust preference for a certain type of housing program or building type, we can include criteria aimed at ensuring that the selected developer has skills and capacity to build that type of building to house that targeted population.

Update on Vail Court Community Meeting and Next Steps

May 28, 2026

Staff can begin to draft the RFQ based on the discussion and feedback received at the Trust's May meeting. If we begin to draft the RFQ at this time, we anticipate that the RFQ will be ready to be issued before the end of the year so that a developer can be selected in early 2027.

City of Cambridge
Housing Department

Vail Court, 139 Bishop Allen Drive
Community Update Meeting

May 20, 2026



Virtual Housekeeping



Use the **Raise Hand** function to speak during the community feedback portion of the presentation

If you are experiencing issues with sound or viewing the presentation, let the host know by using the **Chat**

Submit questions or comments to the panelists about the project through the **Q&A**



Chat



Raise hand



Q&A



Request captions



Settings

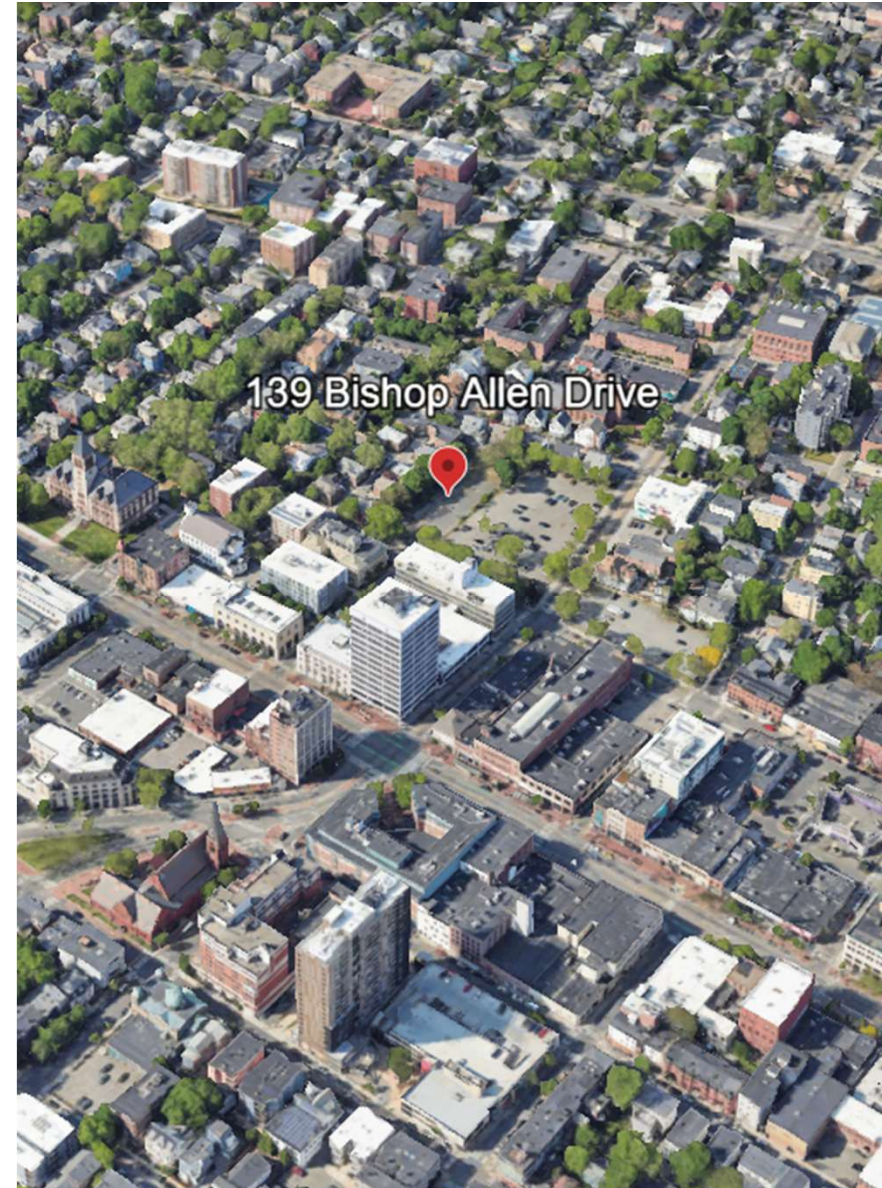


Leave

Purpose of the Meeting

- 1 Introduce the Vail Court project
- 2 Provide updates and next steps on the process to create affordable housing at the Vail Court site
- 3 Hear from the community to get input to assist the Cambridge Affordable Housing Trust in selecting a developer for this affordable development project

May 20, 2026



Meeting Agenda

- 1 Brief History & Introduction of Vail Court Site
- 2 About the Cambridge Affordable Housing Trust
- 3 About the Housing Department
- 4 Anticipated Development Process & Timeline
- 5 Community Feedback

Vail Court Site Information

Owner: City of Cambridge

Neighborhood: Mid Cambridge

Lot Size: 28,201 square feet

Existing Condition: Vacant Land

Future Use: 100% Affordable Housing

May 20, 2026



History of the Site

September 2016:	Site is acquired by the City.
June 2017:	City Council votes to transfer the site to the Cambridge Affordable Housing Trust for redevelopment as affordable housing.
Summer 2017:	City and Cambridge Affordable Housing Trust host public meetings about demolition and development planning process.
Fall 2017 – Summer 2025 :	Process is paused pending resolution of litigation related to the acquisition of the site. Buildings on the site are demolished in 2018.
Summer 2025:	Litigation is resolved. Planning for redevelopment can recommence.
Fall 2025 - Present:	Trust restarts its process to seek and select an affordable housing developer for Vail Court.



Site at acquisition in 2016



Site as of 2026

About the Cambridge Affordable Housing Trust

Established in 1989 by City Council

Mission to expand and protect affordable housing opportunities in Cambridge

Nine member Board, appointed and chaired by the City Manager

How the Trust helps address housing needs:

- Acts as a public lender; reviews requests + commits funding for creation of new affordable housing + preservation of existing housing
- Advises on City housing policy & program design
- First-time homebuyer assistance
- Guides the redevelopment of City-owned properties designated to become affordable housing



About the Cambridge Affordable Housing Trust

- Trust has funded multiple types of affordable housing but prioritizes affordable housing for **families**, as well as **service enriched housing**.
- Trust funding requires long-term affordability
- Trust expects its funds to be leveraged by other affordable housing funding sources

Since its inception, Trust has committed over **\$400 million** to assist in creating and preserving more than **4,200** affordable homes, both rental and homeownership units.



16-18 Wendell, 26 permanent supportive housing units for formerly homeless

About the Cambridge Affordable Housing Trust

Supports the **creation of new** affordable housing through:

- New construction
- Acquisition + conversion of market-rate multi-family to affordable use
- Adaptive reuse of non-residential structures
- Acquisition of condominiums by first-time homebuyers to expand affordable stock

Supports the **preservation of existing** affordable housing through:

- Housing with expiring use restrictions
- Housing in need of rehab or revitalization



78-80 Porter Rd, 26-unit formerly market-rate building converted to affordable

About the Housing Department

What we do: Housing Department coordinates efforts to meet the housing needs of low, moderate, and middle-income residents through administration of initiatives and programs which create, preserve and offer access to affordable housing, programs and services

How we do it:

- Staff and support the Cambridge Affordable Housing Trust
- Underwrite and present requests for funding to the Trust
- Partner with affordable housing developers and providers
- Manage affordable housing development and programs
- Oversee the use of City funds and Trust funds



Examples of Trust-Funded Projects



116 Norfolk Street:

Creation of 62 units of permanent supportive housing (PSH) through combination of new construction, historic preservation and reconfiguration of an existing affordable property



4 Mellen:

Creation of 29 new affordable apartments, mostly for families, through combination of new construction, historic preservation, and adaptive reuse



52 New Street:

Creation of 106 new affordable apartments, mostly for families, through new construction.



Fresh Pond Apartments:

Preservation of 504 existing affordable apartments which had been at risk due to expiring use restrictions.

Examples of Trust-Funded Projects



87-101 Blanchard Road:

Construction about to begin on the new construction of 110 affordable one-bedroom apartments for seniors



1791 Massachusetts Ave (Frost Terrace):

Completed in 2021, creation of 40 affordable apartments through combination of new construction, historic preservation, and adaptive reuse



Jefferson Park Federal

Construction is underway to create 278 new deeply affordable apartments through demolition + replacement of 175 former public housing units and increase of 103 new units



671-675 Concord Ave (Finch Cambridge):

Completed in 2020, creation of 98 affordable apartments through new construction

Affordable Housing Overlay (AHO)

- Adopted by City Council in 2020, amended in 2023 and 2025
- Helps affordable housing developers create new, 100% affordable housing more quickly, predictably, and efficiently
- AHO projects can move forward without discretionary permit approvals
- AHO requires an advisory design review process which includes opportunities for input from the community and the Planning Board to encourage good design and development outcomes



Rendering of 52 New Street, the first project permitted under the AHO

Affordable Housing Overlay (AHO)

The AHO helps affordable housing developers by:

- Streamlining the review process
- Allowing for incremental increases in density and height
- Relaxing other zoning requirements and dimensional standards

Housing created by the AHO must be fully affordable

Affordability is protected by permanent use restrictions

Residents of AHO housing must be income-eligible



Rendering of 2072 Massachusetts Avenue, recently approved under the AHO



Affordable Housing Overlay (AHO)

Vail Court Site Zoning:

Located in Residential C-1 District (but outside of Mass Ave Overlay District)

Considered an “AHO Corridor Lot” due to its location on Bishop Allen Drive

- This means that an AHO development at Vail Court would be allowed to be as tall as 12 stories
- This does not mean that an AHO development WILL be 12 stories
- Other requirements such as 30% open space and 5’ rear setbacks apply

Actual design and development plan will be determined by selected developer in conjunction with Trust, staff and community input and subject to Trust approval

Anticipated Process & Timeline

Spring/Summer 2026: Staff works with Trust to develop Request for Qualifications (RFQ) for development team

Fall 2026: Trust issues Request for Qualifications (RFQ)

Winter 2027: Trust selects a development team through RFQ process

2027 onward: Selected development team works with Trust, City and community on advancing design and development plans, moving the project forward through the Affordable Housing Overlay process, and assembling necessary funding to begin construction



Request for Qualifications (RFQ)

- The Trust has elected to use a “Request for Qualifications” process for the Vail Court site
- The RFQ process will enable the Trust to select a developer based on the developer’s capabilities, track record, and capacity
- The Trust will be determining what selection criteria to include in the RFQ in order to screen, rank and select a development team who will best meet the redevelopment expectations of the Trust, City and community for Vail Court



Active construction of Jefferson Park Federal



Request for Qualifications (RFQ) Process

Selection criteria which will be included:

- Experience of the developer and development team, for example architect, engineers, and property management company
- Successful track record building, operating, and managing affordable housing
- Evidence of team's history creating affordable housing that is high-quality, financially feasible, and reflects good urban design
- Capacity and readiness of the development team
- Demonstrated commitment to conducting effective community engagement and being responsive to feedback provided on development proposal during public processes
- Other criteria to include?

Community Feedback



The Housing Department and Trust are listening to comments on:

- Affordable housing needs in Cambridge
- How new housing at Vail Court could address those needs
- Considerations for the developer RFQ selection process

Press **Raise Hand** to get in line to speak

Press **Q&A** to provide written feedback to the panelists



May 20, 2026

CITY OF CAMBRIDGE | HOUSING DEPARTMENT

How to Stay Involved

- Information, news, and updates can be found on the project page at: www.cambridgema.gov/vailcourt
- Sign up to receive email updates by subscribing to the Vail Court mailing list
- Share comments, suggestions + questions by emailing: vailcourt@cambridgema.gov

The project will be discussed at the Trust meeting on May 28, 2026 at 4PM. To provide comments, email affordablehousingtrustcomment@cambridgema.gov

Following this meeting, staff will create a Frequently Asked Questions (FAQs) section on the project page

- will share answers to questions asked tonight
- will maintain + update FAQ throughout process



Scan this QR code with your phone camera to **visit the project** webpage and **sign up for the email contact list**



To: Cambridge Affordable Housing Trust
From: Cassie Arnaud, Senior Manager for Housing Development
Christine Yu, Associate Housing Development Planner
Date: May 28, 2026
Re: Follow-up on Planning Board Report of 240 Broadway (Broadway Park)

Housing Staff are sharing an update regarding Just A Start's (JAS) 240 Broadway (Broadway Park) Affordable Housing Overlay (AHO) project. At the Trust's April 2026 meeting, the Trust received a copy of the Planning Board's final report of AHO Advisory Design Review Consultation report for Broadway Park. The AHO requires that the results of the design review process be shared with the Affordable Housing Trust. The Broadway Park report included a number of recommendations for potential design refinements. Staff informed the Trust that JAS was reviewing the report and planned to submit a response to the Planning Board's recommendations. After discussion, the Trust decided to postpone its acceptance of the report pending the completion of JAS's review.

In response to this request, JAS has provided the enclosed materials, including a memo and supporting documentation, which provide an overview of the design changes they will be making to Broadway Park in response to the comments raised in the Planning Board's report.

BACKGROUND

JAS's proposal for Broadway Park consists of the new construction of a six-story building, consisting of a total of 16 affordable rental units. All units will be affordable to households earning at or below 60% of area median income (AMI), with some being deeply affordable at 30% AMI. JAS is pursuing the project under the AHO and completed the AHO process in April 2026, following their one and only presentation at the Planning Board for advisory design review.

The Trust approved funding for this development in conjunction with 37 Brookline Street, which did not need a Planning Board design. The Trust funding was made contingent on the Trust's receipt, review, and acceptance of the Planning Board's final advisory design consultation report for Broadway Park.

While the Planning Board expressed its support for creating affordable housing at this location, the Planning Board felt that the project could strongly benefit from continued design consultation with the Community Development Department (CDD) and other City staff regarding certain aspects of the proposed development, particularly around the building façade. The Planning Board's final

report contained a range of design comments and recommendations, which fell into three broad categories, summarized below.

DESIGN UPDATES

In the last month, JAS has worked to update and refine its plans for Broadway Park in response to the comments in the Planning Board report. After the Planning Board's final report was released in early April 2026, JAS met with City staff to discuss opportunities for design improvements and to review proposed updates which are summarized below and outlined in detail in the attached materials.

- The revised design was developed with input from Urban Design staff from CDD. JAS made specific changes to the sixth-floor façade to make it appear less “added on”, such as continuing the vertical panel bays from the previous floors and adding trims to the windows.
- While JAS made changes to the design on the ground floor, such as increasing the window sizes and floor height, they explained how flood resiliency and accessibility requirements prevent them from reconfiguring the ground floor space as suggested by the Planning Board. JAS will continue to explore potential artwork for the transformer door.
- Finally, in response to these recommendations, the updated design incorporates design colors and themes from surrounding buildings, such as the George Close building, that reflect a more “mature” scheme.

RECOMMENDATION

JAS has been successful in incorporating changes which address the bulk of the Planning Board's recommendations and will continue to explore additional refinements including color and detail of the façade. Housing Staff recommend that the Trust accept the Planning Board's final report of AHO Advisory Design Review Consultation for Broadway Park and confirm that this condition of the Trust's funding approval has been satisfied.



MEMO

To: Cassie Arnaud, Christine Yu, Community Development Department

From: Yolanda Gilibert, Just A Start

Date: May 14, 2026

Re: 240 Broadway- Project Updates from April 21, 2026 Meeting Design Consultation

We are providing an updated summary of the design team's responses to the Planning Board comments regarding the proposed project at 240 Broadway. We have continued working closely with the architect to refine the building design, strengthening the relationship to the context and improving the pedestrian experience at the ground level.

The revised design includes several updates intended to improve the overall coherence of the façade composition. The architect has continued refining the façade articulation and simplifying the tripartite approach. The sixth floor now continues the vertical panel language from the lower floors using smaller-scale elements.

The project team has also continued refining façade color options. The current palette reflects a more subtle and contextual approach intended to relate more closely to the surrounding brick and institutional buildings, while also responding to community feedback encouraging less vibrant colors.

At the ground level, we also focused on improving the pedestrian experience. Updates include larger storefront glazing at the main entry, increased transparency, and revised trellis and planting concepts to create a stronger connection to the street.

We also increased several window openings throughout with larger double-window configurations, taller ground-floor windows and smaller double-window groupings.

We are also studying the rear façade to better understand how it can create a stronger relationship to the park.

These proposed changes were reviewed with LD Russo—the contractor providing pricing for the project. These changes are estimated to increase costs by approximately \$65,000 for the larger windows and 1st floor storefront. One area of uncertainty: the larger window openings may affect the Passive House modeling, and may require additional insulation and design changes.



Finally, the project team will continue coordinating with the Department of Public Works and the general contractor to help protect existing street trees during construction.

Attachments:

Attachment A: Renderings (Updated)

Attachment B: Floor plan sketches

Attachment C: Planning Board comment tracker

Design Presented on April 21, 2026



NOTES

No.	REVISIONS/SUBMISSIONS	Date



DAVIS
SQUARE
ARCHITECTS

240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

PREVIOUS DESIGN PRESENTED IN
APRIL

Project

240 BROADWAY
CAMBRIDGE, MA

Title

RENDER OPTION 2

Designed Designer
Checked Author
Project No. 2024040.00
Scale 1/4" = 1'-0"
Date 03/19/26

Drawing No.

B-A100



Updated Design May 14, 2026 - Corner View

NOTES

No.	REVISIONS/SUBMISSIONS	Date



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SQUARE
ARCHITECTS

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Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

UPDATED DESIGN

Project

240 BROADWAY
CAMBRIDGE, MA

Title

CORNER RENDER

Designed Designer
Checked Author
Project No. 2024040.00
Scale 1/4" = 1'-0"
Date 03/19/26

Drawing No.

B-A100



Updated Design May 14, 2026 - Windsor St. Render

NOTES

No.	REVISIONS/SUBMISSIONS	Date



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Somerville, MA 02144
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www.davissquarearchitects.com

Consultant

UPDATED DESIGN

Project

240 BROADWAY
CAMBRIDGE, MA

Title

WINDSOR RENDER

Designed Designer
Checked Author
Project No. 2024040.00
Scale 1/4" = 1'-0"
Date 03/19/26

Drawing No.

B-A100

Updated Design May 14, 2026 - Broadway St. Render



NOTES

No.	REVISIONS/SUBMISSIONS	Date



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Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

UPDATED DESIGN

Project

240 BROADWAY
CAMBRIDGE, MA

Title

BROADWAY RENDER

Designed Designer
Checked Author
Project No. 2024040.00
Scale 1/4" = 1'-0"
Date 03/19/26

Drawing No.

B-A100



Updated Design May 14, 2026 - Park Render (no fence)

NOTES

No.	REVISIONS/SUBMISSIONS	Date



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ARCHITECTS

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Somerville, MA 02144
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www.davissquarearchitects.com

Consultant

UPDATED DESIGN

Project

240 BROADWAY
CAMBRIDGE, MA

Title

PARK RENDER

Designed
Designer
Checked
Author
Project No.
2024040.00
Scale
1/4" = 1'-0"
Date
03/19/26

Drawing No.

B-A100

Updated Design May 14, 2026 - Park Render - In Context



NOTES

No.	REVISIONS/SUBMISSIONS	Date
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ARCHITECTS

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Consultant

UPDATED DESIGN

Project

240 BROADWAY
CAMBRIDGE, MA

Title

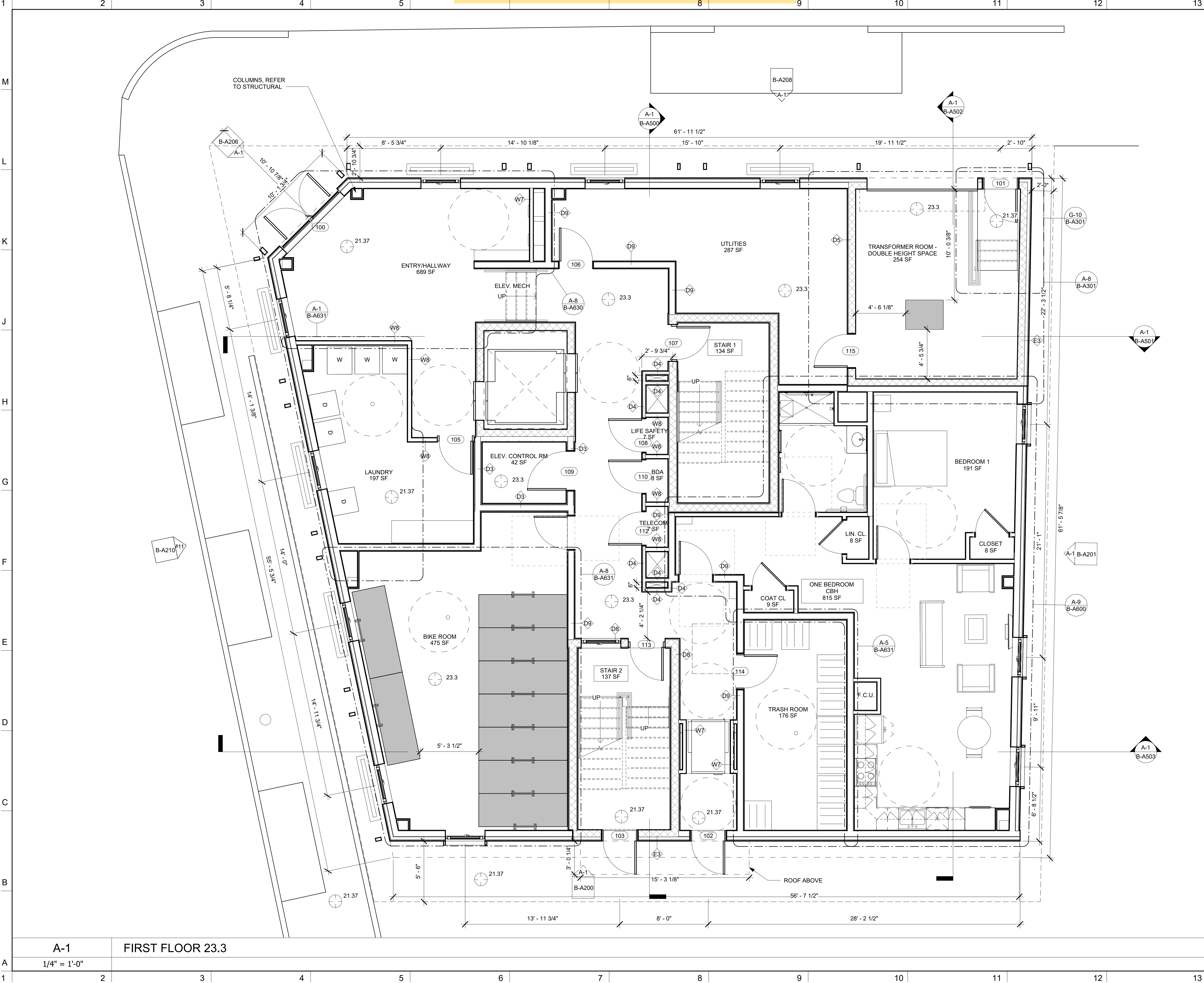
PARK RENDER - IN CONTEXT

Designed Designer
Checked Author
Project No. 2024040.00
Scale 1/4" = 1'-0"
Date 03/19/26

Drawing No.

B-A100

Attachment B: Floor Plan Sketches



NOTES

- DO NOT SCALE DRAWINGS.
- THE A100S SHOW THE GENERAL LAYOUT OF THE INTERIOR SPACES AND THE BUILDING ELEMENTS AS WELL AS DIMENSIONS FOR RELEVANT GRIDLINES. THE GENERAL CONTRACTOR SHALL COORDINATE ALL INFORMATION ON THESE PAGES WITH DIMENSIONAL AND OTHER INFORMATION PROVIDED THROUGHOUT THE CONSTRUCTION DOCUMENT SET.
 - THE GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS WITH THE PROVIDED INFORMATION.
 - SEPARATE DIMENSION-SPECIFIC PLANS HAVE BEEN PROVIDED. REFERENCE THOSE PLANS FOR DIMENSIONAL INFORMATION THROUGHOUT THE BUILDING.
 - REFER TO A300S FOR ALL DETAILS, DIMENSIONS, AND CONSTRUCTION INFORMATION AT STAIRS AND ELEVATORS.
 - REFER TO A600S FOR ENLARGED UNIT TYPE PLANS.
 - REFER TO A610S AND A620S FOR ALL DETAILS AND DIMENSIONS AT KITCHENS AND BATHROOMS.
 - REFER TO A630S FOR ENLARGED COMMON AREA PLANS AND SPECIFIC INFORMATION AT THOSE LOCATIONS.
 - ALL UNITS, UNLESS OTHERWISE NOTED, SHALL MEET THE REQUIREMENTS FOR GROUP 1 ACCESSIBILITY PER MAAB 521 CMR.
 - GC SHALL COORDINATE AND PROVIDE SHAFTWALLS TO MAINTAIN 2-HOUR SHAFT RATING AT ALL PARTITIONS ADJACENT TO MECHANICAL SHAFTS. NOTE LOCATION OF SHAFTS SHOWN GRAPHICALLY ON DRAWINGS.
 - EXTERIOR DIMENSIONS ARE GENERALLY TO THE OUTSIDE FACE OF WALL SHEATHING.
 - WINDOWS ARE GENERALLY DIMENSIONED TO THE CENTERLINE OF THE OPENING.
 - DOORS ARE GENERALLY DIMENSIONED TO THE CENTERLINE OF THE OPENING.
 - INTERIOR DEMISING WALLS ARE GENERALLY DIMENSIONED TO THE CENTERLINE OF FRAMING.
 - NON-STRUCTURAL PARTITIONS ARE GENERALLY DIMENSIONED TO THE FACE OF FINISH.
 - GC SHALL COORDINATE FOUNDATION WITH STEEL SHOP DRAWINGS AND PROVIDE STRUCTURAL CONCRETE PIERS ON FOUNDATION TO COORDINATE WITH REQUIRED BEARING FOR STRUCTURAL STEEL.

OPTION 1

No.	REVISIONS/SUBMISSIONS	Date



**DAVIS
SQUARE**
ARCHITECTS

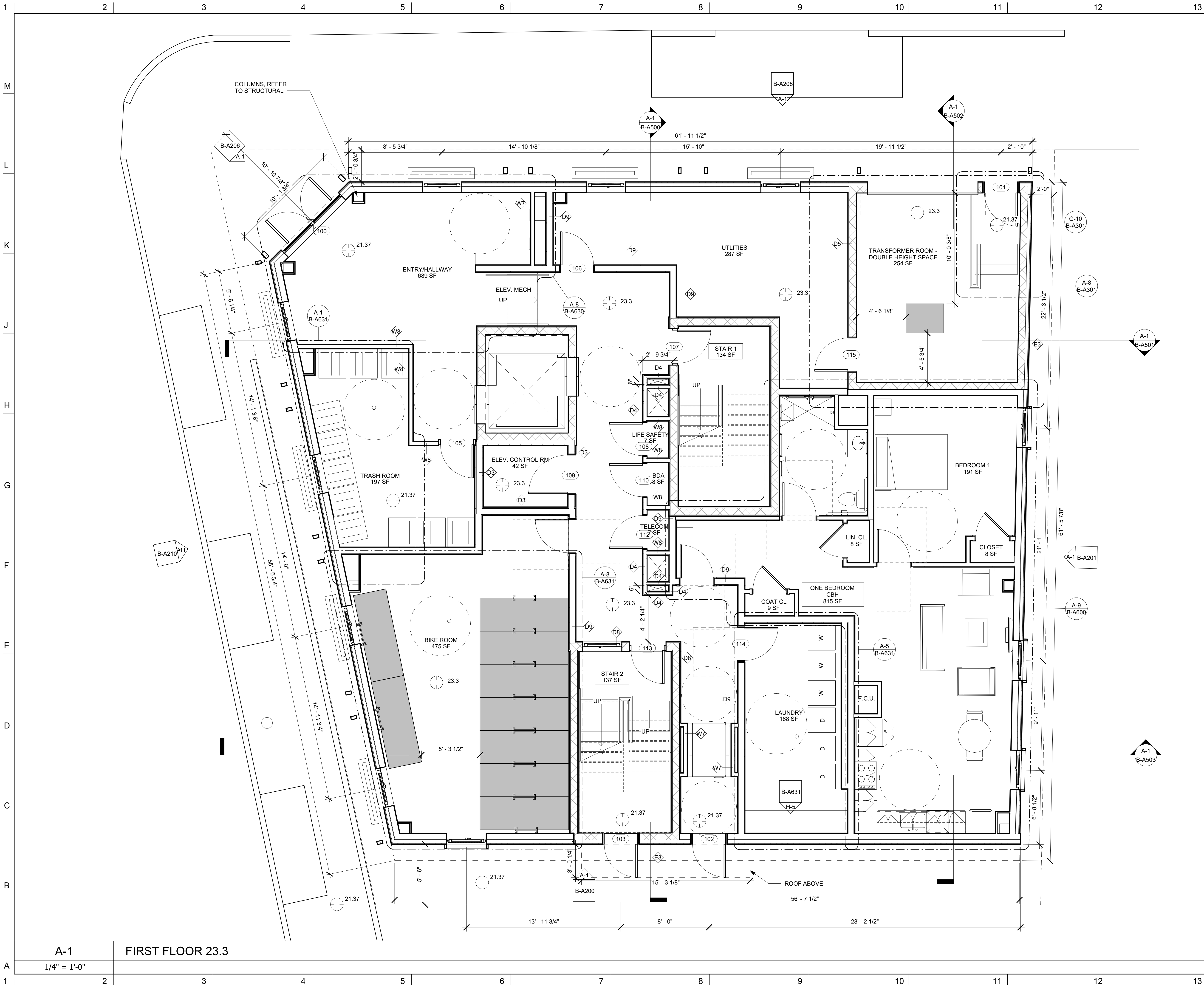
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

Project
**240 BROADWAY
CAMBRIDGE, MA**

Title
FIRST FLOOR PLAN

Designed By	Drawing No.
Checked By	B-A100
Author	
Project No. 2024040.00	
Scale 1/4" = 1'-0"	
Date 03/19/26	



NOTES

DO NOT SCALE DRAWINGS.

- THE A100S SHOW THE GENERAL LAYOUT OF THE INTERIOR SPACES AND THE BUILDING ELEMENTS AS WELL AS DIMENSIONS FOR RELEVANT GRIDLINES. THE GENERAL CONTRACTOR SHALL COORDINATE ALL INFORMATION ON THESE PAGES WITH DIMENSIONAL AND OTHER INFORMATION PROVIDED THROUGHOUT THE CONSTRUCTION DOCUMENT SET.
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- SEPARATE DIMENSION-SPECIFIC PLANS HAVE BEEN PROVIDED. REFERENCE THOSE PLANS FOR DIMENSIONAL INFORMATION THROUGHOUT THE BUILDING.
- REFER TO A300S FOR ALL DETAILS, DIMENSIONS, AND CONSTRUCTION INFORMATION AT STAIRS AND ELEVATORS.
- REFER TO A600S FOR ENLARGED UNIT TYPE PLANS.
- REFER TO A610S AND A620S FOR ALL DETAILS AND DIMENSIONS AT KITCHENS AND BATHROOMS.
- REFER TO A630S FOR ENLARGED COMMON AREA PLANS AND SPECIFIC INFORMATION AT THOSE LOCATIONS.
- ALL UNITS, UNLESS OTHERWISE NOTED, SHALL MEET THE REQUIREMENTS FOR GROUP 1 ACCESSIBILITY PER MAAB 521 CMR.
- GC SHALL COORDINATE AND PROVIDE SHAFTWALLS TO MAINTAIN 2-HOUR SHAFT RATING AT ALL PARTITIONS ADJACENT TO MECHANICAL SHAFTS. NOTE LOCATION OF SHAFTS SHOWN GRAPHICALLY ON DRAWINGS.
- EXTERIOR DIMENSIONS ARE GENERALLY TO THE OUTSIDE FACE OF WALL SHEATHING.
- WINDOWS ARE GENERALLY DIMENSIONED TO THE CENTERLINE OF THE OPENING.
- DOORS ARE GENERALLY DIMENSIONED TO THE CENTERLINE OF THE OPENING.
- INTERIOR DEMISING WALLS ARE GENERALLY DIMENSIONED TO THE CENTERLINE OF FRAMING.
- NON-STRUCTURAL PARTITIONS ARE GENERALLY DIMENSIONED TO THE FACE OF FINISH.
- GC SHALL COORDINATE FOUNDATION WITH STEEL SHOP DRAWINGS AND PROVIDE STRUCTURAL CONCRETE PIERS ON FOUNDATION TO COORDINATE WITH REQUIRED BEARING FOR STRUCTURAL STEEL.

OPTION 2

No.	REVISIONS/SUBMISSIONS	Date

DAVIS
SQUARE
ARCHITECTS

240A Elm St.,
Somerville, MA 02144
617.628.5700
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Consultant

Project

240 BROADWAY
CAMBRIDGE, MA

Title

FIRST FLOOR PLAN

Designed
Designed
Checked
Author

Project No.
2024040.00
Scale
1/4" = 1'-0"
Date
03/19/26

Drawing No.

B-A100

Attachment C: Planning Board Comment Tracker

Responses to Final Report of Affordable Housing Overlay (AHO) Advisory Design Consultation Procedure Compliance

Date:

14-May-26

Project Location:

240 Broadway St

	Board Comments	Response
Site Design		
1	Use plantings and trellises more intentionally to soften the frontage and avoid creating a restaurant/bar-like appearance at the ground level.	Our current revised design includes trellis's on the ground floor as an extension of the vertical panels on the upper floors. Our intent is to add plantings on these trellis's as we further our design.
Building Design	<i>Design Expression, Materiality, and Color</i>	
2	Façade articulation and materiality need more refinement and coherence.	In this most recent iteration, we believe we have produced a more cohesive design that responds to the surrounding context. See specific responses below.
3	A tripartite approach may not be necessary, or could be simplified, pending further design exploration.	We have simplified the tripartite approach by having the sixth floor façade a continuation of the vertical panel bays on the floors below, but as smaller elements to still differentiate the levels. We will continue to explore this as we further our design.
4	Top floor appears "added on" and needs rethinking to relate to the rest of the building – too tall, color mismatch, fenestration not coherent with the rest of the building.	Please see response 3 above.
5	Review the use of trim and vertical pilasters; trim draws the eye in conflicting directions and doesn't match the upper levels.	In this updated design, we have used the vertical pilasters on the corner to reflect the language of the surrounding context (George Close Building), and have been modified on the vertical bays to be encompassing trim.
6	Consider providing a more residential character and approach through materials and details, e.g., add mullions, expressed sills, headers, and enhanced trim to awning windows.	We have added additional trim to our, now double, windows on the facades. We have also added lap siding panels on the corner to reflect the surrounding contexts residential neighborhood materials.
7	Consider incorporating paneling to visually enlarge perceived window openings and improve overall window proportions.	We have explored adding both vertical and horizontal panels within the bays on the windows to further populate the facades.
8	Consider different façade colors, especially the beige middle section, and consider the relationship with the adjacent pink and purple neighboring buildings.	While we are still working on deciding on final colors for the façade, our current iteration represents a more "mature" color scheme that speaks to our surrounding brick building neighbors. From community meetings, we were encouraged the community to use more "subtle colors" compared to the bright pink and purple neighbors.
	<i>Ground-Floor Treatment, Streetscape, and Pedestrian Experience</i>	
9	Improve the pedestrian experience around the building and provide a better relationship between the ground floor and public realm.	We have increased the glazing at the front entry lobby with large 8' tall by 6' wide windows. We have also increased the first floor height to avoid the transformer door step down. Spaces on the ground floor that are not the lobby have 8' tall by 2' wide windows as well.

10	Where feasible, add more transparency and doors at street level.	See response 9 above regarding additional transparency. Due to the Cambridge flood resiliency requirements and the program we have on the first floor, we are unable to add additional doors on the front facades.
11	Reorganize the ground floor plan to improve functionality and activate the space. Consider bringing more active spaces, such as the laundry room, to the exterior. Adding a street-facing door to the trash room would improve operations.	Due to the flood resiliency requirements and accessibility requirements, we have limited options for ground floor program locations. We looked at switching spaces such as the laundry and trash room to provide a more "active" space on the front façade, but due to the floor level changes between occupiable and habitable spaces, this posed a functionality issue for the owners/management where trash bins would've had to be take down via lift, rather than just being rolled outside as our current design represents.
12	Consider opportunities for better engagement with the adjacent park, e.g., additional windows and landscaping along the park-facing facade.	We have included a render of the park façade for reference. We are using similar language on the upper facades as we have show on the Broadway/Windsor facades. The park currently has a city owned wood slat fence that we anticipate them keeping, which is what is shown in the rendering.
13	Avoid making the transformer location the most prominent building entrance.	We had previously located the transformer room along Windsor st, plan south but based on feedback from the community, revised the located to front Broadway. Because of number of required program on the first floor, and the need for the transformer room to have direct street access, the location can't be revised further.
14	The transformer door could incorporate subtle color or artwork.	We agree that the transformer door could be used for artwork and will look at this with JAS in further iterations.
15	Consider increasing first floor height, or increase perceived height by moving material up the façade, to avoid a "squat" appearance.	We have increased the first floor height, along with the window sizes on the first floor, see response number 9.
	<i>Precedents and Contextual Relationship</i>	
16	Revisit successful local precedents, such as 432 Norfolk St, that have a neutral palette, integrated trellises, and continuous planters.	We have revisited the successful local precedents and have incorporated design language from them such as strong corner façade treatment and colors in our façade options.
17	Respond more thoughtfully to context, including color relationships and scale transitions.	We have revisited the site context and have revised the color options to algin with the George Close and school facades while contrasting the smaller house's bright colors.
	<i>Construction Impacts</i>	
18	Work with the Department of Public Works to protect existing street trees during construction.	JAS/GC



To: Cambridge Affordable Housing Trust
From: Christopher Cotter, Director of Housing
Date: May 28, 2026
Re: Request for Program and Department Support Funding for FY2027

As the beginning of the new fiscal year approaches, we are requesting a commitment of \$610,115 in Trust funds from the City budget funds. Funding will be used in FY2027 for housing preservation and development contracts with Homeowner's Rehab, Inc. and Just-A-Start and operating support for the City's Housing Department.

Housing Preservation & Development

Non-Profit Support Contracts:

For FY2027, we are requesting \$445,115 in support for Homeowner's Rehab, Inc. (HRI) and Just A Start Corporation (JAS) to be used to support their efforts to develop and preserve affordable rental and homeownership housing in Cambridge. This funding is provided in addition to significant funding provided by the Trust to each agency for specific affordable housing developments.

The following table summarizes the funding being requested to support each agency's housing development and preservation work:

	<u>FY2026</u>	<u>FY2027</u>
Just A Start	\$191,767	\$191,767
Homeowner's Rehab, Inc.	<u>\$253,348</u>	<u>\$253,348</u>
Total – Housing Pres. & Dev. Contracts	\$445,115	\$445,115

For FY2027, we will continue the approach that the Trust fully fund the non-profit development support contracts, while both CDBG and HOME funding will remain available to assist directly with specific affordable housing development and preservation efforts. In addition, CDBG funds will continue to be used to fund other City housing programs including the home improvement

Request for Program and Department Support Funding for FY2027

May 28, 2026

programs run by HRI and JAS, CEOC's tenant organizing work, and JAS' Mediation Services and Youthbuild programs.

Preservation Support:

In addition, we are also requesting \$40,000 in funding for expiring-use preservation work including assistance in oversight of compliance with funding and affordability requirements at Fresh Pond Apartments as well as other activities.

	<u>FY2026</u>	<u>FY2027</u>
Preservation Consulting	\$40,000	\$40,000

Housing Department Staffing and Support

The Trust has provided funding to support Housing Department staffing for housing development and preservation work since 2017. In FY27, the Housing Department will expand to include all City staff working on affordable housing, housing programs, housing supports and homeless service planning and assistance programs. As staff from other departments move to the Housing Department, staffing in the Department will increase from 20 staff positions in FY26 to 47 FTEs funded directly by the City in FY27. As staff from other departments were added into the Department's budget for FY27, funding for the one full-time position funded by the Trust through prior years was also added into the FY27 Housing Department budget. The FY27 request of the Trust has therefore been reduced to reflect that position being funded through the City budget. In FY27, affordable housing programs and/or projects funded by the Trust will be supported by eleven Department staff positions funded through the City's budget.

The funding request here includes funds for part-time staff and/or consultant support to assist with Trust projects and programs. For FY2027 we are requesting \$50,000.

	<u>FY2026</u>	<u>FY2027</u>
Housing Department Staffing	\$155,000	\$50,000

Homeownership Program Support:

Request for Program and Department Support Funding for FY2027

May 28, 2026

In FY2027, we are requesting \$15,000 in funding to cover the cost of our homeownership management software. This system is used for the ongoing management of the homeownership portfolio, including homeowners, applications, affordability restrictions, unit turnover, and financial management of the program. This request is unchanged from the amount that was approved in FY2026:

	<u>FY2026</u>	<u>FY2027</u>
Homeownership Management Software	\$15,000	\$15,000

Legal Services and Administrative Costs:

For FY2027, we are requesting \$50,000 for the Housing Department's real estate legal services.

We are also requesting \$10,000 for miscellaneous administrative items. This request is unchanged from the amount that was approved in FY2026:

	<u>FY2026</u>	<u>FY2027</u>
Legal Services	\$50,000	\$50,000
Administrative Costs	\$10,000	\$10,000

Recommendation: Staff recommends that the Trust approve the following funds for FY2027 affordable housing efforts as outlined below:

Housing Preservation & Development	\$445,115
Preservation Support	\$40,000
Housing Department Staffing and Support	\$50,000
Homeownership Program	\$15,000
Legal Services	\$50,000

Request for Program and Department Support Funding for FY2027
May 28, 2026

Administrative	\$10,000
TOTAL:	\$610,115



To: Cambridge Affordable Housing Trust
From: Alex Bob, Housing Planner
Date: May 28, 2026
Re: Funding Request for Fractional Unit Monetary Contributions for Inclusionary Housing Projects – 75 First St. & 34 Wendell St.

Housing staff have recently completed the approval of two inclusionary housing projects – 75 First St. (90 total units; 16 affordable units) and 34 Wendell St. (43 total units; 8 affordable units) – that will create Affordable Dwelling Unit Net Floor Area (DUNFA), slightly exceeding the required 20% of total project DUNFA required by the Inclusionary Housing Ordinance. Staff are requesting that the Trust approve funding to compensate the developers of these projects for floor area contained in inclusionary units that exceeds the amount required by the Ordinance.

The Inclusionary Housing Ordinance (section 11.203 of the Cambridge Zoning Ordinance) requires that 20% of project DUNFA be devoted to inclusionary units. Section 11.203.3(i) provides that if the inclusionary units contain less than 20% of DUNFA, a monetary contribution is required for required floor area square footage not included in inclusionary units. When the opposite occurs and a developer exceeds the required affordable DUNFA, the Trust has compensated developers for the excess square footage. Most recently, the Trust approved monetary compensation for excess affordable unit floor area in the 1043-1059 Cambridge St. project in 2022.

In 2025, the Trust approved an increase in the monetary contribution rate to \$534 per square foot based on the amount of subsidy needed to create new affordable housing in buildings currently being developed.

More detail on 75 First St. and 34 Wendell St. is outlined below, but in both projects, the average size of affordable units will be larger than the average size of units in the project overall, which contributes to the larger affordable unit floor area in the projects, and will be advantageous to future low-to-moderate income residents.

75 First St.

Developed by a subsidiary of the real estate firm Urban Spaces, US Parcel E LLC, 75 First St. is a 90-unit, rental project that will have 16 affordable units (2 three-bedrooms, 3 two-bedrooms, 9 one-bedrooms, and 2 studios). The Inclusionary Housing Ordinance's Family-Sized Dwelling Unit provisions (11.203.3(f)&(g)) require larger developments like 75 First St. to include affordable three-bedroom units 1100 square feet or larger for every 6,000 square feet of required Affordable DUNFA, meaning that both three-bedroom units in the project are required to be affordable units. A significant portion of the required Affordable DUNFA for the project is taken up by these three-

Funding Request for Fractional Unit Monetary Contributions for Inclusionary Housing Projects – 75 First St. & 34 Wendell St.

May 28, 2026

bedroom units, which are both 1,293 square feet. Additionally, 30% of the two-bedroom units in the project will be affordable units. This larger share of two- and three-bedroom affordable units in the project contributes to the excess Affordable DUNFA and is also advantageous because two- and three-bedroom affordable units are in high demand.

The total DUNFA of 75 First St. is 55,521 square feet, and the required Affordable DUNFA is 11,104.2 square feet. The planned total Affordable DUNFA in Inclusionary Units in the project is expected to be 11,115 square feet: 10.8 square feet above the requirement, meaning that the monetary compensation to the developer at \$534/square foot would be \$5,767.20.

34 Wendell St.

Developed by 34 Wendell Street LLC, 34 Wendell St. is a 43-unit, condo project that will have 8 affordable units (5 one bedrooms and 3 studios). The project overall contains 17 one-bedrooms and 26 studios, so there is a greater share of larger one-bedroom affordable units in the inclusionary housing component, which is part of the reason actual Affordable DUNFA exceeds what is required. Additionally, given the relatively small size of the project, there are fewer ways to ensure affordable units are distributed evenly throughout the building and proportionate in terms of size and type while also staying at or below the 20% Affordable DUNFA requirement. As the total project DUNFA is less than 30,000 square feet, there is no requirement for the project to include Family-Sized Dwelling Units.

The total DUNFA of 34 Wendell St. is 19,749 square feet, meaning that the required Affordable DUNFA is 3,949.8 square feet. The actual total Affordable DUNFA in Inclusionary Units in the project, is expected to be 3,957 square feet: 7.2 square feet above the requirement, meaning that the monetary compensation to the developer at \$534/square foot would be \$3,844.80.

Recommendation

Housing Department staff have thoroughly reviewed compliance with the Inclusionary Zoning Ordinance standards for both projects and affordable units selected exceed the requirements of the ordinance with the added benefit that they will create slightly larger affordable units. Funding for excess inclusionary floor area in the two new developments totals \$9,612.

Staff recommend that the Trust approve a commitment of \$10,000 to fund the excess inclusionary floor area in these developments.

Payment for the fractional unit compensation will not be made until the developers apply for certificates of occupancy and final floor area totals are confirmed at which point the final fractional unit compensation payment amount will be calculated.