

CAMBRIDGE AFFORDABLE HOUSING TRUST
MEETING MINUTES

May 28, 2026 at 4:00 p.m.

Conducted via Zoom and in person (City Hall, Ackermann Room)

Trustees Present in Person: Yi-An Huang, Chair; Elaine DeRosa, Susan Schelsinger, Elaine Thorne

Trustees Present via Zoom: Raffi Freeman

Trustees Absent: Teresa Cardosi, Krissandra Robinson, Jim Stockard, Alyson Stein

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

Others Present: Councilor Cathie Zusy, Ed Henley, Marc Levy, Sue Reinert, Wallace Ford, Jean Hannon, Catiana Jean-Pierre, Manjushri Prakash

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

MEETING MINUTES

Prior to voting on the approval of the meeting minutes, Ms. DeRosa noted a typo in the attendance. Upon a motion moved, seconded, and approved by roll call of six in favor and three absent (Ms. Robinson, Mr. Stockard, and Ms. Stein), it was voted to approve the minutes for the meeting of April 30, 2026 as revised.

HOUSING DEPARTMENT UPDATE

52 New Street: JAS scheduled a ribbon cutting on June 8 at 1 p.m. to celebrate the near completion of the building.

4 Mellen Street: HRI is beginning to accept applications starting June 1st for its 29 units at 4 Mellen Street. Applications will be accepted until July 31st at 5 p.m.

Jefferson Park Federal: The construction of Jefferson Park Federal is nearing completion.

87-101 Blanchard Road: B'nai B'rith Housing (BBH) closed on construction financing in May 2026. Construction is expected to begin soon.

1648 & 1654 Massachusetts Avenue: With financial assistance from the Trust, the Cambridge Housing Authority (CHA) completed the acquisition of 1648 & 1654 Massachusetts Avenue on May 14, 2026.

Trustees commended Housing Staff for successfully acquiring several properties in the last couple of years.

In response to a question regarding the status of the Print Shop, Mr. Cotter noted that Housing Staff are working with the owners on the building scope and will provide a detailed update at an upcoming Trust meeting.

In response to a question regarding whether the City will look into acquiring the Cambridge Friends School, which is set to close at the end of the 2026-2027 academic year, Mr. Cotter replied that the City will look at it with other affordable housing developers.

NEW BUSINESS

Update on Vail Court Community Meeting and Next Steps

Ms. Arnaud updated the Trust on the Vail Court community meeting that was held on May 20, 2026. Over sixty people attended and nearly thirty unique comments and questions were collected. Staff led the presentation that outlined the project site and its history, an overview of Trust-funded projects, and information on the Trust's planned use of a Request for Qualifications (RFQ) to seek and select a developer for Vail Court.

Ms. Arnaud summarized the community meeting feedback, which included a variety of suggestions on what the redevelopment of Vail Court could be. Attendees of the community meeting also commented on the potential height of the building, what type of housing it should be, the qualifications that the developer should have, and its impact on nearby infrastructure and homes.

Ms. Schlesinger commented that she attended the meeting and thought it went well. Trustees thanked Housing Staff on the clear presentation as it laid out the possibilities of what the property could be and provided guidance on what participants can have input on.

In response to a question regarding whether the adjacent parking lot can be used to extend what could be done on Vail Court, Mr. Cotter responded that the adjacent parking lot has not been considered.

Trustees offered their opinions on what the future developer's qualifications need to be, such as seeing if the developer meets a readiness component and if they are using new technology.

In response to a question on what the next steps are, Ms. Arnaud responded that staff would like to have the RFQ published in the fall and to select a developer by early 2027.

240 Broadway (Broadway Park) – Follow Up to Planning Board Report

Mr. Cotter reminded 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, which was transmitted to the Trust in the April Trust meeting. As a result, the Trust held off on accepting the Planning Board report until JAS prepared their response to the Planning Board's comments.

Mr. Cotter informed the Trust that JAS shared a response to Housing Staff, which was shared in the May Trust materials, that summarizes the changes that JAS will be making to address the comments from the Planning Board. Staff recommend that the Trust accept the Planning Board Design Review Report and confirm that the condition of the Trust's funding has been satisfied.

Ms. Schlesinger commented that the revised design looks much better. She also noted that this may be an opportunity for the Planning Board, the Trust, and Housing Staff to address design concerns early on. Ms. DeRosa commented that the advisory design process is working as intended and that developers are taking the Planning Board's comments seriously.

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

VOTED: to accept the Planning Board AHO Design Review Report for 240 Broadway (Broadway Park).

Request for Annual Appropriations for FY27

Mr. Cotter presented a funding request for \$610,115 to support non-profit housing providers' affordable housing preservation and development programs, Housing

Department staff, and Housing Department program operations in FY2027. This is an annual request that supports various affordable housing efforts, such as inclusionary work and legal costs.

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

VOTED: to approve the request for \$610,115 to support affordable housing efforts, as detailed in the memo provided.

Inclusionary Fractional Unit Monetary Contributions Funding Request

Mr. Cotter presented a funding request for up to \$10,000 to compensate the developers of 75 First Street and 34 Wendell Street for the floor area contained in its inclusionary units that exceed the amount required by the Inclusionary Housing Ordinance. The Ordinance requires that 20% of a project's Affordable Dwelling Unit Net Floor Area (DUNFA) be devoted to inclusionary units. For these two properties, the affordable unit DUNFA exceeds the required square footage.. When a developer exceeds the required affordable DUNFA, the Trust has compensated developers for the excess square footage. The average affordable unit in these projects will be larger than the average size of units in the project overall. Once the building has completed construction, actual completed square footage will be verified, final excess square footage will be calculated, and funds will be released to the developers to compensate for actual excess floor area.

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

VOTED: to approve the request for up to \$10,000 to fund the excess inclusionary floor area at 75 First Street and 34 Wendell Street, as detailed in the memo provided.

ADJOURNMENT

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

The meeting adjourned at 4:47 p.m.

The next meeting is scheduled for June 25, 2026 at 4:00 p.m.

Meeting Materials:

- Agenda
- Minutes from the Trust's April 30, 2026 meeting
- Project Update
- Vail Court Update Memo 5.28.2026
- Vail Court Community Meeting Presentation 5.20.2026
- 240 Broadway – Update on Response to Advisory Design Review Comments 5.28.2026
- 240 Broadway – JAS Response Memo to HD 5.14.2026
- Funding Request for FY27 Program and Development Support 5.28.2026
- Funding Request for Fractional Inclusionary Unit Floor Area 5.28.2026