

**REGULAR BOARD MEETING
CAMBRIDGE HOUSING AUTHORITY
WEDNESDAY, JULY 15, 2026- 5:30 P.M.
POST DATE: JULY 10, 2026**

ANNOUNCEMENT OF OPEN MEETING TO BE HELD VIA TELECONFERENCE

In accordance with the Declaration of Emergency by Governor Charles Baker due to the COVID-19 outbreak, and the Order issued by the Governor which was updated on February 18, 2022, the Regular Meeting of the Board of Commissioners of the Cambridge Housing Authority, scheduled to occur July 10, 2026, at 5:30 PM, will be held in person with the option of Commissioners and members of the public to participate remotely. All members of the public are invited to join the Regular meeting virtually, as well as attending in person. Those wishing to attend virtually should dial the following number and follow the instructions to log into the Regular Meeting:

To listen to the meeting online:

By computer or smartphone, go to:

<https://us02web.zoom.us/j/89632612642?pwd=VDBVKytIQ3Bjb0RpeExET2V5aG9qQT09>

If necessary, enter Meeting ID: 896 3261 2642

If necessary, enter Passcode: 147537

To listen by telephone:

Dial: 1 646 558 8656 OR 1 301 715 8592

When prompted, enter Meeting ID: 896 3261 2642

If prompted, enter # When prompted, enter Passcode: 147537

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1. **LAST CALL FOR PUBLIC COMMENTS (PUBLIC COMMENT WILL BE ALLOWED VIRTUALLY OR IN PERSON)**
 2. **CHAIRPERSON CALLS REGULAR BOARD MEETING OF JULY 10, 2026, TO ORDER**
 3. **CHIEF EXECUTIVE OFFICER CONDUCTS ROLL CALL**
The Chief Executive Officer will conduct Board of Commissioners roll call on behalf of the Chairperson
 4. **CHIEF EXECUTIVE OFFICER'S REPORT**
The Chief Executive Officer will report on the various activities of the Authority at this time.
 5. **PUBLIC COMMENT**
Members of the public may comment either in person or virtually on agenda items for this meeting in accordance with CHA's Policy for Public Participation at Board Meetings, which can be found on [CHA's website](#). Members of the public are reminded that they must sign up for public comment *before* the Board Meeting is called to order by logging in (calling in) to the Board meeting no later than 5:30 PM or by completing this form: <https://www.cognitoforms.com/CambridgeHousingAuthority3/PublicCommentSignUp>.
 6. **ESTABLISHING A CHA BOARD OF COMMISSIONERS BUDGET COMMITTEE**
The Committee shall consist of two members of the Board appointed by the Board Chair

7. CAMBRIDGE HOUSING AFFORDABLE LENDING LLC TO SUPPORT CHA'S DEVELOPMENT AND REDEVELOPMENT ACTIVITY

Approval to Further Capitalize Cambridge Housing Affordable Lending LLC to Support CHA's Development and Redevelopment Activity.

8. CHANGE ORDER #1B AND THE CONSOLIDATED CLOSE OUT TO SUNWEALTH POWER LLC FOR 116 NORFOLK APARTMENTS LLC

Approval of Change Order #1B and the Consolidated Close Out to Solar Power Purchase Agreement with Sunwealth Power LLC for 116 Norfolk Apartments LLC.

9. INFORMATIONAL MEMORANDUM - SOCIAL HOUSING IN THE UNITED STATES AND LOCALLY AND FUTURE CONSIDERATIONS FOR CHA

Authorized to execute a contract with Nathalie Janson to provide Development and Modernization Consulting Services

10. PHASE 1 OF THE REDEVELOPMENT OF WALKLING COURT, MEDFORD MA

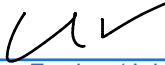
- a. Authorized CHAL to file a certificate of organization with the Secretary of the Commonwealth of Massachusetts (the "Secretary") to form a limited liability company to be known as Walkling Court Manager LLC.
- b. Appoint Jeffrey Driscoll, Margaret Donnelly Moran, Clara Fraden, Kelly Yin and John Filip as authorized signatories.
- c. Take all actions and execute and deliver any documents necessary or proper to cause the Company to ground lease a portion of the property located at 1, 3-20 Walkling Court, Medford, Massachusetts (the "Property"), for a term of 99 years (the "Ground Lease"), from MHA.
- d. Execute and deliver any documents necessary or proper to direct, carry out and effectuate the demolition of any buildings on the Property, the leasing, financing, construction, development, and operation of 198 dwelling units on the Property.
- e. Take all actions and execute and deliver any documents necessary or proper to cause the Company to assume all of the MHA's rights, title, and interest in and to (i) any and all contracts and agreements, (ii) any and all plans, specifications and drawings, (iii) any and all governmental approvals, permits or licenses, and (iv) any and all financing and equity commitments, related to the construction, design, development and operation.
- f. Directed to take all actions to implement the withdrawal of CHAL as a member of the Company and the delayed admission of Wincopin Circle LLLP.
- g. Empower and directed to take all actions and execute and deliver any documents necessary or proper to effectuate a loan in the] from the Investor.
- h. CHAL to execute guaranties, and such other documents necessary or proper to effectuate the Equity Document.
- i. Deliver any documents necessary or proper to enter into agreements with the MHA, as developer and as sponsor, as applicable, concerning the development and operation of the Project.
- j. Direct to take all actions and execute and deliver any documents necessary or proper to effectuate a bond issuance by Massachusetts Development Finance Agency on behalf of the Project.
- k. Execute and deliver any documents necessary or proper in connection with the purchase of the Bonds (the "Bond Purchase") by Citizens Bank, National Association, for itself and as agent for First-Citizens Bank & Trust Company.
- l. Execute and deliver any documents necessary or proper to effectuate a construction loan from the Senior Lender to the Company..

- m. CHAL to execute a payment guaranty, a completion guaranty, an environmental indemnity, and such other documents necessary or proper to effectuate the Bond Loan.
- n. Execute and deliver any documents necessary or proper to effectuate a program funds loan from MHA to the Company.
- o. Directed to take all actions and execute and deliver any documents necessary or proper to effectuate a capital funds loan from MHA to the Company.
- p. Execute and deliver any documents necessary or proper to effectuate a loan of HousingWorks funds from the MHA to the Company.
- q. Execute and deliver any documents necessary or proper to effectuate a loan of State Public Housing funds from the MHA to the Company.
- r. Execute and deliver any documents necessary or proper to effectuate the allocation of federal low income housing tax credits by the Commonwealth of Massachusetts, acting by and through the Executive Office of Housing and Livable Communities to the Company.
- s. To take all actions necessary or proper to cause the Company to enter into (i) a management agreement and any related documents with MHA for property management services for the Project, (ii) an asset management agreement with MHA for asset management services for the Project, and (iii) a development agreement and any related documents with the Developer LLC for development services with respect to the Project.
- t. Facilitate the approval of the Commonwealth of Massachusetts Executive Office of Housing and Livable Communities ("EOHLC") for the disposition of up to 96 state-aided public housing units.
- u. Obtain the approval of the U.S. Department of Housing and Urban Development ("HUD") for the addition of 198 public housing units (the "Mixed Finance Units") and any necessary associated appurtenances at the Project.
- v. Direct to obtain the approval of the U.S. Department of Housing and Urban Development ("HUD") for the disposition of the Mixed Finance Units, following completion of the Project, from federal public housing units to Section 8 assistance units under the Restore and Rebuild program initiated by HUD.
- w. Take all actions and execute and deliver any documents necessary or proper to enter into (i) an agreement to enter into a housing assistance payment contract for 198 units (the "AHAP") with MHA, and upon completion of the Project, enter into a housing assistance payment contract.
- x. Take all actions and execute and deliver any documents necessary or proper to direct, carry out and effectuate the leasing, acquisition, financing, construction, development and operation of the Project or any of the foregoing votes, all on such terms and conditions as any CHAL Authorized Signatory.
- y. Manager, acting in its own capacity and in its capacity as the managing member of the Company, all documents in connection with the transactions described in the foregoing votes.
- z. Any and all prior actions taken by CHA, acting on its own behalf and acting in its capacity as sole member of CHAL, acting in its own capacity and acting in its capacity as the managing member of the Manager, acting in its own capacity and acting in its capacity as the managing member of the Company.
- aa. Empower to take any actions or to execute any documents in connection with the transactions described in the foregoing votes without the authorization and approval of the Executive Director, the Deputy Director, the Development Director, or any CHAL Authorized Signatory.

NOTICE OF REGULAR MEETING

Notice is hereby given in accordance with Section 23B of Chapter 39 of the General Laws, that a Regular Meeting of the Cambridge Housing Authority will be held at 5:30 P.M. on Wednesday July 15, 2026.

Cambridge Housing Authority

By 
Clara Fraden (Jul 10, 2026 10:55:41 EDT)
Chief Executive Officer

Post Date: July 10, 2026