
City of Cambridge

Social Housing Task Force

Meeting #1

June 24, 2026



Agenda

- Welcome
- Introductions
- Group Agreements
- Overview of Process and Expected Outcomes
- Social Housing Overview
- Next Steps



Introductions



Task Force Members and Support Staff

- Co-chairs
- Task Force Members
- Special Advisor: Representative Connolly
- Support Staff
- Housing Solutions Lab
- Roles & Responsibilities

Group Agreements

- One mic, one person speaks at a time
- Step up, step back – share the air by being clear and staying on topic
- Be as present as you can
- Be respectful, be kind, and critique ideas, not people
- Getting started is more important than being “right”
- Lead with curiosity and assume best intent
- Lived, technical, and historical knowledge and expertise are all valid
- Honor each other’s time by starting and stopping on time and being concise and on topic



Process

How We Got Here

September 2025

- City Council passes [Policy Order 2025 #131](#) requesting that:
 - the Housing Committee convene to begin discussing social housing, and
 - the City Manager explore all steps towards advancing social housing in Cambridge

October-November 2025

- Housing Committee Co-Chairs meet with external stakeholders to plan a public meeting

December 2025

- [Housing Committee meeting](#) takes place with Joint Center for Housing Studies, Cambridge Housing Authority, Cambridge Housing Justice Coalition, and Cambridge Redevelopment Authority as participants

January-March 2026

- New Council is sworn in
- Mayor and City Manager begin discussions about next steps
- Community Development Department drafts and submits [housing and zoning work plan](#) for the 2026-2027 term

April 2026

- [Finance Committee convenes](#) and identifies social housing as a long-term priority for further scoping
- Task force members are identified by the Mayor and City Manager and formal invitations are sent out

May 2026

- Task force members are [formally appointed](#) with City Council approval
- Community Development Department begins search for [consultants to support task force](#)

Task Force Purpose

- To develop a clear, actionable framework for advancing a social housing model in Cambridge by assessing operational needs, financial feasibility, governance structures, and alignment with the City's housing goals

Goal

- A set of consensus recommendations that outline a viable social housing model, including implementation pathways, resource requirements, and policy or regulatory changes needed to support long-term sustainability and community benefit
- Identification of a potential pilot project, including unit mix and financing model

How Do We Get There

- Bring together staff, experts, policymakers, and community members to review examples of other social housing models and understand local needs
- Analyze operational, management, and funding considerations to identify feasibility and trade-offs
- Do this through a combination of meetings as a full task force and smaller working groups focused on specific topics

Draft Schedule (subject to change)

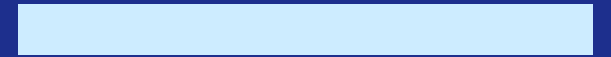
Meeting Date	Topic	
June 24, 2026	Task Force Meeting #1 - Kickoff	
August 5, 2026	Task Force Meeting #2 – Existing Housing Programs <ul style="list-style-type: none"> • Shared understanding of what is already being done in Cambridge • Identification of gaps in programs 	
Late Aug.	Task Force Meeting #3 - Social Housing Goals and Models <ul style="list-style-type: none"> • Comparison of existing programs to social housing models • Identification of needs to target • Identification of core concepts for further analysis 	
September 2026	Housing Development Finance 101	
September 2026	Working Group 1 – Financing and Capital Strategy pt. 1 <ul style="list-style-type: none"> • Identify mix of funding required to make social housing viable • Identify mezzanine equity options 	Working Group 2 – Affordability Mix and Community Need <ul style="list-style-type: none"> • Discuss income verification requirements • Assess feasibility of increasing affordability over time

Draft Schedule (subject to change)

Meeting Date	Topic	
October 2026	Working Group 1 – Financing and Capital Strategy pt. 2 <ul style="list-style-type: none"> • Review pro-formas • Assess trade-offs among subsidy strategies and affordability targets 	Working Group 2 – Ownership and Scaling Strategy for a Public Developer <ul style="list-style-type: none"> • Define essential elements of public involvement • Identify readiness of existing institutions and training and resources needed
November 2026	Task Force Meeting #4 – Working Groups report out	
December 2026	Working Group 1 – Public Investment <ul style="list-style-type: none"> • Establish range of initial investment required for a pilot and investment over 10 years 	Working Group 2 – Tenant Governance and Democratic Control pt. 1 <ul style="list-style-type: none"> • Define core principles of resident power • Establish criteria for effective resident governance

Draft Schedule (subject to change)

Meeting Date	Topic	
January 2027	Working Group 1 – Public Development Barriers <ul style="list-style-type: none">Identify policy reliefs and support needed	Working Group 2 – Tenant Governance and Democratic Control pt. 2 <ul style="list-style-type: none">Surface implementation challengesIdentify training and resources needed
February 2027	Task Force Meeting #5 – Working Groups Report Out	
March 2027	Task Force Meeting #6 – Discuss Recommendations	
April 2027	Task Force Meeting #7 – Review Draft Report, Discuss Next Steps	



Social Housing Overview

Housing Solutions Lab at NYU Furman Center



Next Steps

Next Steps

- Meeting #2 – Full Task Force
 - August 5th, 3pm-5pm
 - Bayard Rustin Conference Room, 344 Broadway
- Follow up from this meeting
- Prep for next meeting