

CAMBRIDGE AFFORDABLE HOUSING TRUST
MEETING MINUTES
September 26, 2013

Ackerman Room, City Hall
795 Massachusetts Ave.

Trustees Present: Richard Rossi, Chair; Peter Daly, Florrie Darwin Michael Haran, Gwen Noyes, Susan Schlesinger,

Trustees Absent: James Stockard and William Tibbs

Staff Present: Brian Murphy, Assistant City Manager for Community Development, Chris Cotter, Housing Director; Anna Dolmatch, Housing Planner; Linda Prosnitz, Housing Planner

Others Present: Elaine DeRosa; Deepti M. Nijhawan; Cheryl-Ann Pizza-Zeoli; Deborah Ruhe; Hatch Sterrett; James Williamson

The meeting was called to order at 4:10 pm.

Upon a motion moved and seconded, it was voted to approve the minutes from the August 22, 2013 meeting.

PROJECT UPDATES

Putnam Square – HRI acquired property in August. They have applied for the current state funding round. Work has begun on early stage construction times.

131 Harvard – Preparing to reapply to DHCD in August round; Received BZA approval for reduced parking. Submitted application to FHLBB for funding.

117 Rindge Ave. – Received \$1,000,000 award from DHCD out of round funding. Contractor is selected. Working to close with the state.

Bishop Allen Apartments (aka Norsttin) – Applied to DHCD in August round; received Historic Tax Credits.

Chapman Arms – Construction closing was in August and work is now underway.

Cambridge Court – Financing closed and rehab is complete.

Lincoln Way/Jackson Gardens – First phase of Lincoln Way is complete; construction on the second phase is almost complete. Event to be held in October.

Cambridge YWCA – Construction nearly complete; well-attended ribbon cutting held in June to celebrate the YWCA renovations. Demo work on pool building is complete.

78-80 Porter Road – Assessing financing options along with 191-195 Prospect Street.

7 Temple Street – Project has been redesigned and rebid. CHA is preparing for a construction closing in October.

Inclusionary Housing – There continue to be a large number of new inclusionary projects in addition to over 200 inclusionary units currently under construction.

New Business

Incentive Zoning

Staff presented a request for \$75,000 of non-CPA funds for a study to examine the relationship between new commercial development and housing costs. An RFP would be issued for a consultant to undertake a study which would make recommendations on updates to the current Incentive Zoning Ordinance including updating the housing contribution rate needed to mitigate the impact on affordability for low and moderate-income households; review of special permits that currently do not trigger incentive zoning requirements; and an assessment of the impact of the new development on affordability for middle income households. Since the adoption of the Incentive Zoning Ordinance, new special permits have been added to the Zoning Ordinance which are not included in the Incentive Zoning Ordinance.

There is an interest in examining this issue again given changes in the housing market. The new study would be expected to be complete in 2014. Recommendations would inform discussions about amendments to the Incentive Ordinance and would be presented to the City Council.

Upon a motion moved and seconded, it was:

VOTED: to approve the request of up to \$75,000 for use in completing a new nexus study for the Incentive Zoning Ordinance and to undertake a new study and develop any recommendations into a zoning petition for consideration.

Other Updates

There has been a roundtable discussion scheduled with the Trust and City Council in December. This will be discussed further at an upcoming meeting.

ADJOURNMENT

The meeting adjourned at 4:51. The next meeting is scheduled for Thursday, October 24 at 4:00 p.m.

OTHER MATERIALS

- Meeting Minutes from the Trust's August 22, 2013 meeting
- Funding Request for incentive zoning study