

DRAFT
CAMBRIDGE AFFORDABLE HOUSING TRUST
MEETING MINUTES
August 28, 2014

Sophie Anastos Room, City Hall
795 Massachusetts Ave.

Trustees Present: Richard Rossi, Chair; Florrie Darwin, Peter Daly, Michael Haran, Cheryl-Ann Pizza-Zeoli, James Stockard,

Trustees Absent: Florrie Darwin, Gwen Noyes, Susan Schlesinger

Staff Present: Chris Cotter, Housing Director; Cassie Arnaud, Housing Planner; Anna Dolmatch, Housing Planner; Linda Prosnitz, Housing Planner;

Others Present: Andre White; James Williamson

The meeting was called to order at 4:04 pm.

Upon a motion moved and seconded, it was voted to approve the minutes from the July 24, 2014 meeting.

PROJECT UPDATE –

Jefferson Park State Public Housing – The CHA received an award from DHCD for HILAPP funding. The design was presented to the Planning Board in June and BZA in July. CHA is currently revising the design in response to comments and concerns. Will return to BZA in October. Closing expected in early 2015.

Putnam Square/2 Mt Auburn – All financing closed renovations underway.

131 Harvard Street/Port Landing – The project was funded in the most recent DHCD rental round. Advanced environmental work underway. Closing on construction funds expected February 2015.

117 Rindge Ave – All financing has closed and construction is underway. Expected completion October 2014.

Bishop Allen Apartments (aka Norstin) – All financing has closed, construction underway.

Chapman Arms – Rehab is almost complete.

Lincoln Way/Jackson Gardens – Jackson Gardens is complete and fully occupied. Construction on final phase of Lincoln Way is complete. Event is scheduled for September 16 at 1:30 p.m.

191-195 Prospect Street – Bridge loan closed; looking at financing options in conjunction with 78-80 Porter Road.

78-80 Porter Road – CAHC did not receive DHCD funding. Next step is to look at other financing options in conjunction with 195 Prospect Street.

Temple Place Apartments – Construction is underway with anticipated completion in 2015.

New Business

Trust Audit

Staff presented a request for up to \$32,000 for the audit of the Trust's financial activity in the fiscal year ending June 30, 2014. The firm of Gray Gray & Gray has been retained to perform an audit of the Trust's financial statements for this time period. The work will encompass a review of financial statements, test transactions and supporting documentation, Trust approvals, minutes and correspondence, and fiscal policies followed by the City in managing the Trust's funds. In addition to the financial audit, the firm has been asked to verify that Trust funds were used for purposes consistent with the Trust's Amended and Restated Declaration of Trust.

The audit work has begun and a report is expected later this year.

Upon a motion moved and seconded, it was:

VOTED: To approve the request for up to \$32,000 to fund expenses associated with the FY2014 audit and review.

Income Distribution

Staff presented a memo analyzing the changing income profile of Cambridge residents since 1990. Using data from the decennial census and American Community Survey, staff looked at the distribution of Cambridge households across income levels and the changes over time.

Overall, the number of Cambridge households has increased by approximately 4,500, or 11.5%, since 1990. During that period, the ratio of higher income households, or those earning more than 120% AMI, has increased by 17.7%. Households earning less than 50% AMI have increased slightly, but households between 50 and 80% AMI have fallen by almost 10%. Households between 80% and 120% have also seen a decline.

The purpose of looking is to update the Trust on socioeconomic changes in the community and to inform ongoing Trust planning discussions including desired changes to the Inclusionary Zoning Ordinance. Staff stated that this was a preliminary look at the data, and that more research was needed to understand these changes in conjunction with other indicators such as household size and changes in the housing stock and broader societal changes in income distribution.

Trust members noted that it was very useful to look at such demographic changes and that continuing discussions around preserving diversity should also include ensuring that middle-income households can remain in Cambridge.

Households Served by City Housing Programs

Staff presented a memo analyzing residents moving into City-assisted affordable units in from the start of FY2011 to the present. The memo analyzed the previous housing type of both new tenants and buyers during that period to determine if they were moving from other affordable housing programs, market units, or from outside of Cambridge.

The findings were different for rental and ownership. The majority of inclusionary rental units were filled with tenants moving from another affordable housing program. A wide variety of affordable programs were represented, with new tenants coming from public housing, non-profit affordable rental housing, service providers and the mobile voucher program. The only rental units going to non-Cambridge residents were two studio units. The previous housing type was consistent across all bedroom sizes.

Homeownership during this time period drew from different sources. 60% of buyers were coming from non-affordable housing programs, either living in market-rate housing without subsidy or living with family and friends. However, this varied by unit size, with almost 90% of three-bedroom and larger units going to buyers coming from affordable housing programs, and less than 20% of one-bedroom buyers coming from affordable housing.

Trust members proposed additional research to understand the reasons for the data, including understanding what housing choices participants would have made without the affordable programs. Staff stated that this research was expected to lead to more questions to better understand how the programs are currently functioning and what impacts changes to the programs may have on who is served.

The meeting adjourned at 4:47 p.m. The next meeting is scheduled for Thursday, September 18 at 4:00 p.m.

OTHER MATERIALS

- Meeting Minutes from the Trust's July 24, 2014 meeting
- Project Update
- Poverty in Cambridge presentation materials