

CAMBRIDGE AFFORDABLE HOUSING TRUST
MEETING MINUTES
March 26, 2015

City Manager's Office, City Hall
795 Massachusetts Ave.

Trustees Present: Richard Rossi, Chair; Peter Daly, Michael Haran, Gwen Noyes, Cheryl-Ann Pizza-Zeoli, Susan Schlesinger, James Stockard

Trustees Absent: Florrie Darwin, Bill Tibbs

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

Others Present: Elaine DeRosa; Peter Graham

The meeting was called to order at 4:07 pm.

Upon a motion moved and seconded, it was voted to approve the minutes from the February 26, 2015 meeting.

PROJECT UPDATE

463 Cambridge Street - HRI is scheduled to close on the building on March 16.

Jefferson Park State Public Housing – The final plans and specs are being prepared for a summer/fall construction closing.

Putnam Square/2 Mt Auburn – All financing is closed and construction underway. Completion is anticipated in May 2015.

131 Harvard Street/Port Landing – Advanced environmental work is underway. Closing is expected in May 2015.

Bishop Allen Apartments (aka Norstin) – The second building is complete. Construction underway on the third building.

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

NEW BUSINESS

Update on Housing Committee meeting on Incentive Zoning

The Housing Committee held its first meeting on the Incentive Zoning Nexus Study on March 19. Karl Seidman, the lead consultant, presented the study's methodology, findings, and recommendations and responded to city councilors' questions. The next Housing Committee meeting on the Nexus Study will be held on April 22.

OLD BUSINESS

Inclusionary Housing Study

Staff provided an update on the Inclusionary Housing Study which is being conducted by a consultant team led by David Paul Rosen and Associates. The consultant team will be using four or five development prototypes to conduct their analysis. Staff has been developing these prototypes based on the typical inclusionary housing projects. Variations in the prototypes include number of units, tenure, construction type, unit size, FAR, and parking. The consultant will apply different income levels and other variables to each of the prototypes. Given the variation and range of inclusionary housing projects, it has been challenging to narrow down the prototypes to four or five typical developments. The Trust discussed how the prototypes will be looked at by the consultants and which variables in the prototypes could be combined to create 4 or 5 typical development types.

MOVE TO EXECUTIVE SESSION

The Chair indicated that the next item for discussion before the Trust pertained to details regarding the potential acquisition of real estate, and that continuing in open session might have a detrimental effect on the negotiations. At 4:35 PM, the Chair entertained a motion to go into Executive Session to discuss this matter, and indicated that the Trust would adjourn the conclusion of the Executive Session.

Upon a motion moved, seconded and approved by a 6-0-1 roll call with Ms. Schlesinger abstaining, the meeting went into executive session. Ms. Schlesinger left the room.

At 5:05 p.m., the meeting adjourned. The next meeting is scheduled for Thursday, April 23, 2015 at 4 p.m.

OTHER MATERIALS

- Meeting Minutes from the Trust's February 26, 2015 meeting
- Project Update