

CAMBRIDGE AFFORDABLE HOUSING TRUST  
MEETING MINUTES  
September 24, 2015

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

Trustees Present: Peter Daly, Florrie Darwin, Michael Haran, Gwen Noyes, Cheryl-Ann Pizza-Zeoli, Susan Schlesinger, Bill Tibbs

Trustees Absent: Richard Rossi, James Stockard

Staff Present: 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 4:06 pm.

**PROJECT UPDATE –**

**Briston Arms** – Renovations are underway.

**463 Cambridge Street** - HRI received state funding for the project in the most recent DHCD funding round.

**Jefferson Park State Public Housing** – Demolition is complete. Preparing for construction closing. Currently in discussions about cost.

**Putnam Square/2 Mt Auburn** – Rehab is complete. An event was held on September 16.

**131 Harvard Street/Port Landing** – A groundbreaking event was held on September 21. Construction is underway.

**Bishop Allen Apartments (aka Norstin)** – A ribbon cutting event is scheduled for October 1.

**Temple Place Apartments** – Construction is ongoing with anticipated completion in the fall.

**OLD BUSINESS - UPDATES**

The City Council voted on the CPA recommendations at the September 21 meeting and approved the 80-10-10 allocation, as recommended by the CPA Committee. The idea of inviting CPA members to an upcoming Trust meeting was suggested.

The inclusionary study is progressing. A revised draft of the report has just been submitted by the consultant and will be reviewed.

The deadline for the lottery for the middle income units at Alexandria, 270 Third Street, is October 8<sup>th</sup>. The first information session is being held tonight and the second one is scheduled for September 29<sup>th</sup>.

## **NEW BUSINESS**

### **Trust NOFA**

Staff are developing a Notice of Funding Availability to solicit proposals for the use of Trust funds to create new affordable housing units. Several questions have come up and the staff would like Trust input on several issues. The NOFA would be issued to solicit proposals for new construction, purchase of existing buildings, and buying down affordability for individual units. The Trust discussed the advantages/disadvantages of issuing a single NOFA or separate NOFA's for property owners, developers and land owners. It was suggested that \$10 million possibly be the initial amount of funds made available through the NOFA. There was a discussion about what the restriction should be for rental projects and how new units would be valued. It could be a long term restriction similar to inclusionary. The way in which proposals would be reviewed was also considered. Projects would be evaluated by CDD similar to the way in which current requests are reviewed but there is a need to remain flexible in considering different types of proposals. Some criteria and expectations will need to be set. Other ideas were whether different types and sizes of projects should be looked at differently; whether to include supportive housing in this NOFA or separately in a separate NOFA in conjunction with other funding. It was suggested that staff create a few examples of potential projects and consider some of these options in terms of sample projects.

## **OTHER BUSINESS**

A Homeless Planning Charrette was held September 15-18<sup>th</sup> where homeless service and housing providers and national experts convened to discuss how to address the needs of the homeless in the community and plan for increasing supportive housing options for the homeless. Initial recommendations developed from the charrette have been drafted and there will be continuing discussions over the next few months. Staff will ask for DHSP staff to come to an upcoming Trust meeting to discuss this effort.

An update was given on the status of 295 Harvard Street. Discussions are underway.

The meeting adjourned at 5:03pm. The next meeting is scheduled for Thursday, October 22, at 4 p.m.

## **OTHER MATERIALS**

- Meeting Minutes from the Trust's August 27, 2015 meeting
- Project Update
- Memorandum on Notice of Funding Availability Considerations