

CAMBRIDGE AFFORDABLE HOUSING TRUST
MEETING MINUTES
December 16, 2015

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

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

Trustees Absent: Michael Haran, Gwen Noyes, Bill Tibbs

Staff Present: Iram Farooq, Assistant City Manager; Chris Cotter, Housing Director; Cassie Arnaud, Housing Planner; Housing Linda Prosnitz, Housing Planner;

Others Present: Peter Graham, Just-A-Start; Collette Irving, state Joint Committee on Housing; Sean Tierney, state Joint Committee on Housing.

The meeting was called to order at 4:07.

Upon a motion moved and seconded, it was

VOTED: To approve the minutes for the meeting of Wednesday, November 18, 2015 as submitted.

PROJECT UPDATE –

Briston Arms – Renovation is ongoing.

463 Cambridge Street - The project was awarded state funds and is working to close with DHCD.

Jefferson Park State Public Housing – Demolition is complete. Closing process currently underway.

131 Harvard Street/Port Landing – Construction is underway.

Bishop Allen Apartments (aka Norstin) – The project is complete. Ribbon cutting was held October 1.

Temple Place Apartments – Construction is nearing completion.

OLD BUSINESS

Inclusionary Housing Study

Staff gave an update on the status of the inclusionary housing study. The consultant (David Rosen Associates) is preparing a revised draft of the proposal. The final report is expected to be complete in early 2016. The report will include a review of other relevant

inclusionary programs, a socio economic analysis of Cambridge, an economic analysis of development projects and policy recommendations. The issues that are being addressed by the policy recommendations include: set aside percentages, income targeting, unit sizes (i.e. family size units), use of the density bonus, project size thresholds, fees, and the location of units.

The final report will be submitted to the City Council upon completion.

NEW BUSINESS

NOFA and New Sites

Staff is drafting a NOFA for non-profit and private affordable housing developers for the purpose of stimulating the production of new housing for low-, mod, and middle-income residents. The NOFA is expected to be ready in January. Approximately \$10-\$15 million would be available. Eligible projects will include development of new sites or new affordable units in market rate building. Projects will be reviewed by staff and presented to the Trust.

HRI is pursuing the development of a new site for eight affordable units.

Citywide Planning Process

CDD staff gave an update on the citywide planning process. It is early in the process. The advisory committee is still being formed. The Trust discussed the role and composition of the advisory committee. The Trust also voiced ideas about how to reach more Cambridge residents through outreach and community engagement.

OTHER BUSINESS

The list of housing related policy orders from the City Council was discussed.

A meeting with the Trust and the BZA will be set up for early in 2016.

The meeting adjourned at 5:05 p.m. The next meeting is scheduled for January 28, 2016 at 4:00 p.m.

- Meeting Minutes from the Trust's November 18, 2015 meeting.
- Project Update

