

CAMBRIDGE AFFORDABLE HOUSING TRUST  
MEETING MINUTES  
March 24, 2016

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

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

Trustees Absent: Florrie Darwin, Gwen Noyes, James Stockard, Bill Tibbs

Staff Present: Lisa Peterson, Deputy City Manager; Iram Farooq, Assistant City Manager for Community Development; Chris Cotter, Housing Director; Cassie Arnaud, Housing Planner; Anna Dolmatch, Housing Planner; Linda Prosnitz, Housing Planner;

Other Attendees: Peter Graham

The meeting was called to order at 4:15.

Upon a motion moved and seconded, it was

VOTED: To approve the minutes for the meeting of February 25, 2016 as submitted.

**PROJECT UPDATE –**

**Briston Arms** – Renovations are ongoing.

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

**Jefferson Park State Public Housing** – Construction is underway.

**131 Harvard Street/Port Landing** – Construction is underway. Completion expected fall 2016. Tenant selection plan was approved and marketing to begin shortly.

**Temple Place Apartments** – Construction is complete. Event is scheduled for March 30.

**OLD BUSINESS / UPDATES**

**Inclusionary Zoning Study**

Staff informed the Trust that the Inclusionary Zoning Study was complete and will be forwarded to the City Council at an upcoming meeting. Staff reviewed the major aspects of the report including the consultants' methodologies and broad recommendations for updates to the existing ordinance. Staff relayed the expectation that the City Council would refer the report to their Housing Committee for a series of public hearings. After a discussion, it was agreed that it would be a good idea for staff to offer to meet with representatives of the development community after the report is public to ensure that all perspectives are integrated into the discussion and deliberations regarding changes to the Zoning Ordinance. Trust members also supported the idea

of revisiting the ordinance every five years to determine whether any further adjustments should be made.

### **Auburn Court**

Staff shared the news that HRI's proposed Parcel C/Auburn Court infill development was granted a comprehensive permit by the BZA in February. Discussions are currently underway with MIT and Forest City about amending the groundlease. HRI expects to finance the new construction of housing on Parcel C as part of their overall refinance of Auburn Court I this year.

### **Trust Notice of Funding Availability (NOFA)**

Staff initiated a discussion of the status of the proposed Trust Notice of Funding Availability (NOFA) which had been intended to be issued in order to spur new affordable housing production. However, after a brief update on the Trust funding and an overview of anticipated Trust spending on several newly identified production opportunities, it was agreed that the issuance of the NOFA should be postponed at this time.

### **MOVE TO EXECUTIVE SESSION**

The Chair indicated that the next items for discussion by the Trust pertained to the acquisition of real estate, and that continuing in open session might have a detrimental effect on the negotiations. At 4:33 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 5-0-0 roll call, the meeting went into executive session.

### **EXECUTIVE SESSION**

### **ADJOURNMENT**

The meeting adjourned at 5:15 p.m. The next meeting is scheduled for April 28, 2016 at 4:00 p.m.

- Meeting Minutes from the Trust's February 25, 2016 meeting.
- Project Update
- Requests for Funds for New Affordable Housing Development