

CAMBRIDGE AFFORDABLE HOUSING TRUST
MEETING MINUTES
January 26, 2017

Ackerman Room, Cambridge City Hall
795 Massachusetts Ave.

Trustees Present: Louis DePasquale, Chair; Peter Daly, Florrie Darwin, Gwen Noyes, Cheryl-Ann Pizza-Zeoli, Susan Schlesinger, James Stockard, Bill Tibbs

Trustees Absent: Elaine Thorne

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

Others Present: Lee Farris, Robert Macarthur

The meeting was called to order at 4:10.

Upon a motion moved and seconded, it was

VOTED: To approve the minutes for the meeting of Thursday, December 15, 2016 as submitted.

PROJECT UPDATE –

Porter Square – Pre-development is underway and abutters meetings are being held. They will not put in an application for DHCD winter rental funding round due to the anticipated length of the zoning process.

Concord Ave – HRI has held several community meetings; submitted pre-application to DHCD for funding and have been invited to submit a full One Stop which is due in February. HRI is seeking a Comprehensive Permit and need zoning in place by March.

Jefferson Park State Public Housing – Construction is underway and proceeding well.

OLD BUSINESS – UPDATES

Vail Court

Trust inquired about the status of the disposition of Vail Court. The city is waiting for information on the need for remediation before proceeding with the demolition. The requirements of the taking were discussed as to whether the taking requires or recommends that Vail Court be developed as affordable housing. The Trust suggested that the disposition occur as quickly as possible and inquired whether it can happen before demolition.

Inclusionary Housing Petition

Staff updated the Trust on the status of the Inclusionary Housing Petition. The Ordinance Committee met on January 4. The meeting was well attended and there was a long discussion which covered a range of topics. The Committee passed a number of orders asking for a response from CDD and the Legal Department. Questions included issues brought up by Cambridge and Somerville Legal Services and Cambridge Residents Alliance and questions about the applicability of the petition to PUD's. CDD and the Legal Department will prepare the answers to the Committee's questions quickly. The petition was moved to the full City Council but the subject matter was also kept in the Committee. The Ordinance committee will meet again in February. The petition will expire April 4.

Fractional Inclusionary Housing Units

The Inclusionary Zoning petition recommends that a monetary contribution be required when the inclusionary formula does not result in a full unit. Staff wants to begin a conversation about how the monetary contribution might be determined.

Currently, when the result of the inclusionary formula is a fractional unit, it is rounded up or down to result in a whole unit. Under the proposed amendments the inclusionary requirements will be based on floor area. After the floor area of the inclusionary units are identified, a per square foot monetary contribution will be due for the rest of the required square feet that cannot be created in whole units. If 4,000 square feet is the inclusionary requirement and the inclusionary units total 3800 square feet, a monetary contribution will be due for 200 square feet.

As the petition is drafted, to determine the contribution would require the Trust to report on development projects and the total subsidy amounts in Trust-funded development projects. The subsidy will be divided by the total residential square feet to determine the contribution rate. To get an idea of what this amount might be, staff looked at two recent projects and the result is a monetary contribution of approximately \$385 per square foot.

The Trust discussed the impacts of variables among projects, such as the acquisition costs, on the calculation. Projects with particularly unusual circumstances would not be included. Since projects costs would increase over the years, it was suggested that actual cost data be used for two years and then an escalator be applied to keep rate up to date. A larger number of projects, not just the most recent, should be used in the calculation. The Trust also discussed the possibility of using the contribution rate as a way to explore purchasing additional square feet and adding it to the fractional unit square feet, so it would result in another affordable whole unit.

The meeting adjourned at 4:50 p.m. The next meeting is scheduled for February 23 at 4:00 p.m.

- Meeting Minutes from the Trust's December 15, 2016 meeting.
- Project Update
- Memo Fractional Unit Contribution for Inclusionary Projects