

CAMBRIDGE AFFORDABLE HOUSING TRUST
MEETING MINUTES
February 23, 2017

Ackerman Room, Cambridge City Hall
795 Massachusetts Ave.

Trustees Present: Louis DePasquale, Chair; Peter Daly, Gwen Noyes, Cheryl-Ann Pizza-Zeoli, Susan Schlesinger, Jim Stockard, Elaine Thorne, Bill Tibbs

Trustees Absent: Florrie Darwin

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: Janice Brown

The meeting was called to order at 4:05.

Upon a motion moved and seconded, it was

VOTED: To approve the minutes for the meeting of Thursday, January 26, 2017 as submitted.

PROJECT UPDATE –

Jefferson Park State Public Housing – Relocation and demolition are complete. Construction is underway.

Concord Ave – HRI is scheduled to go before the Planning Board and BZA in the next few weeks to get zoning. A full One Stop application was submitted to DHCD. An award of rental funds will be contingent on the project having zoning.

Porter Square –Predevelopment work is ongoing. The project will likely apply for rental funds in the next DHCD round, which is expected to be held in early 2018.

OLD BUSINESS – UPDATES

Inclusionary Zoning

Staff provided an update on the proposed amended Inclusionary Zoning ordinance. A second hearing with the Ordinance Committee is scheduled for Tuesday, February 28 at 3 p.m. The Ordinance Committee may then refer the petition to the Council for ordination in March. The petition is active through early April.

Peter Daly mentioned that at the last meeting, questions arose. Staff confirmed that answers were provided to the Council's questions. Many of these questions focused on issues such as how the new ordinance would apply to previously-permitted Planned Unit Development (PUD) projects. The Law Department is also working to provide information to the Council on this issue.

Trust members asked when a vote on the Ordinance was likely to happen. Staff stated that it depends on when the Ordinance Committee refers the petition back to the Council. Once it is referred back for a vote, the Council has two weeks to approve or reject the petition. The petition expires on April 4, so the Council meeting on Monday, April 3 is the last opportunity to pass it or it needs to be refiled.

Vail Court

The first public meeting regarding the redevelopment of Vail Court is scheduled for Thursday, March 23. The topic of this meeting will be the demolition of the buildings and recommendations for the site. It would be beneficial for Trust members to attend this meeting if possible.

Status of Trust Funds

Chris Cotter provided a brief update on the balance of Trust funds. The current CPA balance is approximately \$25MM, including current and prior CPA allocations. Louis DePasquale stated that there should be a budget showing anticipated funding requests. Trust members asked for a projection of funds from Incentive Zoning impact payments. Chris Cotter stated that these payments were difficult to project because they are dependent on the project schedule. Susan Schlesinger stated that she would also like to see cash flow for the Trust.

Louis DePasquale noted that there is a line item in the proposed City budget to provide General Funds to the Trust for affordable housing. This is the first time since the CPA was adopted that these funds have been proposed for housing. Trust members then discussed the City Council's housing creation goal, including policy actions to create more affordable housing. These include the adoption of zoning tools that advantage affordable housing.

The meeting adjourned at 4:31 p.m. The next meeting is scheduled for March 23 at 4:00 p.m.

- Meeting Minutes from the Trust's January 26, 2017 meeting.
- Project Update