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**CITY OF CAMBRIDGE**  
Community Development Department

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**IRAM FAROOQ**  
Assistant City Manager for  
Community Development

**SANDRA CLARKE**  
Deputy Director  
Chief of Administration

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Deputy Director  
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## Affordable Housing Trust

September 23, 2021, 4:00 p.m.

To participate in this meeting hosted on the Zoom video meeting platform, please register using this [link](https://cambridgema.zoom.us/webinar/register/WN_Igqx4hdDRN2AukGPsNIYwQ) in advance of the meeting.

[https://cambridgema.zoom.us/webinar/register/WN\\_Igqx4hdDRN2AukGPsNIYwQ](https://cambridgema.zoom.us/webinar/register/WN_Igqx4hdDRN2AukGPsNIYwQ)

### AGENDA

- Review of Meeting Minutes
- Update from the Community Development Department
- Modernization of Jefferson Park Federal: The Cambridge Housing Authority is requesting up to \$43,611,615 to assist with modernization of CHA's 175-unit Jefferson Park Federal development through new construction of 277 affordable units
- Adjournment

CAMBRIDGE AFFORDABLE HOUSING TRUST  
MEETING MINUTES  
August 25, 2021 at 4:00 p.m.

Conducted virtually via Zoom

Trustees Present via Zoom: Louis DePasquale, Chair; Peter Daly, Florrie Darwin, Elaine DeRosa, Gwen Noyes, Susan Schlesinger, Jim Stockard, Elaine Thorne, Bill Tibbs

Staff Present via Zoom: Iram Farooq, Asst. City Manager for CDD; Chris Cotter, Housing Director; Cassie Arnaud, Senior Housing Planner; Gabby Geller, Housing Development Planner; Janet Haines, Associate Housing Planner; Linda Prosnitz, Housing Planner; Emily Salomon, Associate Housing Planner

Others Present via Zoom: Joseph Bednar, Michael Brandon, Clara Fraden, Beau Fujita, Margaret Moran, James Williamson, James Zali

The chair, Louie DePasquale, called the meeting to order at 4:01 p.m. Chris Cotter explained that this meeting of the Affordable Housing Trust would be held virtually pursuant to the temporary emergency orders currently in place, that all votes would be taken by roll call, and that there would be no public comment. Mr. Cotter then coordinated to confirm that each participant was audible to each of the other Trust members.

## MEETING MINUTES

Upon a motion moved and seconded, it was voted unanimously by roll call to approve the minutes for the meeting of Thursday, June 24, 2021.

## UPDATE FROM CDD

**HomeBridge:** Ten buyers have active commitments and two home are under agreement.

**Homeownership Resale Program:** Since the last Trust meeting, two units have sold to new homeowners, with three under agreement. Additional Resale units are being made available to new buyers under a revised process adopted due to the Pandemic to offer virtual unit tours.

**Frost Terrace:** Construction is complete and all tenants have been selected for units. The permanent loan closing is expected in November 2021.

**SquirrelWood:** Construction is underway and 90% complete including new and renovated units. All of the new buildings are complete and ready for occupancy. Presently they are being used to house tenants needing relocation during rehab of their units. Lease up has started for those units and is anticipated to be completed by mid-October. Other vacancies will be filled through the CHA waitlist.



**2072 Mass Ave.:** The Trust approved Capstone/Hope's predevelopment funding request in spring 2021. The hearing for a comprehensive permit request for the development was continued by the BZA to September.

**52 New St:** JAS purchased the site in early 2020 and anticipates permitting the project through the Affordable Housing Overlay (AHO). AHO community meetings have been held and AHO design advisory review by the Planning Board is anticipated to begin in the fall.

**Park View Cooperative:** Staff are preparing to close on the loan commitment.

**Fresh Pond:** Staff are working to finalize the closing of funding in order to finalize the preservation of this 504-unit property. . . This complex transaction is nearing completion.

**Rindge Commons:** JAS has been working to secure the remaining funding to begin construction, including a state funding and new market tax credits.

**Inclusionary Housing:** The City recorded a restriction on 48 affordable units at Thorndike Street/Court House, which is under construction. Housing Division staff are actively filling rental vacancies, including middle-income units at a new property, Prism.

#### **OTHER UPDATES**

**Walden Square II:** WinnDevelopment is planning an infill development on the Walden Square site through the Affordable Housing Overlay. It is anticipated that a funding request will be brought to a future Trust meeting.

**49 6th Street:** Preservation of Affordable Housing (POAH) is proposing to convert the former Sacred Heart Rectory, School and Convent building into 48 units of affordable rental housing. They plan to permit the project under the AHO and held the first AHO community meeting in July. It is anticipated that a funding request will be brought to the Trust at a future meeting.

**Incentive Zoning:** The City received a \$6.0 million Incentive Zoning contribution from MIT for construction on Main Street. Over \$25.5 million has been dedicated to affordable housing from incentive zoning contributions.

**Community Preservation Act (CPA) Public Hearings:** The CPA committee will meet on September 14th to discuss FY22 allocations. There were hearings in June and July to receive public comments on how the FY22 CPA funding should be allocated among the 3 eligible CPA uses, and the committee is now making recommendations based on the hearings.

**City Council Committees:** The Neighborhood and Long-Term Planning and Housing Committees met to discuss the elimination of single- and 2-family zoning in Cambridge. The Housing Committee has also scheduled a meeting to discuss a proposed condominium conversion ordinance.

**Cherry Street:** A second public meeting will be held September 23<sup>rd</sup> to discuss ideas for creating housing on the site.

## **JEFFERSON PARK FEDERAL FUNDING REQUEST**

The Cambridge Housing Authority is requesting up to \$43,611,615 to assist with modernization of the Cambridge Housing Authority's (CHA) Jefferson Park Federal development through new construction of 277 affordable units to replace the 175 units currently at the site. The funds being requested from the Trust will help the CHA revitalize the JP Federal site and leverage close to \$210 million in additional public and private funding.

The redevelopment of Jefferson Park is being proposed under the City's Affordable Housing Overlay (AHO). The CHA began the Affordable Housing Overlay (AHO) process this spring and held two neighborhood meetings in March and April. CDD staff are now working with CHA as they prepare for their advisory design review with the Planning Board which is anticipated to begin in the Fall. CHA has also been holding regular meetings with existing residents on the project design as well as relocation plans for residents.

Trust members had a lengthy discussion about the proposed project, including its attributes as well as concerns regarding density and the concentration of affordable units in this neighborhood. It was agreed that CDD staff would look at CHA's proposed development in comparison to other CHA developments and other developments the Trust has funded to assist Trust members in reviewing this request.

## **ADJOURNMENT**

Upon a motion moved and seconded, by roll call, it was voted to adjourn the meeting at 5:09 p.m.

The next meeting is scheduled for September 23, 2021.

### **Materials:**

- Agenda
- Meeting Minutes from the Trust's June 24, 2021 meeting
- Project update: Status of Active Commitments
- Community Development Department Memo August 25, 2021: Jefferson Park Federal Funding Request
- Cambridge Housing Authority Memo August 18, 2021 Memo: Responses to Comments From CHA Resident Concerning Proposed Modernization of Jefferson Park Federal

**Cambridge Affordable Housing Trust**

**Status of Active Commitments**

**September 23, 2021**

	<b>Active Projects</b>	<b>Sponsor</b>	<b>Rental Units</b>	<b>Ownership Units</b>	<b>Status</b>	<b>Total Cost</b>	<b>Trust Commitment</b>	<b>Loan Amount Per Unit</b>	<b>Trust Approval Date</b>
1.	HomeBridge program	CDD	<i>currently approved buyers: 9</i>	22	76 scattered site units purchased by first time buyers to-date. Program expansion up to 120% AMI now active. 1 unit closed September 2021 and 1 unit under agreement.	N/A	\$18,200,000	1-br: 40% sale 2-br: 45% sale 3-br: 50% sale	May 2011
2.	Homeownership Resale Program	CDD	<i>currently active units:</i>	17	Re-purchase, rehab and re-sale of affordable homeownership units to new homebuyers.	N/A	\$7,500,000		December 2011
4.	Frost Terrace 1971 Mass Ave	Capstone Hope	40		Construction is complete and all40 units have been leased . The 40 tenants were selected through a lottery with 945 applications. Permanent loan closing is anticipated in November, 2021.	\$27,219,486	\$10,785,358	\$269,634	March 2016 and December 2018
5.	Vail Court (139 Bishop Allen)	TBD	TBD	TBD	Trust and City hosted public meeting in 2017 to hear from the community on affordable housing needs and ideas for the redevelopment of Vail Court. Additional public meetings will be scheduled but are currently on hold pending the legal action taken by former owner.	TBD	TBD	TBD	N/A
6.	Squirrelwood (multiple addresses, corner of Broadway and Market)	JAS	23		Construction is underway and 90% complete including new and renovated units. All of the new buildings are complete and ready for occupancy. Presently they are being used to housed tenants needing relocation during rehab of their units. A lottery for 17 of the 23 new units was held and lease up has started for those units and is anticipated to be completed by mid October. Other vacancies will be filled through the CHA waitlist. Construction completion is anticipated by November 2021.	\$9,505,726 (new units only)	\$4,115,457	\$178,933	January 2018 and December 2018
7.	2072 Mass Ave	Capstone Hope	TBD	TBD	Capstone/Hope purchased site in April 2018 and sought a comprehensive permit to enable the construction of a new 48 unit affordable housing building; they withdrew their request at September 2021 continued BZA hearing; they remain committed to creating affordable housing at this site and are assessing next steps and options.	TBD	\$5,071,000	TBD	February, 2018 and June, 2021
8.	52 New St	JAS	TBD	TBD	JAS purchased the site in early 2020 and anticipates permitting the project through the Affordable Housing Overlay. JAS will be seeking state funding with a goal of beginning construction in 2022. JAS has held community meetings on 2/25, 3/25 and 4/15 to discuss their ideas for the site in advance of submitting final plans for the project. AHO design advisory review by Planning Board will be scheduled in the coming weeks.	TBD	10.650,000	TBD	October 2019 and June 2021
9.	Park View Coop	Park View		12	Funds committed May 2021; Preparing to close on funding commitment	TBD	\$4,199,215	\$349,935	March 2019 and May 2021
10.	Fresh Pond Apartments	Schochet	504		In March 2020, the Trust committed funding for the preservation of Fresh Pond Apartments. This commitment will be combined with \$15 million in City funding which was appropriated by the Council to the Trust for Fresh Pond Apartments. Together, these funds will be used to buy down 50 years of affordability and to capitalize a rent phase-in reserve to transition current tenants to the new affordable program. Closing of funding is underway.	TBD	TBD	TBD	March 2020
11.	Rindge Commons - Phase 1	JAS	24		In June 2020, the Trust approved funding for the first phase of Rindge Commons. Following PB hearing in early August, BZA voted to approve a comprehensive permit for the project on August 23, 2020. JAS is in the process of securing the necessary financing to begin construction of Phase 1.	TBD	\$4,250,000	\$177,083	June 2020

**Cambridge Affordable Housing Trust**  
**Status of Active Inclusionary Housing Developments**

	Approved Active Projects	Developer	Status	Rental Units	Ownership Units	Applicable zoning
1.	305 Webster Ave.	305 Webster Ave. Condominiums L	Covenant Recorded 8/11/17. Nearing completion. Marketing of affordable units to begin soon.		4	Ordinance prior to revision
2.	St. James (1991 & 2013 Mass. Ave.)	Oak Tree	Converted to ownership. Nearing completion. Marketing of affordable units to begin soon.		5	Ordinance prior to revision
3.	77 New Street	Abodez	Covenant Recorded 9/14/16. Complete. Tenant selection underway.	11		Ordinance prior to revision
4.	95 Fawcett Street	Ed Doherty	Covenant Recorded 12/29/2016. Under Construction. Converting to rental	5		Ordinance prior to revision
5.	Alexandria - 50 Rogers Street	Alexandria	Covenant Recorded 6/4/19. Complete. Tenant selection underway.	44		Zoning for Alexandria PUD
6.	Charles & Hurley Streets	Urban Spaces	Covenant recorded 8/6/19. Building Permit issued 9-3-19(Charles Street) and 12-23-19 (Hurley Street) Under Construction. Completion expected Fall 2021.	16		Ordinance prior to revision
7.	50 Cambridgepark Drive	Hanover	Covenant recorded 8/6/19. Building Permit issued 12-5-19. Under Construction	55		Revised ordinance at 20% sf requirement
8.	165 Main Street	Mitimco	IHP Covenant recorded 12/17/19. Building Permit issued 12-20-19. Under Construction	63		Zoning for MIT
9.	95-99 Elmwood	95-99 Realty	Covenant recorded. Building Permit issued 7-2-20. Under construction.		4	Ordinance prior to revision
10.	Cambridge Crossing, Building I	DivcoWest	Covenant recorded; Building Permit issued 8-24-20 Under construction.	54		Ordinance prior to revision
11.	212 Hampshire Street (Ryles)	212 Hampshire LLC, Binoj Pradhan	Covenant recorded. Construction complete. Tenant selection underway	1		BZA requirement of affordable unit
14.	55 Wheeler Street	Toll Brothers	Covenant recorded 3/12/21. Building Permit issued 3/16/21. Under Construction	99		Revised ordinance at 20% sf requirement
15.	40 Thorndike Street, Court House	Leggat/McCall	Covenant recorded. Building Permit issued.	48		All units are affordable

**Under Development:**

**396**

**13**

**Completed Units:**

**875**

**202**

**All Units:**

**1271**

**215**

**1486**

	Active Pipeline Projects	Developer	Status	Rental Units	Ownership Units	Applicable zoning
1.	605 Concord Ave.	Abodez Acorn	Covenant recorded; pending building permit	7		Revised ordinance at 15% sf requirement
2.	3-5 Linnaean	Willow Land Corp.	Covenant recorded; pending building permit	1		Zoning for basement overlay
3.	1043-1059 Cambridge St.	418 Real Estate	IHP plan was submitted. Property sold. Amendment of Special Permit under review at Planning Board.		3	Revised ordinance at 20% sf requirement



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## MEMORANDUM

**To: Cambridge Affordable Housing Trust**  
**From: Christopher Cotter, Housing Director**  
**Date: September 23, 2021**  
**Re: Jefferson Park Federal Funding Request**

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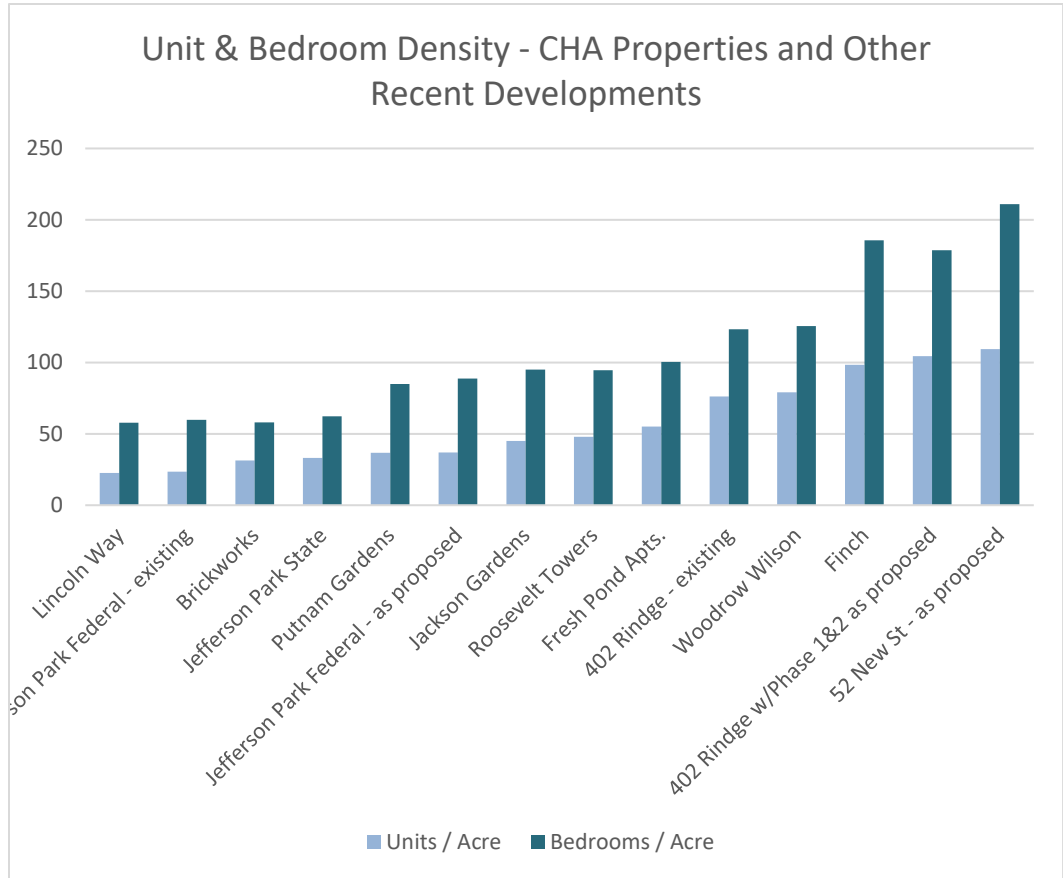
At the August 25, 2021 meeting of the Cambridge Affordable Housing Trust, CDD staff presented the funding request from the Cambridge Housing Authority (CHA) for the Jefferson Park Federal redevelopment in which CHA proposed to construct 277 new affordable rental units. Trust members began consideration of this request, including a discussion of density and livability of the proposed development in comparison to other CHA and other recent developments. Trust members also discussed the advisory design review process under the Affordable Housing Overlay which will soon be scheduled with the Planning Board, and the Trust's interest in considering reports from that process. After a lengthy discussion, Trust members asked that the discussion be continued to the September meeting and requested that staff prepare some additional data on density.

We are transmitting herewith a revised version of the August 25, 2021 memo describing CHA's request. The memo has a few revisions, shown in tracked-changes, including a new condition that funding approval be contingent upon Trust review and consideration of the final report from the Planning Board regarding its Affordable Housing Overlay advisory design review. The remainder of this memo provides information requested by the Trust in August regarding a comparison of CHA's proposed Jefferson Park Federal redevelopment to other similar developments.

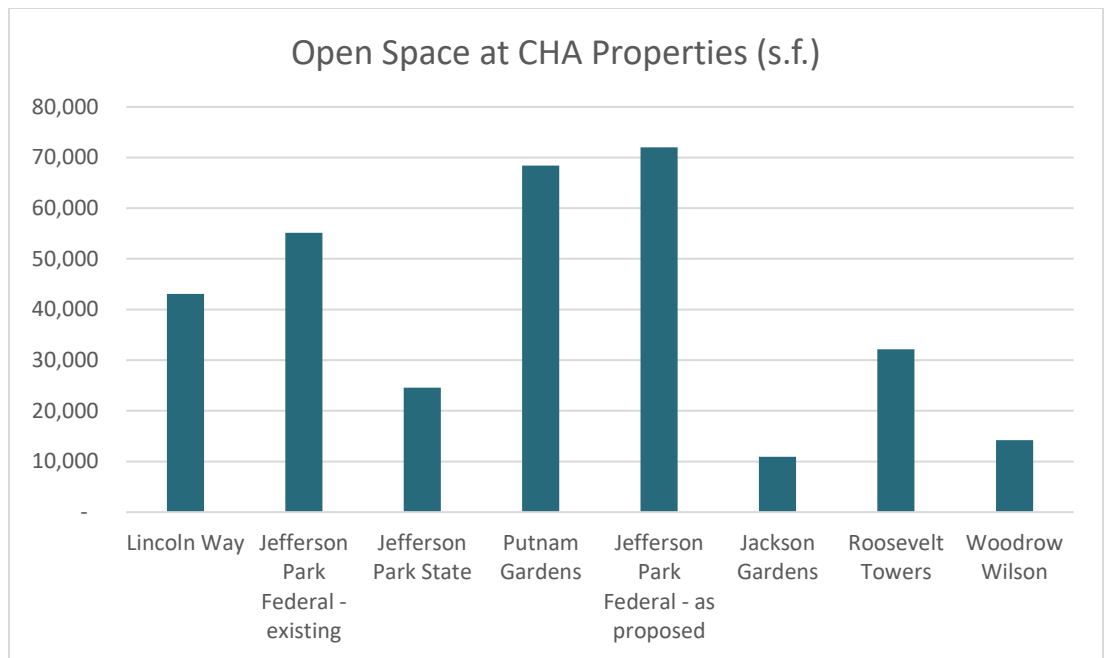
CDD has worked with CHA to compare density at recently funded Trust projects as well as several other CHA properties. We plan to invite the CHA to provide a presentation of the proposed Jefferson Park Federal redevelopment at the September Trust meeting in order to further assist the Trust in considering this funding request. We share the Trust's interest in ensuring that the proposed redevelopment is a positive enhancement for JP Federal residents as well as the surrounding community.

The chart below shows how density at the proposed Jefferson Park Federal development compares to other CHA properties and other developments

including the abutting Brickworks Condominiums and other similarly sized developments the Trust has recently considered. We considered density in metrics of units per acre as well as bedrooms per acre.



Looking beyond these metrics, which we could compare more broadly, we also asked CHA to provide information on the amount of open space that would be created here as compared to other CHA developments. There are several ways in which open space area could be determined. While we were confident that CHA was using the same approach in the data it provided, we could not compare to non-CHA properties without a more intensive analysis.



CHA's plan will significantly increase the amount of open space at Jefferson Park Federal and will result in more of that space being usable by residents for a variety of activities. As proposed, Jefferson Park Federal will include more usable open space than any other CHA development we considered. Usable open space will increase from 55,000 s.f. to 72,000 s.f. and will be configured in larger spaces that include both play areas and seating areas along new paths. One of the larger areas will feature a splash pad for children. Several buildings will also benefit from more enclosed courtyards for residents of those buildings, and many ground floor units will also have access to private decks.

Density and the amount of open space included in a development are two ways in which livability might be considered, however, there are other considerations which also have an impact on the design of successful communities. Site design can have a considerable impact on livability, and a goal of CHA's plan to reconfigure is to improve the use of space on the site for residents. This includes not only the open space configuration, but how connections are made across the site, and how it will relate to the adjacent neighborhood.

We also looked at some qualitative criteria, and though it was difficult to make objective comparisons, we note that CHA has included in its plan in-unit features including storage and laundry that we would expect to see in a new development. They likewise are including non-residential space, both for the residents and other community uses Head Start, and the Cambridge Community Learning Center.

We have asked CHA to address these points in their presentation of the proposed design at the September meeting,



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Chief Planner

## MEMORANDUM

**To:** Cambridge Affordable Housing Trust

**From:** Christopher Cotter, Housing Director  
Cassie Arnaud, Senior Housing Planner  
Gabby Geller, Housing Development Planner

**Date:** August 25, 2021; **REVISED September 23, 2021**

**Re:** Jefferson Park Federal Funding Request

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After several years of planning, the Cambridge Housing Authority (CHA) is preparing to begin the comprehensive redevelopment of its Jefferson Park Federal property (JP Federal) and is requesting up to \$43,611,615 (\$157,443 per unit) in Trust funds to assist with its plan to construct 277 new affordable rental units to replace the 175 units currently at the site. The funds being requested from the Trust will help the CHA revitalize the JP Federal site and leverage close to \$210 million in additional public and private funding.

### Background

Over the last decade, the CHA has been seeking solutions to the critical capital needs of its public housing portfolio, which has been chronically underfunded in both operating and capital expense needs. In the case of JP Federal, a capital needs assessment revealed that a level of significant physical deterioration and rehab needs greater than anticipated. CHA's investigations uncovered failing masonry, substantial water damage and mold and mildew so severe that the CHA was forced to take 57 units offline in 2017 when they were determined to be uninhabitable after years of water infiltration and attempted remediations that were costly and ineffective for the long-term.

As a result of the deteriorating conditions and expense of maintaining substandard buildings, CHA decided to pursue modernization of JP Federal through its proposed complete demolition of the existing buildings and rebuilding. A complete reconstruction will allow for CHA to improve the configuration of the site and its connection to the surrounding neighborhood. CHA applied for and was granted a Section 18 Disposition from HUD in 2017, which will allow the project to support nearly \$302,000 per-unit in permanent debt. These resources are critical to the CHA's plan.

The proposed plan would replace the existing 175-unit JP Federal development by demolishing 11 existing buildings and creating six new buildings of differing-sizes to create a total of 277 units, an addition of 102 new units. Approximately



80% of the units will be two bedroom or larger with almost 40% of units having three bedrooms or more as shown in the chart below:

Unit Mix	Current		Proposed	
	# of Units	% of Total	# of Units	% of Total
<b>1BR</b>	35	20%	39	14%
<b>2BR</b>	33	19%	118	43%
<b>3BR</b>	85	49%	103	37%
<b>4BR+</b>	22	13%	17	6%
<b>TOTAL</b>	175		277	

The redesign of the JP Federal site will allow for the addition of 102 new deeply-affordable apartments, and will allow the property to better connect to the wider neighborhood by building off the street grid of North Cambridge through replacement of a dead-end and single-entry road with new roads in order to provide multiple entrances and exits from the property. CHA’s plan will also provide individual entries to many apartments. The redesign will also allow for the creation of more usable outdoor space for residents including both active (playground, water features, grills) and passive (seating under trees) open areas. The new buildings will provide updated management, maintenance, and community space, and include space for the existing Head Start program that operates on-site.

**Sources and Uses**

As you may recall, we provided an update on JP Federal at the February 2021 meeting at which time the CHA anticipated they would need approximately \$35,400,000 in Trust funding to support an estimated total development cost (TDC) of approximately \$229 million. Since that time, the CHA has refined its design and development plans and received updated estimates which have been impacted by COVID-related construction cost increases. CHA has also made several changes to its site plan as it has responded to comments it has received. While CHA’s request is greater than what we anticipated earlier this year, it remains below our earliest estimates due to the legislative changes to the tax credit program which will increase the equity yield on tax credits for developments like JP Federal.

The TDC for Jefferson Park Federal is now currently estimated at \$251,769,435, an increase of more than \$22 million from estimates from earlier this year. We have reviewed with CHA to understand the factors that have driven this increase. A major component of the high cost of CHA developments is due to the CHA’s procurement requirements and public bid requirements. Another major component has been COVID-related increases in construction and materials.

The premium the CHA pays adds an estimated 25-30% to the cost of construction due to prevailing wage requirements as well as the public bid requirements. The premium from the CHA’s procurement obligations requires more state and local resources as compared with

projects that are not subject to these requirements. As we often see with CHA-sponsored developments, CHA is committing its own resources to assist with funding this redevelopment.

The following table provides a summary of the CHA’s development budget:

<b>JP Federal Budget</b>	
<b>Uses</b>	
Acquisition	<b>1,034,918</b>
Hard Costs	197,867,825
Contingency	9,354,069
<b>Hard cost total</b>	<b>207,221,894</b>
Soft Costs	34,372,516
Reserves	4,004,056
Paid Developer Fee	4,136,051
Deferred Developer Fee	1,000,000
<b>Total Development Costs</b>	<b>251,769,435</b>
<b>Sources of Funds</b>	
CAHT	43,611,615
1st Mortgage	83,839,000
4% LIHTC	86,332,165
CHA Program Loan	24,555,280
Accrued Interest	2,431,375
CHA Program Loan	
DHCD Soft Funds	10,000,000
Deferred Dev Fee	1,000,000
<b>Total Sources</b>	<b><u>251,669,435</u> 251,769,435</b>

We will continue to work with CHA staff to review and assess options for reducing the amount of Trust funding needed here and expect that as commitments from debt and equity investors are solidified, they might reduce the overall need for Trust subsidy somewhat.

*Construction Costs* - Current estimates for construction costs show an increase of more than \$29 million from earlier estimates. The CHA attributes much of this increase to COVID-related cost impacts, as well as site design changes required to respond to comments on its design. While the buildings were originally designed to

be stick-built, after running various cost analyses with increased material costs, CHA opted to switch to light gauge metal construction given dramatic increases in lumber costs, which increased 36% during the peak of COVID-19 and remain high in Massachusetts. There are benefits of steel frame construction including lowered insurance costs, however it is more expensive than wood-frame construction as had been initially planned. Additionally, CHA made some changes to its site design after reviewing it with the Fire Department earlier this year in order to widen streets on the site to better accommodate their vehicles. Site design changes have also been made in order to add to open areas and save additional trees where possible. CHA will be planting more than 185 new trees, more than replacing those that will be removed.

*Soft Costs*- The change in construction materials and site design required significant additional architecture and engineering work and increased costs by \$500,000. Overall soft costs increased by more than \$3,000,000 due to increased financing fees and construction

loan interest from an increased construction loan needed to fund the permanent loan amount during construction.

To balance out the cost increases, CHA made a reduction in its developer fee of almost \$12 million. This lowers the TDC but also reduces the size of the CHA's "Program Loan" and the accrued interest which the loan generates, which was to be contributed back to the project as a source.

*Project Sources-* In addition to the requested Trust funding of \$43,611,615, the project will be funded with a first mortgage loan, 4% low-income housing tax credit equity (LIHTC), subsidy funding from DHCD, and a Program Loan and deferred fee from the CHA. The CHA will seek a first mortgage of \$84,000,000, which is nearly \$14,000,000 higher than initially anticipated due to favorable increases in voucher rents and operating cost assumptions.

MassHousing has approved a tax-exempt bond allocation which will allow the project a 4% LIHTC allocation. CHA is making a conservative estimate of \$.90 per credit for their equity yield. We think this yield might be higher as final pricing is determined which could help reduce the funding needed from the Trust. Additionally, CHA is requesting \$10,000,000 in funding from DHCD. Finally, the CHA will contribute \$24,555,280 via a CHA Program Loan, \$2,431,375 in accrued interest from its Program Loan, and \$1,000,000 of deferred developer fee.

### **Timeline and Next Steps**

The CHA is working to meet required HUD deadlines and retain the vouchers that have been committed to this project. The CHA is hoping to have all financing assembled in time to begin the bidding process in early 2022 with a goal of closing on construction in summer 2022.

The redevelopment of Jefferson Park is being designed and permitted by CHA under the City's Affordable Housing Overlay (AHO). The CHA began the Affordable Housing Overlay (AHO) process this spring and held two neighborhood meetings in March and April. CDD staff are now working with CHA as they prepare for their advisory design review with the Planning Board which we expect to be scheduled in September or October.

CHA has also been holding regular meetings with their residents on the project design as well as relocation plans for residents.

### **Recommendation**

The physical conditions at JP Federal have necessitated the need to demolish the existing structures and build new housing in order to ensure its long-term viability. CHA's rebuilding

of the JP Federal development provides an opportunity to create a more sustainable project that can better integrate buildings into the surrounding neighborhood. It will replace the 175 existing units, including the 57 units that have been vacant for several years, and also create more than one hundred new affordable units. Given the CHA's demonstrated success at JP State, staff are confident that the CHA will be able to achieve similar success with the reconstruction of JP Federal.

Staff recommend that the Trust approve the CHA's request for up to \$43,611,615 in Trust funds for CHA's Jefferson Park Federal redevelopment. We have reviewed and discussed this request with Peter Daly, Susan Schlesinger, and Jim Stockard, who agreed with our recommendation to bring this request to the Trust and recommend approval.

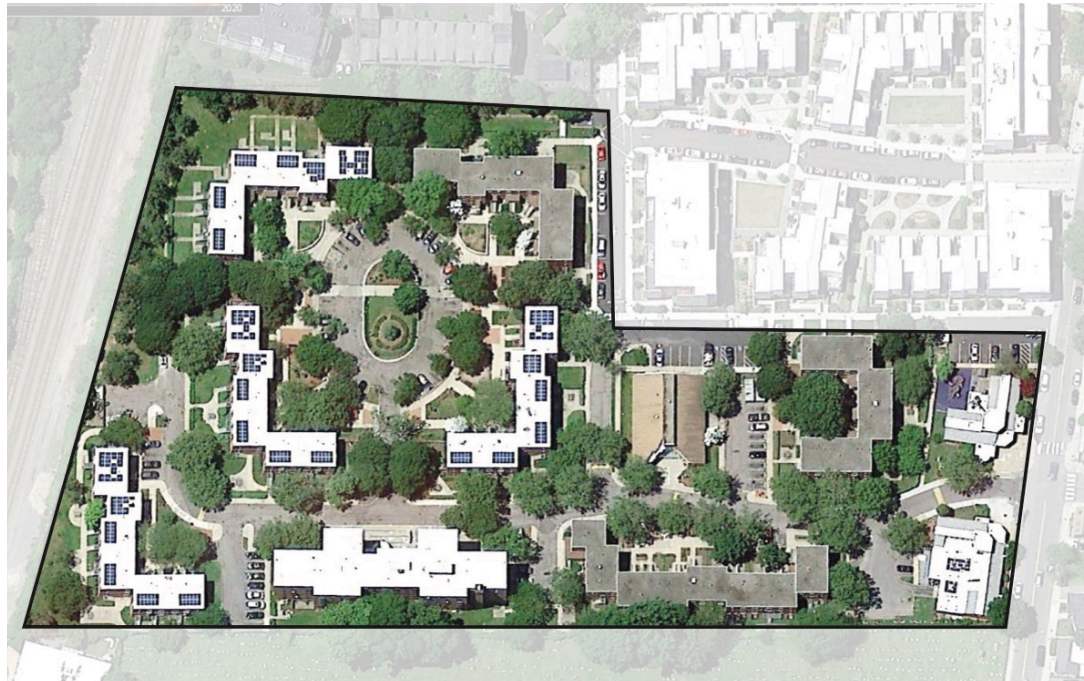
We recommend any funding commitment be made contingent on the following:

1. CDD staff approval of the final development and operating budget;
2. CDD staff approval of construction plans and specifications;
3. Firm written commitments from all project funding sources;
4. CDD staff approval of the tenant selection and marketing plan which shall include preference for Cambridge residents to the greatest extent possible;
5. The Trust's review and consideration of Planning Board report(s) and any responses from the Cambridge Housing Authority pursuant to the advisory design review anticipated to occur under the Affordable Housing Overlay zoning provisions;
- 4.6. Standard Trust terms and conditions, including:
  - All units shall be subject to the City's standard affordable housing restriction to be signed at loan closing, subordinate only to first mortgage financing as may be required by that lender, and similar agreements required by the Department of Housing and Urban Development (HUD);
  - All units shall be restricted to households earning below 80% of Area Median Income as defined in the affordable housing restriction.
  - The loan shall have an interest rate of 8% simple or 2% compounding, or such other rate approved by Staff;
  - The loan shall be subject to a penalty rate of 12%, applicable upon a violation of the affordable housing restriction;
  - All principal and accrued interest shall be due and payable at the end of the term; however, the repayment date may be extended for an additional term upon approval by the Trust and extension of the affordability period;
  - The loan shall provide for repayment of principal and interest from net cash flow from the development on terms acceptable to staff;
  - The loan shall be non-recourse;
  - Any reductions in project costs or increases in non-Trust funding sources shall be used to reduce the amount of the Trust commitment.

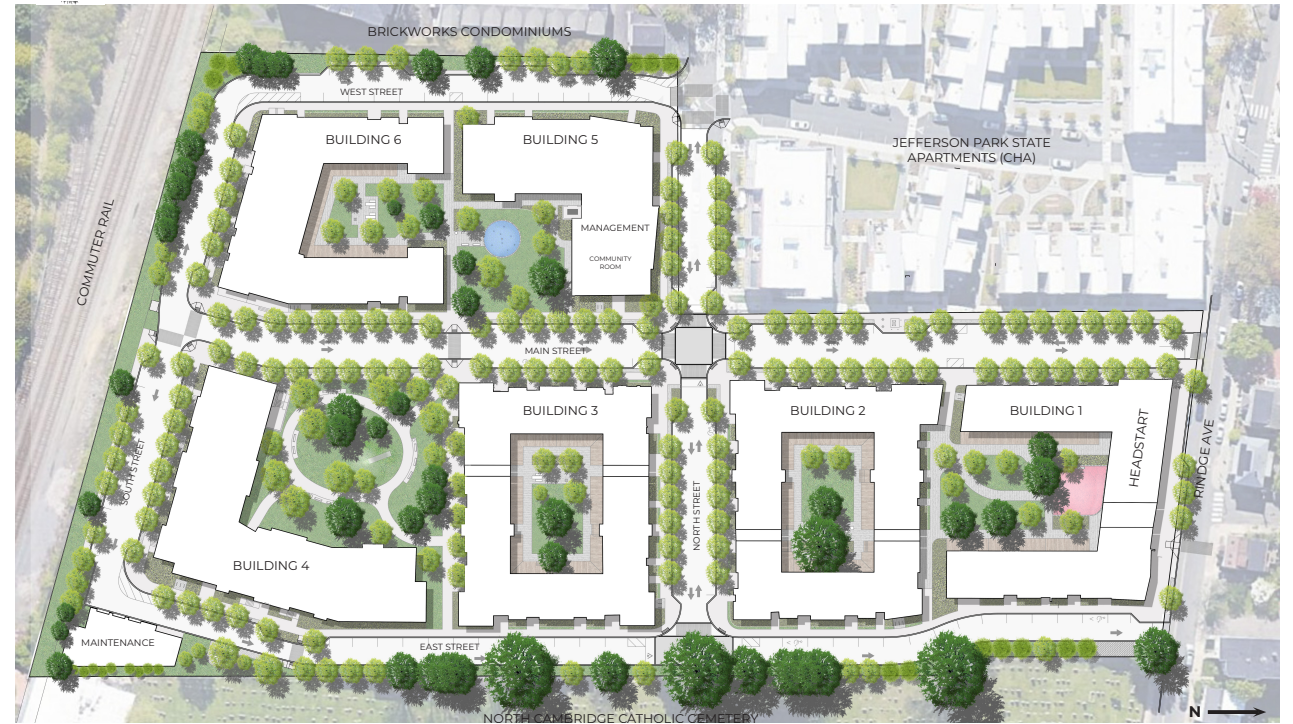


# Cambridge Housing Authority REVITALIZATION OF JEFFERSON PARK

Cambridge Affordable Housing Trust  
September 23, 2021



Existing



Proposed

# Agenda

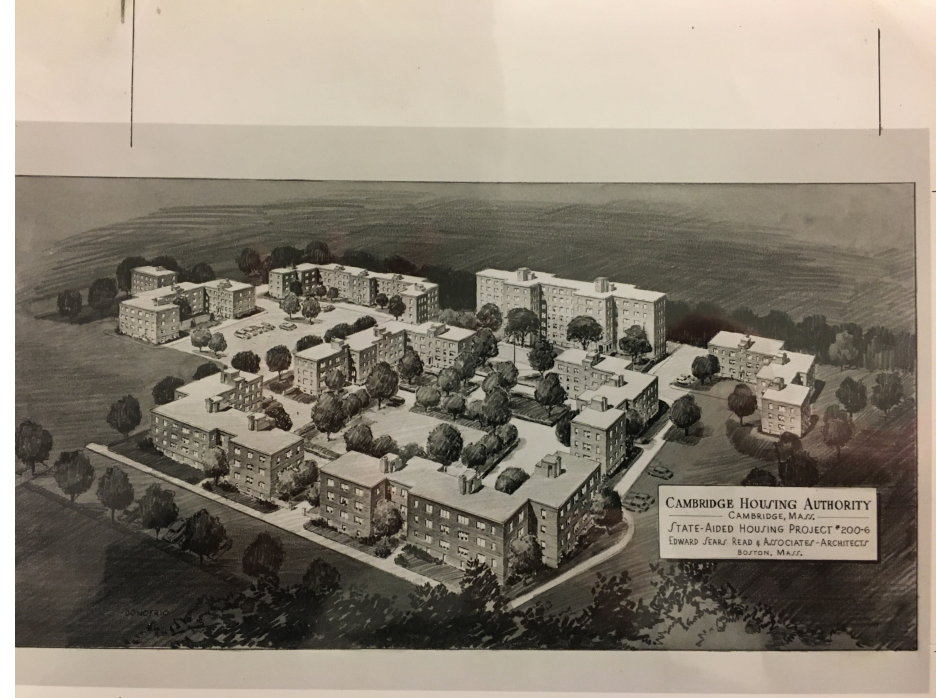
- **Project History**
- **Site Design**
- **Apartment Layouts**
- **Green Space**
- **Questions & Comments**

# Project History





**CHA has provided affordable housing at Jefferson Park for over 70 years**





## Project History

- **1984:** Comp modernization, basement apartments added
- **2016:** BWA hired, Existing Conditions Report identifies deteriorating condition, HUD Disposition application submitted
- **2017:** BWA designs three options (renovate, renovate & additions, new construction & keep Mid-Rise)
- **2017-2019:** 57 basement units abandoned due to poor condition, residents relocated within CHA portfolio
- **2018:** BWA directed to study options for all new construction
- **2019:** Schematic design presented for 280 units
- **2020:** Private activity bonds secured for 2022, CHA restarts resident process for construction in 2022
- **2021:** Schematic design updated to meet AHO, 278 units





## CHA and BWA have a long history together



Above: Jackson Gardens,  
renovation in 2011

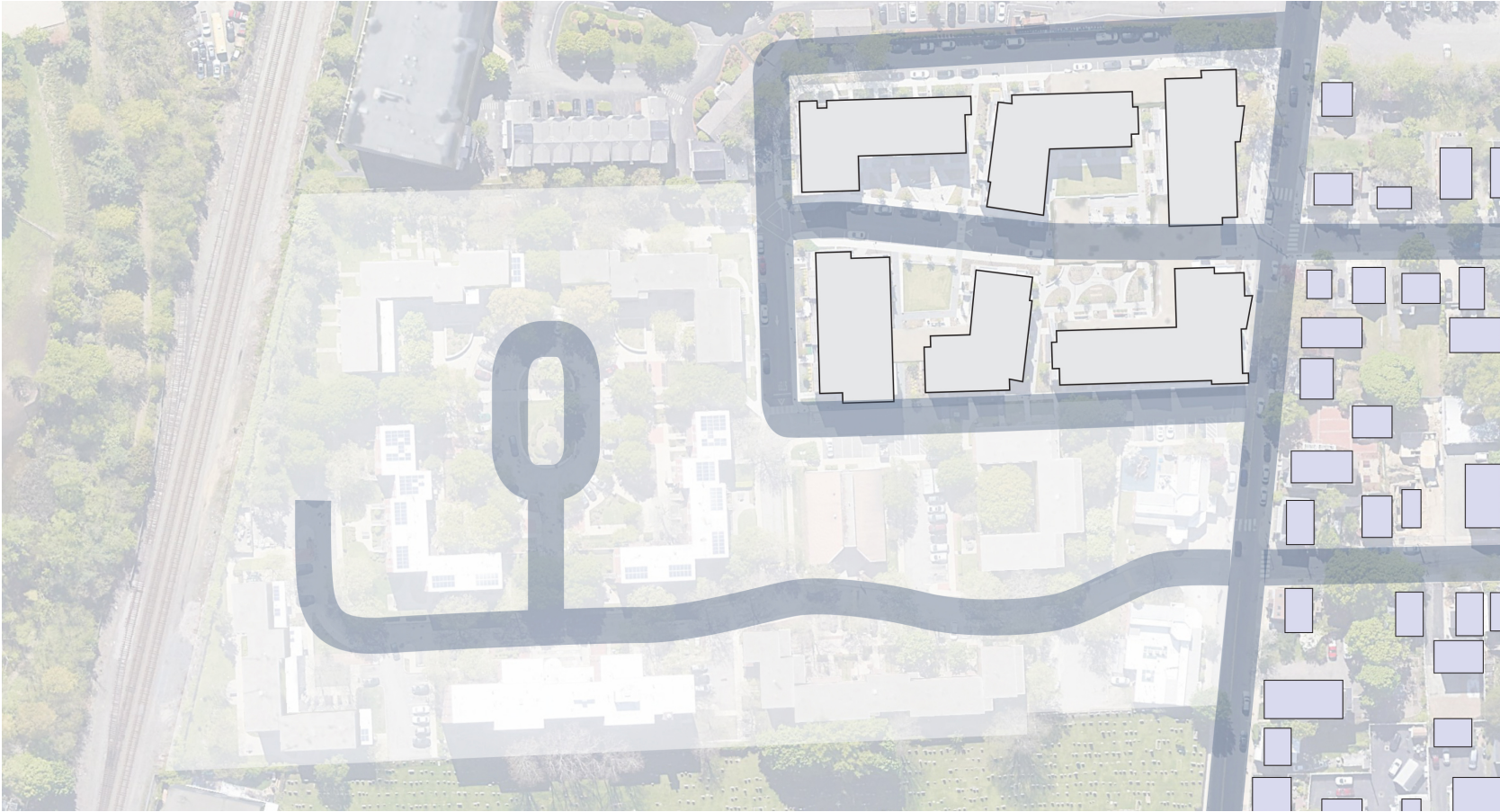
Right: Lincoln Way, new  
construction in 2013



# Site Design

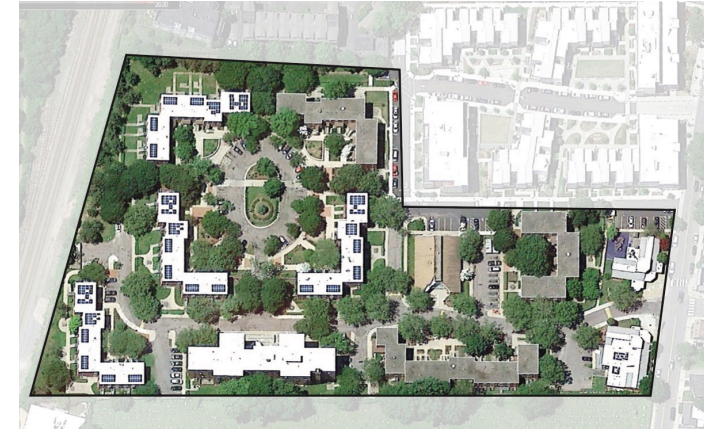


## Why are we proposing a street grid at JP?



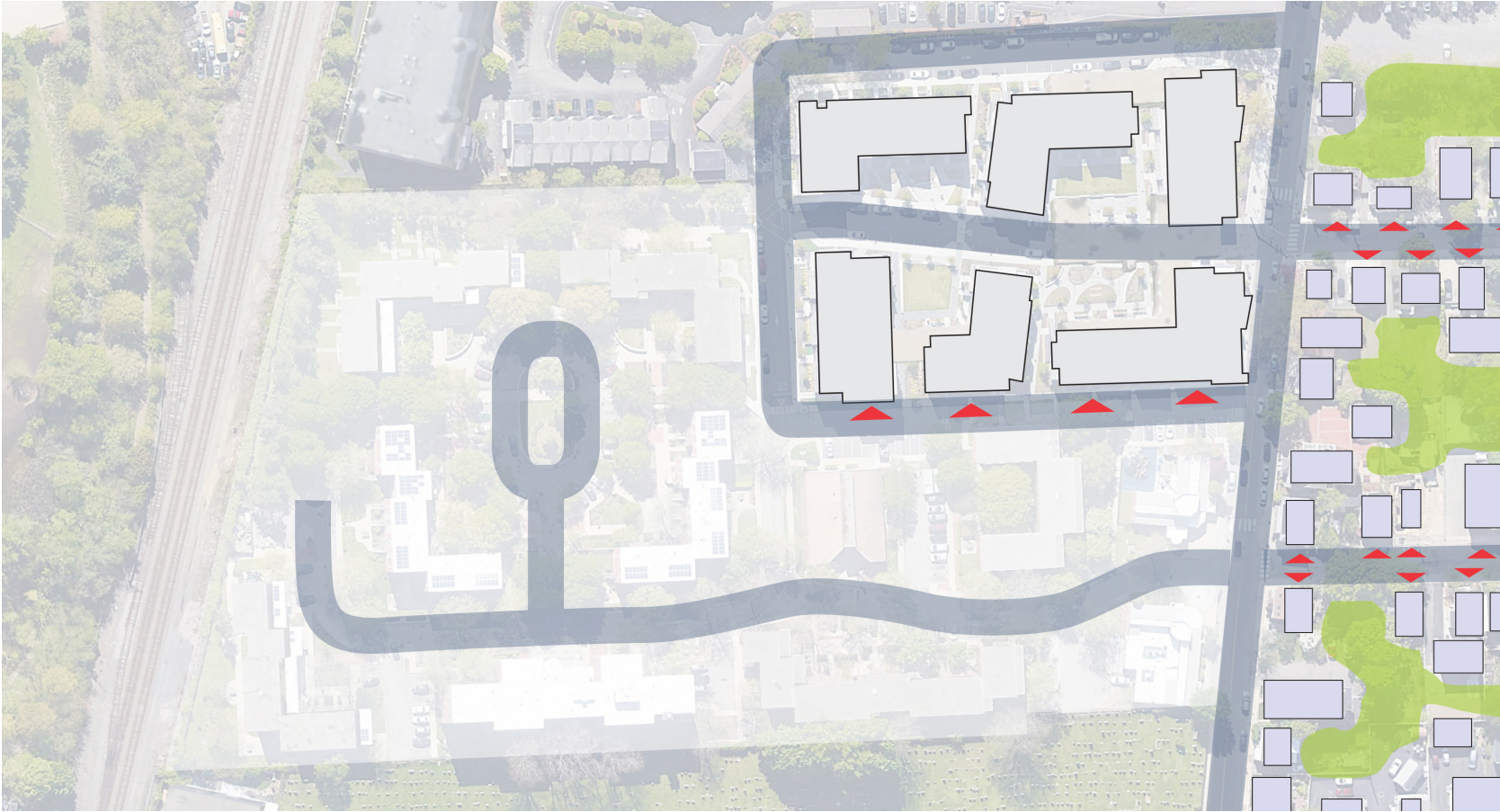
Existing condition:

- One, dead end street
- All traffic via Jackson Place





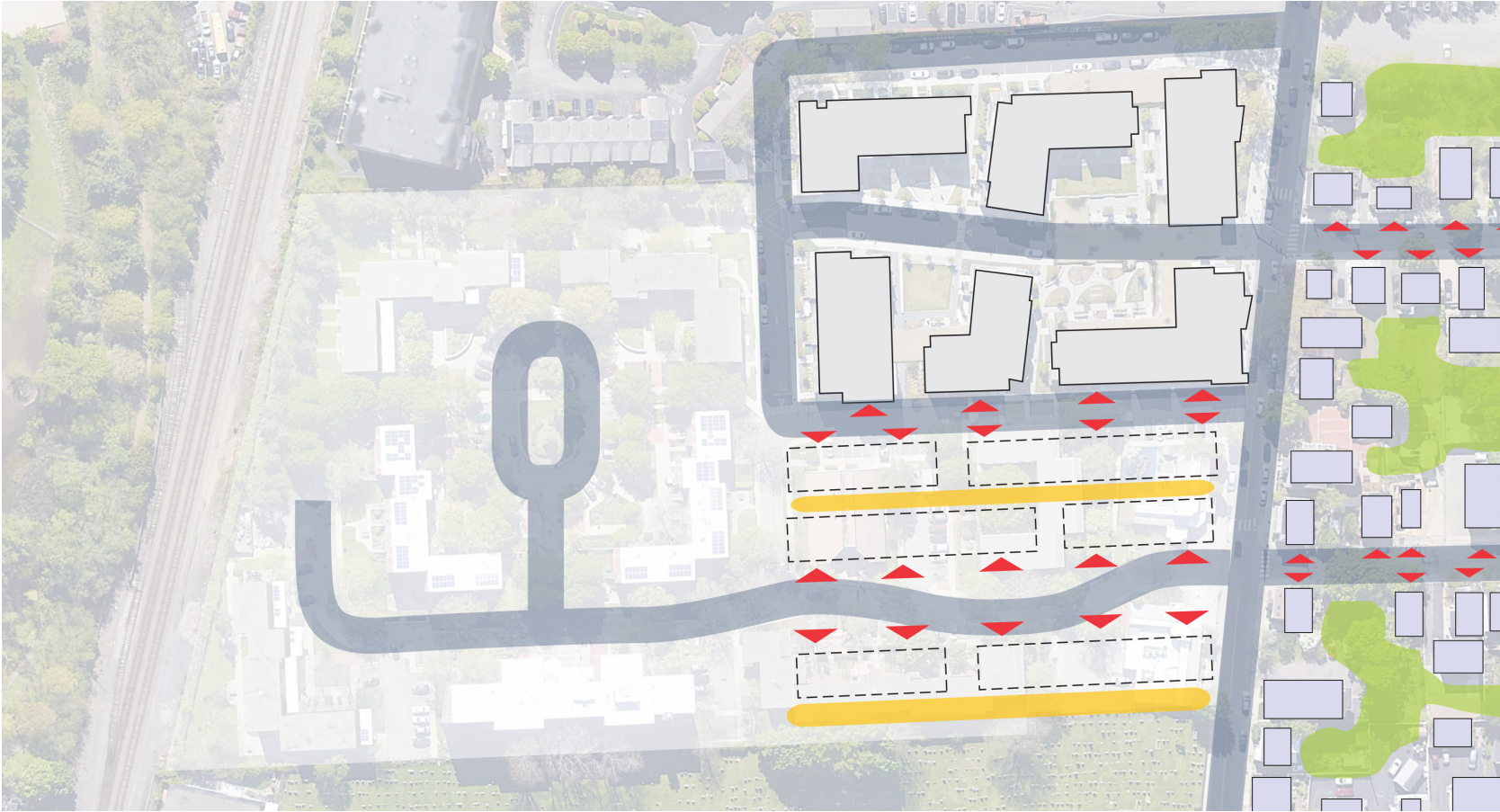
## Why are we proposing a street grid at JP?



Typical neighborhood structure:

- Front doors facing each other across the street
- Back yards that are semi-enclosed and safe for play away from cars and within view of family

## Why are we proposing a street grid at JP?

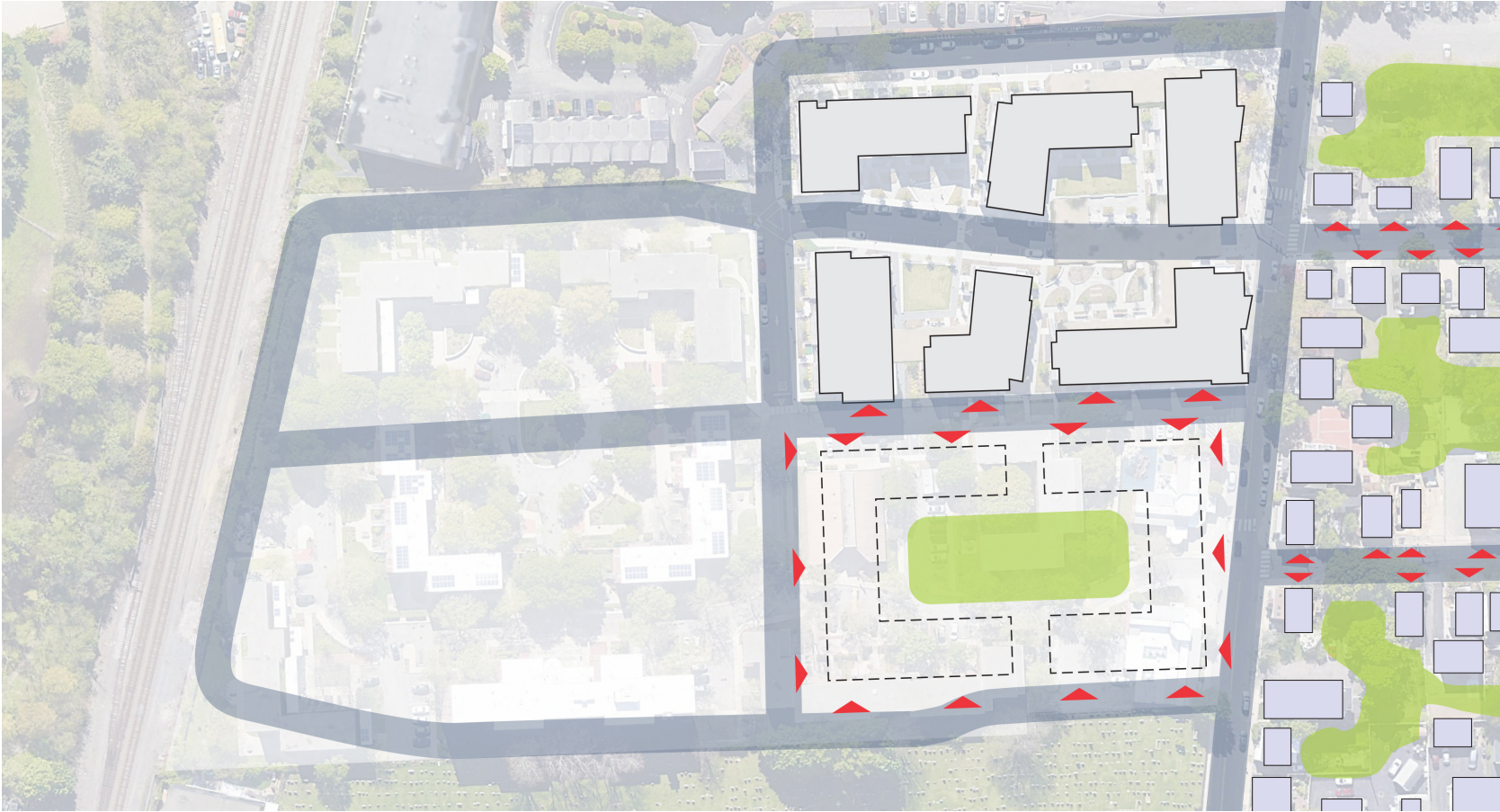


Arranging front doors facing each other utilizing Jackson Place means that:

- Back yards are too small
- Back yards on east edge reproduce existing, underutilized condition



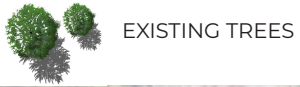
## Why are we proposing a street grid at JP?



Introducing a street grid allows:

- Existing JP State front doors face front doors of new buildings
- Back yards are enclosed and separated from street, allowing safe play for kids
- Courtyards build community (as seen at Lincoln Way and Roosevelt Towers)
- Block sizes are comparable to surrounding neighborhood, traffic in/out of site spread over multiple streets





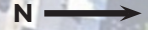
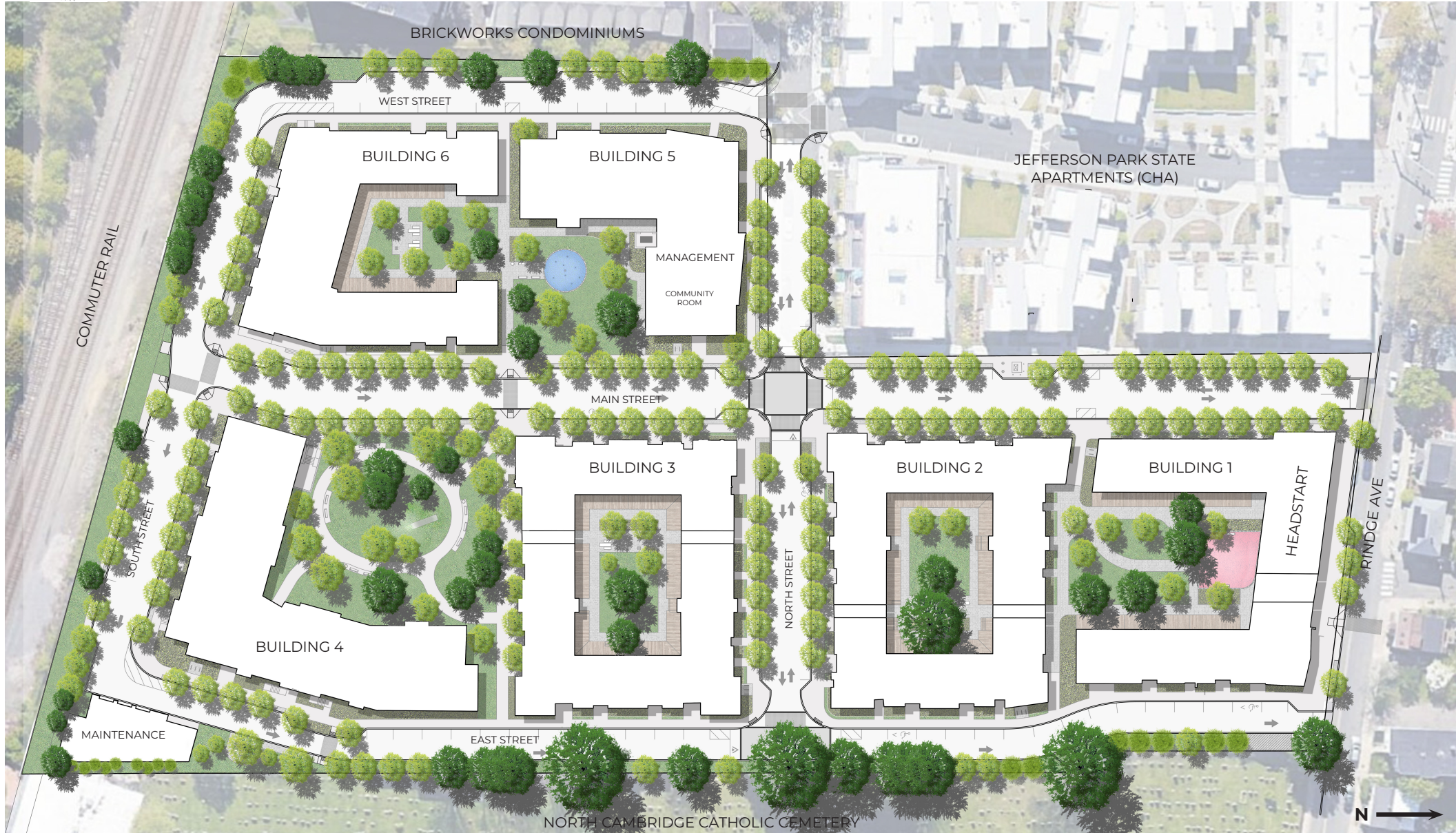
EXISTING TREES



PROPOSED TREES

NOTE: PROPOSED TREES SHOWN AT 20 YEAR MATURITY.

# Site Plan







JP Fed

JP State

**Existing: View down “Main Street”**





**JP Fed**

**JP State**

**Proposed: View down “Main Street”**





**JP Fed**

**JP State**

**Proposed: View down “Main Street”**





**Roosevelt Towers is a precedent for “Main Street” (Evereteze Way)**





**Existing: View along cemetery**





**Proposed: View along cemetery, looking north down new “East Street”**





**Site Massing: Looking northwest, toward Rindge Ave (FAR 1.20)**



1.05  
FAR



1.21  
FAR



1.52  
FAR



2.06  
FAR





1.37  
FAR



1.40  
FAR



1.62  
FAR



1.81  
FAR



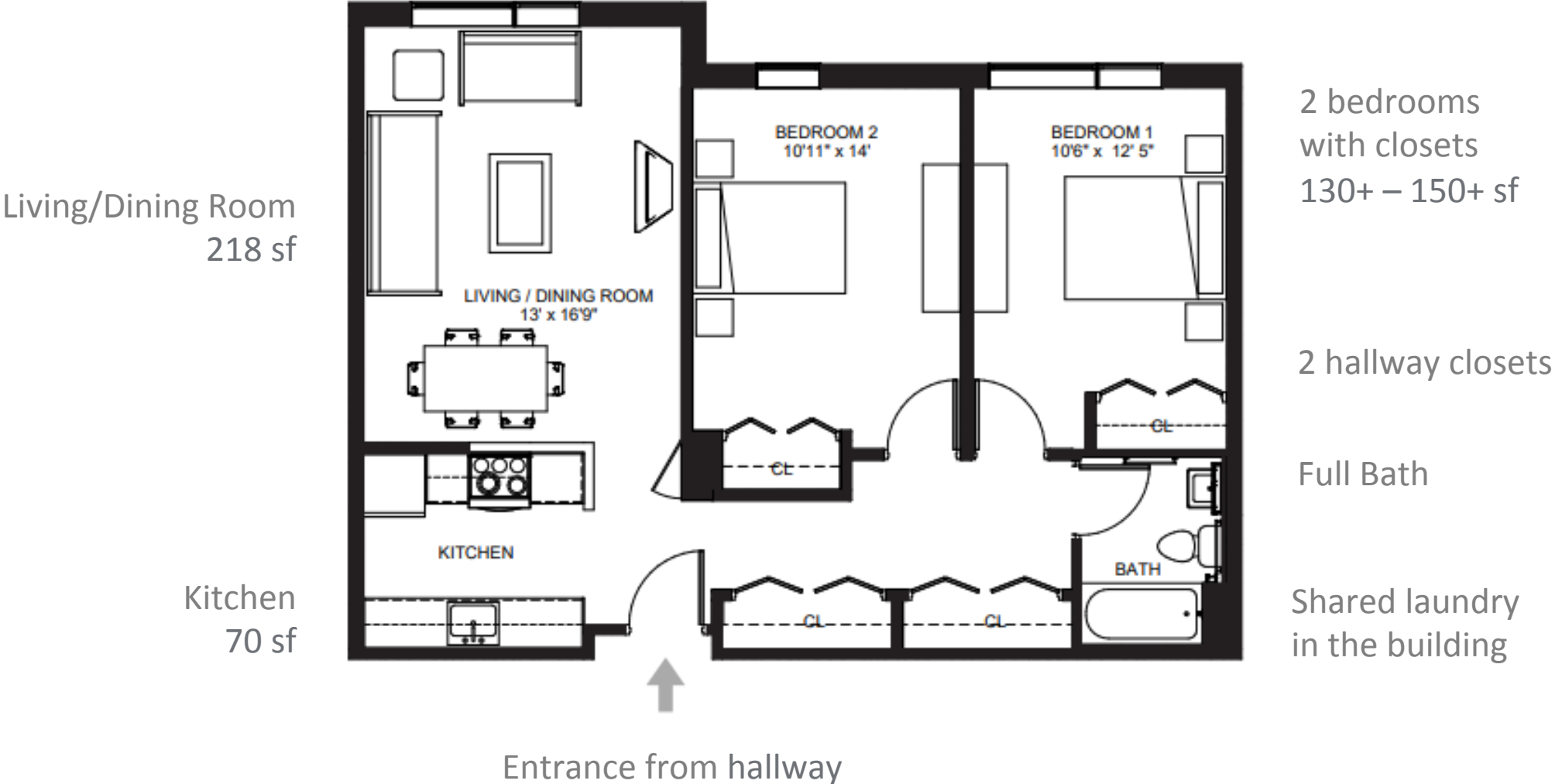


# Apartment Layouts

## Average apartment sizes are growing

Unit Type	# of Units	Existing (Average Size)	Proposed (Average Size)
1-bedroom	37	663 sf	625 sf
2-bedroom	111	823 sf	894 sf
3-bedroom	111	1018 sf	1173 sf
4-bedroom	18	1428 sf	1487 sf
5-bedroom	1	N/A	2079 sf

# Typical 2-bedroom, 1 bath apartment (830 sf)

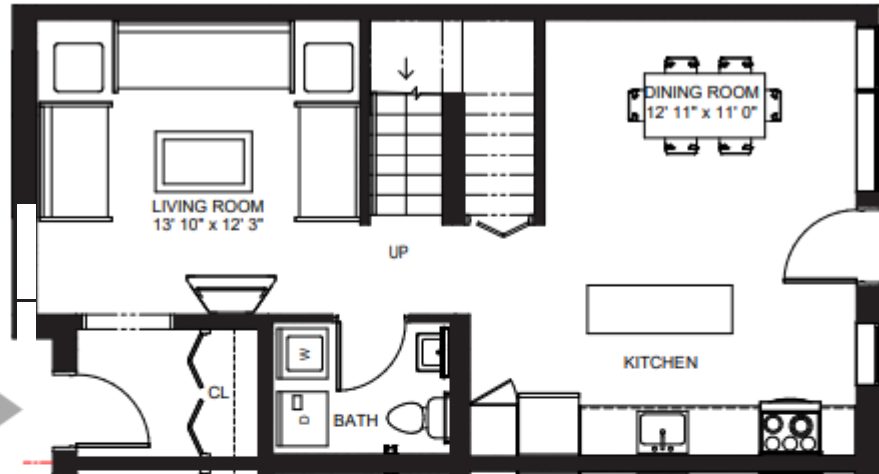


# Typical 3-bedroom, 1.5 bath duplex apartment (1,224 sf)

Living Room  
170 sf

Dining Room  
142 sf

Entrance from street with vestibule and closet, and back door to courtyard in Kitchen

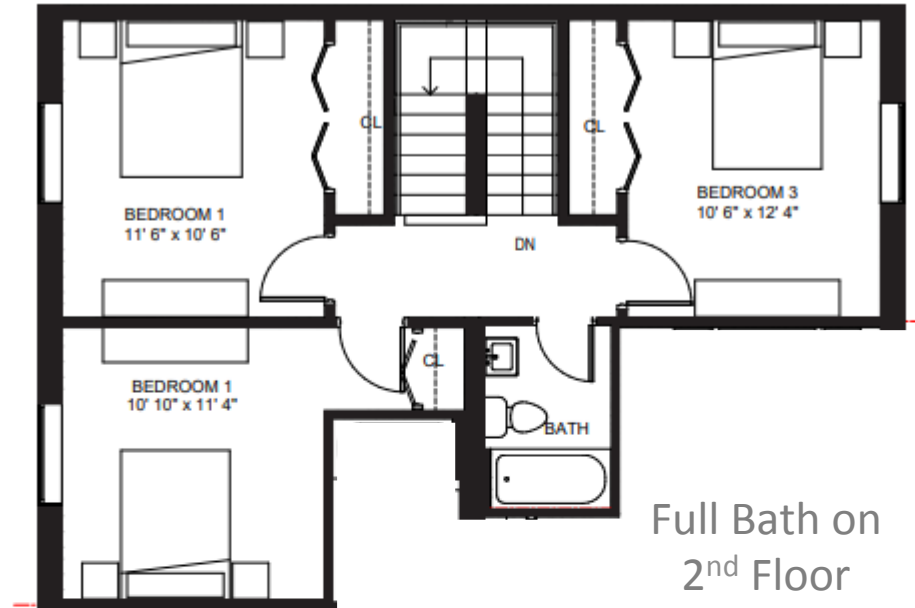


Half Bath and in-unit laundry

Kitchen  
100 sf

First Floor

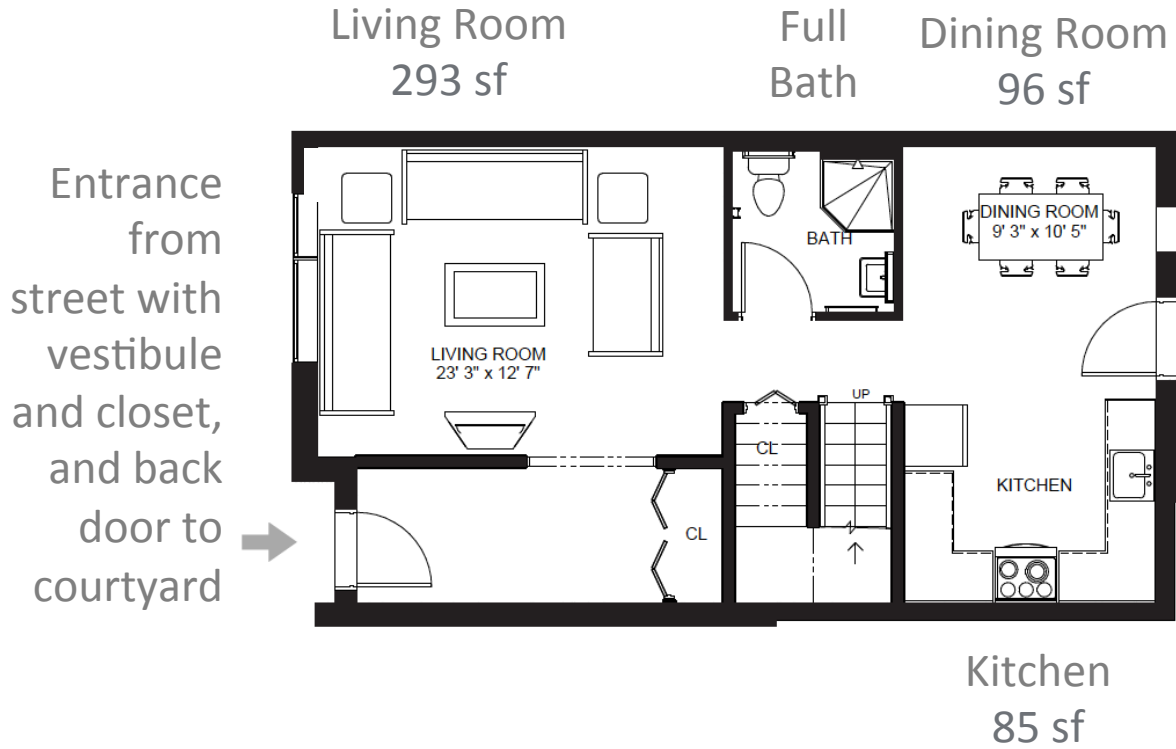
3 bedrooms with closets  
120+ – 130+ sf



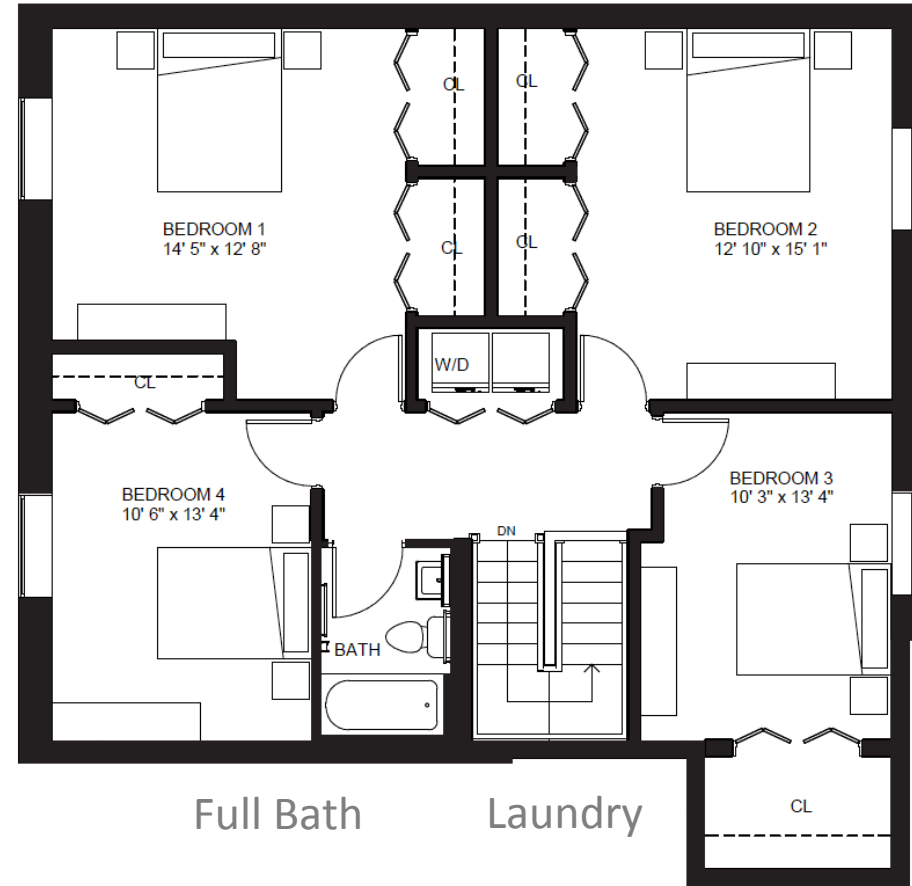
Full Bath on 2<sup>nd</sup> Floor

Second Floor

# Typical 4-bedroom, 2 bath duplex apartment (1,635 sf)



First Floor



Second Floor

4 bedrooms with closets  
137+ –  
194+ sf

# Green Space

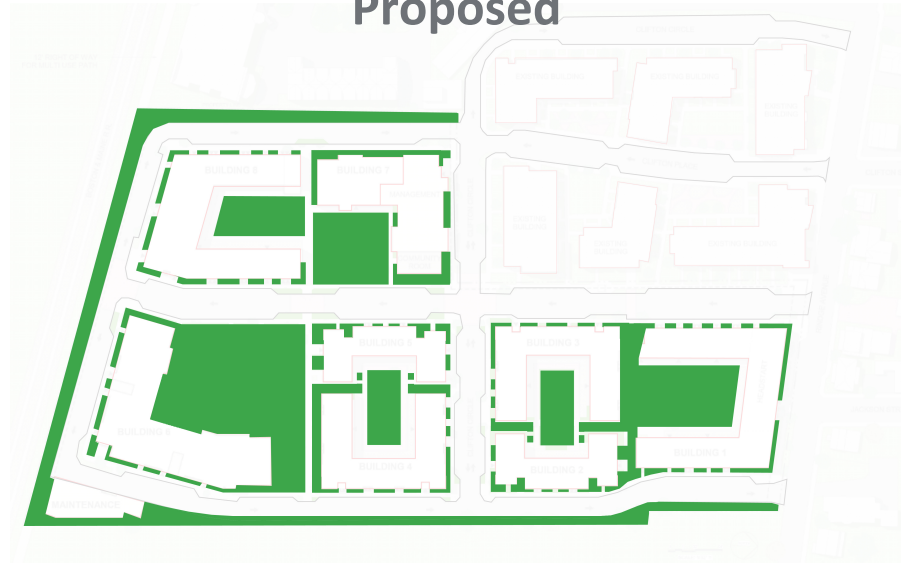
# Proposed design significantly increases usable open space

Existing



- Usable Open Space = 55,000 sf (17%),  
Permeable = 77,000 sf (24%)
- Small, fragmented spaces
- Few potential uses
- Strongest potential courtyard space  
dominated by vehicle infrastructure
- Largest spaces at periphery, underutilized

Proposed



- Usable Open Space = 72,000 sf (22%),  
Permeable = 103,000 sf (31%)
- Larger, contiguous spaces
- Many potential uses
- Largest areas at core, contained within  
community spaces, away from cars
- CHA has successful precedents (Lincoln  
Way, Roosevelt Towers)



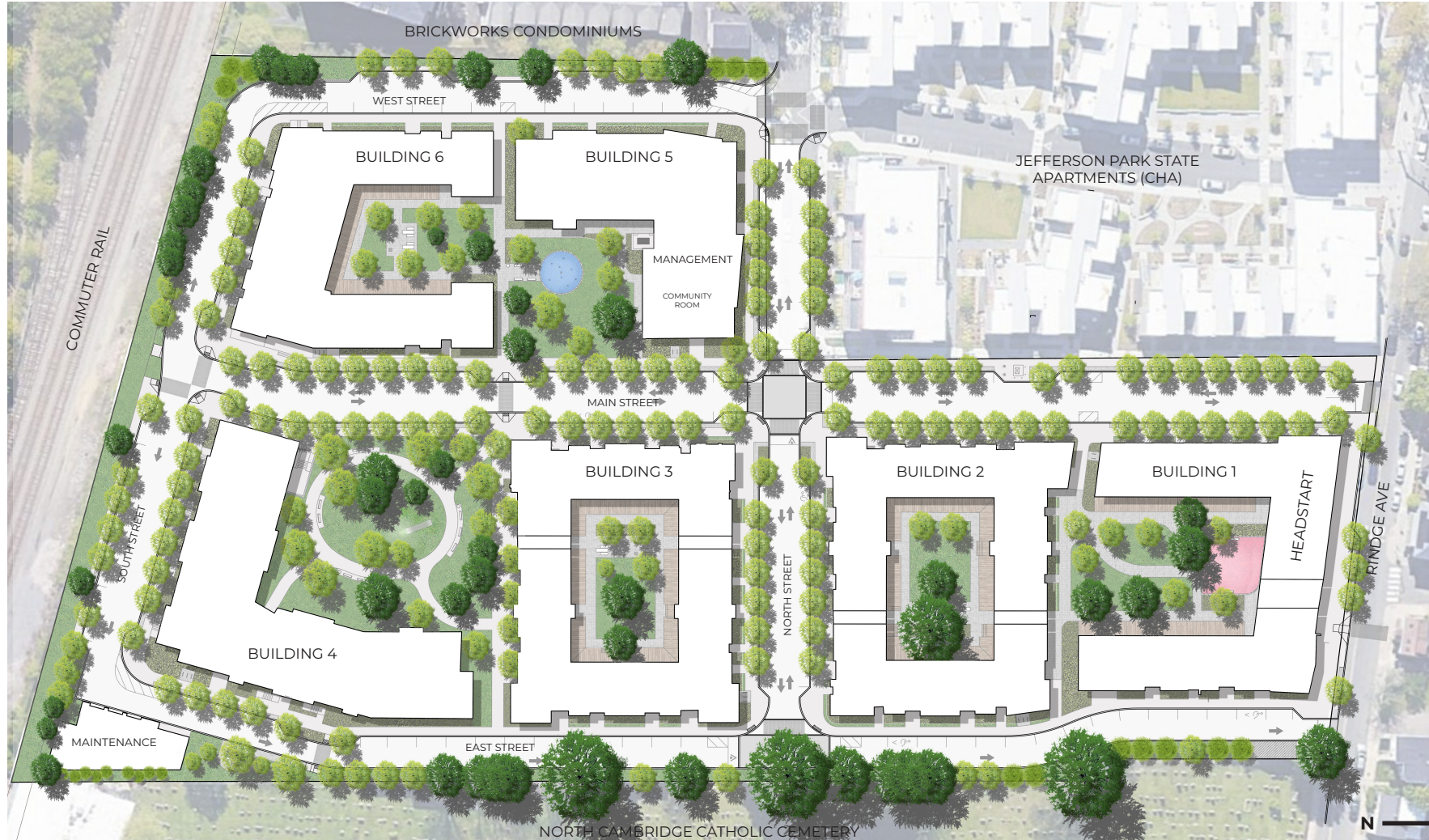
# Proposed design significantly increases usable open space

Building 6 =  
**8,700 sf**  
semi-private  
courtyard

Tree-lined  
streets

Building 4 =  
**24,000 sf** park

Mature existing  
trees and new  
trees along site  
edges, in  
courtyards



Building 5 =  
Community  
Room; **10,000**  
sf park with  
splash pad

Buildings 2-3 =  
**8,100 sf** semi-  
private  
courtyards

Building 1 =  
Head Start;  
**14,200 sf**  
park with  
playground



## Building 3 Courtyard

8,100 square feet

For residents and guests of  
Building 3 (51 apartments)

Private decks (10 ft deep) for  
growing plants and/or  
arranging outdoor furniture

Existing mature trees to  
remain, plus new trees  
planted

Shared grills





## Building 4 Park

24,000 square feet

For all residents and guests

Central lawn with existing  
mature trees, new trees

Benches along park paths

Loop paths for walking  
and kids' bikes

Mounded turf play area





## Building 4 Park

24,000 square feet

For all residents and guests

Central lawn with existing  
mature trees, new trees

Benches along park paths

Loop paths for walking  
and kids' bikes

Mounded turf play area





## Building 5 Park

10,000 square feet

For all residents and  
guests

Splash pad

Community Room

Existing mature trees,  
new shade trees







Thank  
you!

