

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 23rd 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