

CAMBRIDGE AFFORDABLE HOUSING TRUST
MEETING MINUTES
June 23, 2022 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, Bill Tibbs

Trustees Absent: Elaine Thorne

Staff Present via Zoom: Iram Farooq, Assistant City Manager for Community Development, Chris Cotter, Housing Director; Janet Haines, Housing Planner; Owen O’Riordan, Public Works Commissioner; Emily Salomon, Associate Housing Planner

Others Present via Zoom: Maura Barry-Garland, Clara Fraden, Danny Hernandez Matt LaRue, Shubhan Nagendra

The acting chair, Jim Stockard, called the meeting to order at 4:02 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, by roll call of six in favor and three absent (Mr. DePasquale, Ms. Thorne, Mr. Tibbs) to approve the minutes for the meeting of Thursday, April 28, 2022.

Bill Tibbs joined at 4:05 p.m. and Louie DePasquale joined at 4:07 p.m.

UPDATE FROM CDD

HomeBridge: Six buyers have active commitments, one home closed this month and one home is under agreement.

Homeownership Resale Program: Two units are under agreement. Staff are waiting for offers of another unit that has recently been marketed.

2072 Mass Ave.: The Capstone/Hope team withdrew their request for a comprehensive permit at the September BZA hearing but remain committed to creating affordable housing at this site. The developers are assessing their next steps and options.

Park View Cooperative: Staff are working with Cooperative residents in preparing to close on the loan commitment. The Coop has selected a new contractor to bid on the project.

Fresh Pond Apartments: The owner continues to work with tenants, the CHA, and the City on transition to the new affordable program, which began on April 1, 2022, including working with the CHA on creating new project-based voucher units.

Rindge Commons Phase 1: JAS is preparing to close on construction financing to begin construction of Phase 1 which will include 24 new rental units, JAS program space and space for City-sponsored pre-kindergarten classrooms.

Broadway Park: JAS has had several community meetings to review its development proposal and is assessing financing and permitting options for this development.

35 Harvey Street: HRI is preparing to renovate this property from SROs to studio apartments. HRI is in the process of assembling the remaining financing needed, and waiting for an update on whether DHCD will approve funding. The goal is to begin construction later this year.

1627 Mass Ave.: In January 2022, the Trust approved funding to assist HRI with the purchase of this property from Lesley University to create affordable housing. Planning for site acquisition is underway. HRI attended the Baldwin Neighborhood Council's June meeting where they introduced themselves and provided an initial overview of anticipated next steps for the site once the purchase is completed.

35 Cherry St.: In March 2022, the City Council approved the disposition of this property to the Trust to initiate the creation of affordable homeownership housing. The City will begin the process of selecting an affordable housing developer in the coming months through an RFP process. The City will share the RFP with the Trust at an upcoming meeting prior to the selection process.

Inclusionary Housing: The period to accept online application process for a lottery of new inclusionary homeownership units at Saint James and Inman Crossing closed on March 4, 2022. The lottery drawing for 1-bedroom applicants occurred in April. The lottery drawing for 2- and 3-bedroom applicants occurred in early May.

A new affordable housing covenant was recorded at 1049-1059 Cambridge St., which will have 3 affordable homeownership units.

The tenant selection for new rental units at 95 Fawcett Street and Flats on First (at the intersection of First and Charles Street) is now complete. Tenant selection at 165 Main Street is moving forward. There will be 63 affordable units at this property, with 9 of the units designated for middle-income residents.

AFFORDABLE HOUSING OVERLAY (AHO) UPDATES

AHO projects are now added to the project update report.

52 New St: The Affordable Housing Overlay process is complete. JAS completed its second advisory design consultation with the Planning Board in January 2021. The Planning Board issued the final Planning Board advisory design review report. JAS is in the process of assembling funding needed to begin construction.

Jefferson Park Federal. The Affordable Housing Overlay process is complete. The Cambridge Housing Authority completed its second advisory design consultation with the Planning Board in February. The Planning Board issued the final Planning Board advisory design review report. The Affordable Housing

Overlay process for this project is now complete and the CHA is now in the process of securing remaining funding needed to begin construction

116 Norfolk Street: The Cambridge Housing Authority is proposing to renovate and expand its existing property at 116 Norfolk Street under the Affordable Housing Overlay. The CHA hosted the first community meeting in February and a second meeting in April. CHA will have its first advisory design review with the Planning Board in early July. A request for Trust funding will be discussed in more detail today.

Walden Square II: Winn Development is proposing a new infill AHO project on a portion of their existing Walden Square Apartments site. They held three AHO community meetings and had been scheduled to present their plans to the Planning Board in late 2021 but requested a delay to allow them time to revise their design. The developers held a community AHO meeting in March to present their revised plan to the public and will restart the advisory design review process at the Planning Board. A request for Trust funding is anticipated in the coming months.

49 6th Street/Sacred Heart conversion: POAH & Urban Spaces held two AHO community meetings in 2021; the first AHO advisory design consultation by the Planning Board was held on April 5, 2022, the second will be next week. They are proposing the adaptive re-use of a portion of the Sacred Heart property into 46 units of affordable rental housing. A request for Trust funding is anticipated in the coming months.

OTHER UPDATES

City Budget

The FY23 City budget has been adopted and was approved with \$22.9 million for the Trust. With the expected CPA funds, the combined total will be \$38 million. This is nearly triple the amount in FY2019.

Incentive Zoning

Earlier this month, the City received a \$6 million incentive zoning contribution for a project that was seeking a certificate of occupancy. The City has now received more than \$44 million since the 2015 incentive zoning amendments were adopted.

A Petition to amend the Incentive Zoning contribution to \$33.34 dollars will have a hearing at the Planning Board next week. The Ordinance Committee will have a hearing in late July on the same petition.

Community Preservation Act (CPA)

The Community Preservation Act (CPA) process is underway for FY23. The first hearing is next week and will focus on projects ideas and recommendations for FY23. The second hearing will be in late July to hear public comments on the FY23 CPA allocations. The Committee will then make its recommendations for FY23 funding allocations to the City Manager in September.

Homeownership Program

The Housing Division Homeownership Team is continuing engagement with owners of affordable, deed-restricted homes around their experiences to help with consideration of program policy changes, including the resale formula. Staff have open a survey for owners to share their experience and

thoughts about the program. The survey will provide some data on owner experiences, and will be followed by a series listening sessions with residents in the coming months.

NEW BUSINESS

116 Norfolk Street

The Cambridge Housing Authority (CHA) is requesting up to \$10,161,150 to assist in their efforts to renovate and expand its existing 38-unit SRO property on Norfolk Street into 62 units of permanent supportive housing. Staff are completing review and underwriting of this request, and are seeking comments from the Trust to assist in its review. Unlike most projects brought forward to the Trust, this differs from other requests because CHA is planning to not request funding from the state to assist in the development. There is also a supportive service component which will be partially funded from building operations

Trust members discussed the number of SRO unit proposed at this site. Some members questioned the need for this project and if this type of project counters the Trust's current emphasis on expanding the housing stock for family-sized units. Staff explained that the CHA, in partnership with City staff at CDD and DHSP, have identified a need for these units because there is also a great need for supportive housing units for individuals who are homeless in Cambridge and who are coming through DHSP programs and in need of permanent housing. This development is compelling as it allows for new housing to be created at a scale which makes the services programs component of the project financially feasible. CHA and its team have worked to develop the program approach with City staff.

Some Trust members questioned why the CHA is pushing for funding commitments from City instead of the State. Staff explained that State resources are increasingly difficult to access, and that the CHA is very focused on its request for a larger commitment from the State for Jefferson Park. Ms. Farooq indicated that local non-profits are advocating for the State to increase funding for housing projects and suggested that it may be beneficial for the Trust, City Manager, and City Council to take a stronger advocacy role as well. Trust members wondered if it would be more effective to speak with state legislative representatives to make them aware of the need for this funding.

The CHA has held several community meetings and the first AHO design consultation in July. At the next Trust meeting, the City will be in better position to talk about the Planning Board's reaction to the project, and will plan to bring this request back to Trust for further discussion with a recommendation for a vote.

Request for Annual Appropriations for FY2023

Prior to discussion, Mr. Daly recused himself from the discussion and left the meeting.

CDD is requesting \$682,615 to support non-profit housing providers affordable housing preservation and development programs, CDD Housing Division staff, and CDD Housing Division program operations in FY2023

Trust members discussed their support for this continuing work.

Upon a motion moved and seconded, by roll call of seven in favor and 2 absent (Mr. Daly, Ms. Thorne absent) it was:

VOTED to approve the following annual FY2023 contracts as outlined below and summarized in the Trust briefing materials:

Non-profit Housing Preservation & Development	\$445,115
Expiring Use Preservation Funding	\$40,000
CDD Staffing	\$150,000
Homeownership Software	\$15,000
Legal Services	\$25,000
Miscellaneous / Administrative	\$7,500
TOTAL:	\$682,615

ADJOURNMENT

Upon a motion moved and seconded, by roll call of seven in favor and 2 absent (Mr. Daly, Ms. Thorne absent) to adjourn the meeting.

Meeting adjourned at 4:30 pm.

The next meeting is tentatively scheduled for July 28, 2022, at 4:00 p.m.

Meeting Materials:

- Agenda
- Meeting Minutes from the Trust's April 28, 2022 meeting
- Project update: Status of Active Commitments
- Community Development Department Memo, June 23, 2022: 116 Norfolk Street – permanent supportive housing
- Community Development Department Memo, June 23, 2022: Request for Annual Appropriations for FY2023