

DRAFT  
CAMBRIDGE AFFORDABLE HOUSING TRUST  
MEETING MINUTES  
September 18, 2014

Sophie Anastos Room, City Hall  
795 Massachusetts Ave.

Trustees Present: Richard Rossi, Chair; Florrie Darwin, Peter Daly, Michael Haran, Gwen Noyes, Cheryl-Ann Pizza-Zeoli, William Tibbs

Trustees Absent: Susan Schlesinger, Jim Stockard

Staff Present: Brian Murphy, Assistant City Manager for Community Development; Chris Cotter, Housing Director; Cassie Arnaud, Housing Planner; Anna Dolmatch, Housing Planner; Linda Prosnitz, Housing Planner; Donna Claudio, Associate Housing Planner; Antonia Finley, First Time Homebuyer Coordinator

Others Present: Elaine DeRosa

The meeting was called to order at 4:09 pm.

Upon a motion moved and seconded, it was voted to approve the minutes from the August 28, 2014 meeting.

**PROJECT UPDATE –**

**Jefferson Park State Public Housing** – The CHA is currently revising the design in response to comments and concerns. They have met with residents about the redesign and will return to BZA in October. Closing expected in early 2015.

**Putnam Square/2 Mt Auburn** – All financing closed renovations underway.

**131 Harvard Street/Port Landing** – The project was funded in the most recent DHCD rental round. Advanced environmental work underway. Closing on construction funds expected February 2015.

**117 Rindge Ave** – All financing has closed and construction is underway. Expected completion October 2014.

**Bishop Allen Apartments (aka Norstin)** – All financing has closed, construction underway.

**Chapman Arms** – Rehab is almost complete but have uncovered underground tank, pool, and passage way.

**Lincoln Way/Jackson Gardens** – Jackson Gardens is complete and fully occupied. Construction on final phase of Lincoln Way is complete. Event was held in September.

**Temple Place Apartments** – Construction is underway with anticipated completion in 2015.

## **New Business**

### **Resident Selection Preferences**

Staff presented a memo summarizing possible changes to the resident selection preferences and priority point systems for both the rental and homeownership programs. These ideas are for discussion purposes as the Trust begins to consider adjustments to resident selection policies in the context of Trust and City goals. The existing resident selection criteria include preferences for Cambridge residents, applicants with young children, and, for the rental program, applicants with emergency needs, which are specifically defined by the program. Cambridge workers have a secondary preference. Currently, the programs are serving applicants in different preference groups depending on the tenure of the units, the number of units available, the size of the units, and the number of applicants in each preference group. For instance, only the highest preference applicants are being considered for three bedroom units in both the rental and homeownership programs since there are few three bedroom units. Resident applicants for one bedroom units are being served much quicker (within months for the rental program).

The Trust discussed how the current resident selection process works and how it is administered. Trust members wanted to know what applicants are currently being served and the impact of any changes on who is served. Trust discussed the potential impacts if the definition of Cambridge residency were expanded to include former residents, applicants with CHA vouchers living outside of Cambridge, or applicants working in Cambridge. The potential of raising the age of children for which applicants receive an additional preference point was also discussed. The Trust also considered changes to the rental program's emergency need requirements, including adding victims of domestic violence, clarifying the criteria needed to qualify for the homelessness emergency need, and further evaluating the current emergency need categories. There was consensus that since emergency need applicants are served before other applicants, the emergency need criteria should be very tight and specific in order to apply only to applicants with clear emergencies.

It was agreed that a smaller group would work with staff to further discuss the resident selection preferences, priority point system, and potential changes before staff brought recommendations to the Trust for consideration. Peter Daly, Michael Haran, and Cheryl Ann Pizza-Zeoli volunteered to work with staff on this.

### **Housing Roundtable**

A Roundtable with the City Council and the Affordable Housing Trust has been scheduled for Monday, October 6 at 5:30.

The meeting adjourned at 5:07 p.m. The next meeting is scheduled for Thursday, October 23 at 4:00 p.m.

### **OTHER MATERIALS**

- Meeting Minutes from the Trust's August 28, 2014 meeting
- Project Update
- Memo on Resident Selection Preference Policies