

CAMBRIDGE AFFORDABLE HOUSING TRUST  
MEETING MINUTES  
December 18, 2014

Ackerman Room, City Hall  
795 Massachusetts Ave.

Trustees Present: Richard Rossi, Chair; Peter Daly, Florrie Darwin, Michael Haran, Gwen Noyes, Cheryl-Ann Pizza-Zeoli, Susan Schlesinger, James Stockard, Bill Tibbs

Trustees Absent: None

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;

Others Present: Golnaz Tabatabai, CEOC

The meeting was called to order at 4:00 pm.

Upon a motion moved and seconded, it was voted to approve the minutes from the November 20, 2014 meeting.

#### **PROJECT UPDATE**

**463 Cambridge Street** – HRI has agreement to purchase a 10 unit building for affordable rental units. The Trust approved the financing in November.

**Jefferson Park State Public Housing** – The BZA has approved the permit request. Closing expected in spring 2015.

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

**131 Harvard Street/Port Landing** – Advanced environmental testing underway. Expected tax credit closing in March 2015.

**117 Rindge Ave** – Construction complete.

**Bishop Allen Apartments (aka Norstin)** – Construction underway. First building is complete and work has started on the second building.

**Chapman Arms** – Work is complete. An event was held in November at the Charles Hotel.

**Putnam Square** – Construction is underway.

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

## **NEW BUSINESS**

### **Update on Zoning for Affordable Housing**

Staff presented an update to the discussion of potential zoning tools that may help to increase affordable housing production. Since the October Roundtable with City Council, staff has met with local affordable housing developers to discuss ideas for zoning changes which might increase their success in competing with market rate buyers. Some of the ideas include allowing increased density for affordable projects, by district or city-wide, reducing parking requirements, or establishing a permitting process with less risk for developers of affordable housing. The staff and affordable housing developers are continuing to explore these ideas in depth and will be looking at several hypothetical development parcels for analysis.

### **Funding Request for Inclusionary Study**

Staff submitted a request for up to \$80,000 to fund a study on the impact of new market rate residential development on housing affordability, supply, needs, and socio-economic diversity in Cambridge. An RFP was issued in November requesting proposals from consultants to undertake this study. Two proposals have been received. The review committee has recommended to the Purchasing Department one consultant team who has extensive experience in both conducting inclusionary studies and the Cambridge residential market. We expect a contract will be awarded imminently. The Trust discussed the scope of the study which will include looking at the ratio of affordable units in new residential developments; target income levels, including middle income households; alternatives which might result in different types of units, such as those with more bedrooms; analysis of the compensatory development bonus; possible expansion of inclusionary provisions for projects seeking increased density or intensity of use; and other changes based on an analysis of requirements in other communities.

Upon a motion moved and seconded, it was

VOTED: to approve the request of up to \$80,000 for use in completing a new study on the impact of new market rate residential housing and need for affordable housing in Cambridge.

## **ADJOURNMENT**

At 5:05 p.m., the meeting was adjourned. The next meeting is scheduled for Thursday, January 29, 2015 at 4 p.m.

## **OTHER MATERIALS**

- Meeting Minutes from the Trust's November 20, 2014 meeting
- Project Update
- Memo on an Update on Zoning for Affordable Housing
- Memo on Funding Request for Inclusionary Study