

CAMBRIDGE AFFORDABLE HOUSING TRUST
MEETING MINUTES
August 25, 2016

Ackerman Room, Cambridge City Hall
795 Massachusetts Ave.

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

Trustees Absent: Florrie Darwin, Susan Schlesinger

Staff Present: Iram Farooq, Assistant City Manager for Community Development; Chris Cotter, Housing Director; Cassie Arnaud, Housing Planner; Anna Dolmatch, Housing Planner; Linda Prosnitz, Housing Planner

The meeting was called to order at 4:09.

Upon a motion moved and seconded, it was

VOTED: To approve the minutes for the meeting of Thursday, July 28, 2016 as submitted.

PROJECT UPDATE –

Briston Arms – Renovation is expected to be complete in September 2016. CDD staff have worked with POAH to resolve tenant issues with ongoing construction. Staff will continue to monitor conditions to ensure that any problems are addressed.

Jefferson Park State Public Housing – Relocation and demolition are complete. Construction is underway.

131 Harvard Street/Port Landing – Completion is expected in October.

New Sites – Predevelopment work continues at new sites in Porter Square and Concord Ave.

OLD BUSINESS – UPDATES

Staff provided an update on the City Council process for considering revisions to the Inclusionary Zoning ordinance. The Housing Committee has held several meetings. Recent meetings have focused on developer concerns. In addition, an anonymous flyer was sent to many Cambridge property owners containing incorrect information about the potential impact of the proposed changes to the ordinance.

Trust members wondered if the pushback from developers would have an impact. Chris Cotter stated that many residents have issues with developers, who they view as contributing to traffic without providing jobs to residents or community benefits. Affordable housing is seen by some as the one contribution from developers, and if they are trying to reduce that, many in the community may view that harshly.

Trust members asked if it was likely that changes would be made to the proposed revisions in response to developer concerns. Staff stated that the only potential modification would be in

the phase-in schedule for the new requirements. Some developers are proposing a phase-in period as long as five years. Other ideas include raising the percentage in phases.

The Chamber of Commerce has also proposed that any changes to the ordinance to create more three-bedroom units be an incentive instead of a requirement, such as allowing a smaller percentage of affordable units in exchange for the creation of three-bedroom units.

The Committee has expressed a willingness to discuss the phase-in schedule for the new requirements, but some developers have stated that their goal is to prevent the set-aside percentage from increasing to 20 percent.

Staff members inquired about the expected schedule for the proposal to move forward. Rich Rossi stated that he believed the proposal would have enough votes to pass out of the Housing Committee at the next meeting. The Housing Committee is eager to work on other agenda items, such as looking at the current preference system.

Trust members were informed that the next Housing Committee meeting to discuss the Inclusionary Ordinance is scheduled for Tuesday, August 30.

The meeting adjourned at 4:30 p.m. The next meeting is scheduled for September 22 at 4:00 p.m.

- Meeting Minutes from the Trust's July 28, 2016 meeting.
- Project Update