

CAMBRIDGE AFFORDABLE HOUSING TRUST  
MEETING MINUTES  
March 14, 2019

Ackerman Room, Cambridge City Hall  
795 Massachusetts Ave.

Trustees Present: Louis DePasquale, Florrie Darwin, Gwen Noyes, Cheryl-Ann Pizza-Zeoli (by telephone), James Stockard, Elaine Thorne

Trustees Absent: Peter Daly, Susan Schlesinger, Bill Tibbs

Staff Present: Iram Farooq, Assistant City Manager, Chris Cotter, Housing Director; Cassie Arnaud, Housing Planner; Emily Salomon, Associate Housing Planner

Others Present: Councillor Sumbul Siddiqui, Lee Farris, Nancy Ryan

The meeting was called to order at 4:12 with the Chair noting that a quorum was present and that one member, Ms. Pizza-Zeoli, had notified him of her desire to participate remotely in the meeting and has identified the reason and facts supporting her request.

The Chair noted that he determined that because Ms. Pizza-Zeoli 's physical attendance at today's meeting would be unreasonably difficult, that Ms. Pizza-Zeoli would remotely participate in the meeting by phone. The Chair verified that Ms. Pizza-Zeoli could hear the proceedings and confirmed that she was audible to other members and the public and could.

Upon a motion moved and seconded, it was voted unanimously, by roll call: To approve the minutes for the meeting of Thursday, January 24, 2019 as submitted.

## **PROJECT UPDATE**

**Squirrelwood** – Just A Start is preparing to close on the consolidation and rehab of two existing developments, Linwood Court and Squirrel Brand, and the new construction of 23 new affordable units on the Linwood site.

**Frost Terrace** –Capstone is preparing to begin construction on its 40-unit affordable rental project in Porter Square.

**Concord Highlands** – Homeowner's Rehab Inc continues construction on its 98-unit affordable rental project on Concord Avenue.

**Homebridge** – Staff reported that the program would like need to be recapitalized due to a significant uptick in interest in the program; several units have closed and an additional 11 applicants have been approved and are out looking for units.

**Inclusionary** – several large new buildings are under review, including one which is expected to include 55 affordable units.

## **NEW BUSINESS**

**Letter of Support for proposed Affordable Housing Overlay**

Staff distributed copies of a letter summarizing the Trust's recommendations for the proposed affordable housing overlay. The Trust had voiced their interest in submitting a support letter at prior meetings and confirmed that the version distributed reflected their discussions and recommendations. Specifically, Trust members confirmed that the affordability thresholds being proposed – seemed appropriate. The Trust had a brief conversation about the process to date, including anticipated timeline and next steps. Ms. Pizza-Zeoli noted that several attendees at recent public meetings seemed to be unclear how affordable housing works, including how income limits work. Staff agreed and said that the next FAQ would include information on basic affordable housing components such as income limits.

Upon a motion and seconded, it was voted unanimously, by roll call, to sign and forward the support letter to the Housing Committee, as drafted.

### **Housing Preservation – Funding Increase**

Staff requested up to \$60,000 in Trust funds to be used to continue efforts to preserve expiring use properties. The primary use of the funds will be to support activities related to the preservation of Fresh Pond Apartments, including expert preservation consultation services. Over the last ten years, nine of the ten properties identified as being at risk of expiration have been successfully preserved, due in large part to the Trust's funding of the Housing Preservation funds. Staff continue to work with the owner of Fresh Pond Apartments and hope to reach terms in the coming weeks. Trust members acknowledged the high quality of consulting services accessed with these funds.

Upon a motion moved and seconded, it was voted unanimously, through roll call, to approve the request for up to \$60,000 in Trust funding to support activities related to the preservation of existing affordable housing in Cambridge.

### **Affordable Housing Trust 30<sup>th</sup> Anniversary Accomplishment Report**

Staff have begun work on a new Trust brochure to mark the Trust's 30<sup>th</sup> anniversary. The report will highlight the range of Trust accomplishments over the last three decades including development and preservation projects, programs, and policies. Staff distributed copies of the Trust's last report and asked members to share ideas for input. It is anticipated that there will be an event in May to celebrate the Trust and launch the report. Staff said that they would be reaching out to get some quotes from members and might also take photos at an upcoming meeting.

### **ADJOURNMENT**

Upon a motion moved and seconded, by unanimous roll call, it was voted to adjourn the meeting at 4:37PM. The next meeting date is March 28, 2019.

Materials:

- 100% Affordable Housing Overlay
- Funding Request for Expiring Use Consulting
- Affordable Housing Trust Accomplishment Report
- Minutes from the Trust's January 24, 2019 meeting.
- Project Update