



CITY OF CAMBRIDGE
Community Development Department

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Affordable Housing Trust

February 25, 2021, 4:00 p.m.

To participate in this meeting hosted on the Zoom video meeting platform, please register using this [link](#) in advance of the meeting.

https://cambridgema.zoom.us/webinar/register/WN_o5ZnPi6lTa-cEp54O2JYmw

AGENDA

- Review of Meeting Minutes
- Update from the Community Development Department
- Review of Upcoming Funding Requests: CDD is reviewing and preparing several requests for funding from the Trust and will share preliminary information on requests that are expected to be before the Trust at upcoming meetings; pending funding requests include requests from the Cambridge Housing Authority for Jefferson Park Federal Modernization, Just-A-Start for Broadway Park, and Winn Development for Walden Square.
- Adjournment

CAMBRIDGE AFFORDABLE HOUSING TRUST
MEETING MINUTES
January 28, 2021 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, Elaine Thorne

Trustees Absent: Bill Tibbs

Staff Present via Zoom: Iram Farooq, Asst. City Manager for CDD; Chris Cotter, Housing Director; Cassie Arnaud, Housing, Planner; Janet Haines, Associate Housing Planner; Maura Pensak, Housing Liaison to the City Manager; Linda Prosnitz, Housing Planner; Emily Salomon, Associate Housing Planner

Others Present via Zoom: Bo Fuji, Lawrence Curtis, Eric Hsu, Jack Lester, Lawrence Owen, C. Pierola

The acting chair, Jim Stockard, called the meeting to order at 4:01 p.m. Chis 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.

Trust Chair, Louis DePasquale, Chair joined the meeting at 4:24 p.m.

MEETING MINUTES

Upon a motion moved and seconded, it was voted unanimously by a roll call to approve the minutes for the meeting of Thursday, December 16, 2020.

UPDATE FROM CDD

HomeBridge: At the November Trust meeting, it was voted unanimously to expand HomeBridge income eligibility from 100% AMI to households earning up to 120% AMI. The City is launching marketing and outreach efforts for the program's expanded eligibility this week and will begin reviewing applications for the expanded eligibility in mid-February.

Resale Pool: City staff have modified the resale process to ensure health and safety of all parties due to the pandemic, which include virtual tours of available units. Resale units are starting to be marketed under this new process.

Frost Terrace: The development remains under construction and is anticipated to be complete by early-Spring 2021, with occupancy in May 2021. The application deadline to be considered for the lottery was extended from mid-January to February 12, 2021.

Vail Court: Litigation continues with no news to report as the case continues.

SquirrelWood: Construction was delayed due to the pandemic but is on schedule to be completed in early 2021. Some units are already online, and others will be phased-in as they are completed. The construction delays incurred significant cost increases, which are being monitored by staff.

2072 Mass Ave.: Capstone/Hope is seeking a comprehensive permit for project, which remains under review. The developers presented their proposal to the Board of Zoning Appeal (BZA) on December 10, 2020 after receiving favorable recommendation from Planning Board on December 1, 2020. The BZA continued to review the proposal at the January 7, 2021 meeting and the developers have requested continuation to March 2021.

Park View Cooperative: Cooperative members and City staff reinitiated discussion for additional funds from the Trust. The City will soon receive additional comments on the Trust's proposed terms/condition and the operating budget from the cooperative members. City staff will update the Trust with more information at a future meeting.

Fresh Pond Apartments: The Cambridge Housing Authority is actively screening residents in BMIR units for enhanced vouchers. Based on income information, staff will be able to finalize the new affordability program at property, and the amount of funding to be provided to the owner to buy-down 50 years of affordability, calculate rent phase-in needs, and prepare to close loan and finalize 2021 rents for the 166 units.

52 New Street: Just A Start is planning for the development of their New Street site, including the community and permitting processes, with a goal to secure permitting and financing to begin construction in 2022. JAS anticipates permitting the project through the recently adopted Affordable Housing Overlay.

Rindge Commons: This is a two-phase project, which received a comprehensive permit for both phases of development. Just A Start recently applied for state funding from DHCD and plans to move forward with Phase 1 construction later this year.

305 Webster and St. James Condo: City staff are working with developers of both buildings to prepare to offer new inclusionary homeownership units as early as Feb. 2021.

Cherry Street/Margaret Fuller House: There is a Council order for CDD to establish a community engagement process to determine what types of housing is best suited for this site .

Incentive Zoning: The Incentive Zoning contribution rate was updated based on the consumer price index (CPI). The new updated contribution rate is \$20.31, a 20-cent increase.

Housing Stabilization Program: A third round of assistance launched in January 2021 with funding via the CARES Act to target households most in need. Program changes include a cost burden ratio reduction from 40% to 35% and assistance to income-eligible homeowners with mortgage payments.

NO NEW BUSINESS

Trust members had a short discussion on how to best allocate resources to be ready in a timely fashion for development projects to proceed. It was suggested that this topic to be discussed further at an upcoming meeting. City staff will present information on pipeline projects for next meeting to provide a more context on new development opportunities including projects hoping to utilize the Affordable Housing Overlay.

ADJOURNMENT

Meeting adjourned at 4:37 pm upon a motion moved and seconded, by roll call of **eight** in favor and **one** absent. The next meeting is scheduled for February 25, 2021.

Materials:

- Meeting Minutes from the Trust's December 19, 2020 meeting
- Project update: Status of Active Commitments

Cambridge Affordable Housing Trust

Status of Active Commitments

February 25, 2021

	Active Projects	Sponsor	Rental Units	Ownership Units	Status	Total Cost	Trust Commitment	Loan Amount Per Unit	Trust Approval Date
1.	HomeBridge program	CDD	<i>currently approved buyers: 3</i>	18	71 scattered site units purchased by first time buyers to-date. Program expansion up to 120% AMI now active.	N/A	\$18,200,000	1-br: 40% sale 2-br: 45% sale 3-br: 50% sale	May 2011
2.	Homeownership Resale Program	CDD	<i>currently active units:</i>	21	Re-purchase, rehab and re-sale of affordable homeownership units to new homebuyers.	N/A	\$7,500,000		December 2011
4.	Frost Terrace 1971 Mass Ave	Capstone Hope	40		Construction underway, after temporary shutdown due to covid-19; spring 2021 completion expected. Marketing and resident selection process underway with lottery scheduled for early March 2021.	\$27,219,486	\$10,785,358	\$269,634	March 2016 and December 2018
5.	Vail Court (139 Bishop Allen)	TBD	TBD	TBD	Trust and City hosted public meeting in 2017 to hear from the community on affordable housing needs and ideas for the redevelopment of Vail Court. Additional public meetings will be scheduled but are currently on hold pending the legal action taken by former owner.	TBD	TBD	TBD	N/A
6.	Squirrelwood (multiple addresses, corner of Broadway and Market)	JAS	23		Construction underway, after temporary shutdown due to covid-19.	\$9,505,726 (new units only)	\$4,115,457	\$178,933	January 2018 and December 2018
7.	2072 Mass Ave	Capstone Hope	TBD	TBD	Capstone/Hope purchased site in April 2018. Project is seeking a comprehensive permit; presented to Planning Board 12/1; PB recommended proposal to BZA; first BZA meeting held 12/10/20 was continued to 1/7/21; Capstone/Hope requested continuation to March/April 2021	TBD	\$3,800,000	TBD	February 2018
8.	52 New St	JAS	TBD	TBD	JAS purchased the site in early 2020 and anticipates permitting the project through the recently adopted Affordable Housing Overlay. JAS will be seeking state funding in an upcoming application round with a goal of securing permitting and financing in time to begin construction in ~2022. JAS is holding a virtual community meeting on Thursday Feb 25 at 6pm to discuss their ideas for the site	TBD	\$9,800,000	TBD	October 2019
9.	Park View Coop	Park View Coop		12	Reviewing new request from coop for additional funds needed to fully fund rehab given increased costs	TBD	\$1,394,000	\$116,167	March 2019
10.	Fresh Pond Apartments	Schochet	504		In March 2020, the Trust committed funding for the preservation of Fresh Pond Apartments. This commitment will be combined with \$15 million in City funding which was appropriated by the Council to the Trust for Fresh Pond Apartments. Together, these funds will be used to buy down 50 years of affordability and to capitalize a rent phase-in reserve to transition current tenants to the new affordable program. Tenant update/informational meetings held on 11/4/2020 and 11/13/2020; meetings with individual households to look at eligibility and options underway; new 2021 rent information to be provided to tenants once CHA income-certification process is complete.	TBD	TBD	TBD	March 2020

11.	Rindge Commons - Phase 1	JAS	24	In June 2020, the Trust approved funding for the first phase of Rindge Commons. Following PB hearing in early August, BZA voted to approve a comprehensive permit for the project on August 23, 2020. JAS is in the process of securing the necessary financing to begin construction of Phase 1 and applied for state funding in the current application round.	TBD	\$4,250,000	\$177,083	June 2020
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Total Units 642

**Cambridge Affordable Housing Trust
Status of Active Inclusionary Housing Developments**

	Approved Active Projects	Developer	Status	Rental Units	Ownership Units	Applicable zoning
1.	305 Webster Ave.	305 Webster Ave. Condominiums L	Covenant Recorded 8/11/17. Nearing completion		4	Ordinance prior to revision
2.	Mass & Main (multiple addresses, Mass Ave. & Columbia St.)	Twining	Covenant Recorded 11/24/17. Construction complete. Tenant Selection nearing completion.	58		Zoning provisions for Mass & Main
3.	Tempo (203 & 205 Concord Tpk. (formerly Lane & Games)	Criterion	Covenant Recorded 3/16/18. Complete. Tenant selection underway.	44		Revised ordinance at 15% sf requirement
4.	St. James (1991 & 2013 Mass. Ave.)	Oak Tree	Converting to ownership. Completion expected March 2021.	5		Ordinance prior to revision
5.	77 New Street	Abodez	Covenant Recorded 9/14/16. Complete. Tenant selection to begin.	11		Ordinance prior to revision
6.	95 Fawcett Street	Ed Doherty	Covenant Recorded 12/29/2016. Under Construction.		5	Ordinance prior to revision
7.	Alexandria - 50 Rogers Street	Alexandria	Covenant Recorded 6/4/19. Expecting completion March 2021.	44		Zoning for Alexandria PUD
8.	Charles & Hurley Streets	Urban Spaces	Covenant recorded 8/6/19. Building Permit issued 9-3-19(Charles Street) and 12-23-19 (Hurley Street) Under Construction.	16		Ordinance prior to revision
9.	50 Cambridgepark Drive	Hanover	Covenant recorded 8/6/19. Building Permit issued 12-5-19. Under Construction	55		Revised ordinance at 20% sf requirement
10.	165 Main Street	Mitimco	IHP Covenant recorded 12/17/19. Building Permit issued 12-20-19. Under Construction	63		Zoning for MIT
11.	95-99 Elmwood	95-99 Realty	Covenant recorded. Building Permit issued 7-2-20. Under construction.		4	Ordinance prior to revision
12.	Cambridge Crossing, Building I	DivcoWest	Covenant recorded; Building Permit issued 8-24-20 Under construction.	54		Ordinance prior to revision
13.	212 Hampshire Street (Ryles)	212 Hampshire LLC, Binoj Pradhan	Covenant recorded. Construction complete. Tenant selection to begin.	1		BZA requirement of affordable unit

Under Development: 351 13

Completed Units: 773 202

All Units: 1124 215

1339

	Active Pipeline Projects	Developer	Status	Rental Units	Ownership Units	Applicable zoning
1.	605 Concord Ave.	Abodez Acorn	Covenant recorded; pending building permit	7		Revised ordinance at 15% sf requirement
2.	3-5 Linnean	Willow Land Corp.	Covenant signed; pending building permit	1		Zoning for basement overlay

3.	55 Wheeler Street	Toll Brothers	Covenant in signature proess	98		Revised ordinance at 20% sf requirement
4.	1043-1059 Cambridge St.	418 Real Estate	IHP plan was submitted.		3	Revised ordinance at 20% sf requirement
5.	270 Thorndike St. Court House	Leggat/McCall	Draft Covenant in process.	48		All units are affordable



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MEMORANDUM

To: Cambridge Affordable Housing Trust
From: Chris Cotter, Housing Director
Date: January 25, 2021
Re: Upcoming Funding Requests – JP Federal, Broadway Park, Walden Sq II

In advance of bringing formal funding requests to the Trust, we wanted to provide you with a brief update on three projects which we expect will be seeking Trust funding in the coming months.

Together, these three developments could add as many as 238 new construction units to the City’s stock of affordable housing, or as many as 413 new units when including the new construction of 175 units proposed to be rebuilt at Jefferson Park. This is in addition to the recently completed 98 units at Finch on Concord Avenue, the 23 new units nearing completion at Squirrelwood, the 40 units nearing completion at Frost Terrace and the other Trust-funded new construction projects in various stages of predevelopment including 52 New Street, 2072 Massachusetts Avenue, and Rindge Commons. We are pleased to have such a robust production pipeline and look forward to discussing each proposal in more detail with the Trust in the coming months.

Cambridge Housing Authority - Jefferson Park Federal Redevelopment

After years of planning and discussion with its residents, the CHA is officially ready to begin the comprehensive modernization of the federal side of their existing Jefferson Park development on Rindge Avenue. As you may recall from updates in prior years, the redevelopment of Jefferson Park Federal will involve demolishing and replacing the 175 existing units and creating a new street grid to better integrate the housing into the surrounding neighborhood. In addition to the 175 rebuilt units, CHA’s plan also envisions adding approximately 105 new units for an estimated total of approximately 280 affordable apartments. Their plans are still being developed but an initial 280-unit concept could result in the following bedroom size mix:

Unit Size	Current Units	New Units	Total Proposed	% Units by BR
1BR	35	8	43	15%
2BR	33	86	119	43%
3BR+	107	11	118	42%
Total:	175	105	280	100%

While the CHA had originally planned to seek a comprehensive permit for the project, they are updating their designs in order to conform with the Affordable

Housing Overlay (AHO) requirements. In the coming weeks, the CHA will be meeting with CDD staff to share their new designs, seek feedback on their updated proposal, and ensure compliance with AHO requirements. In the meantime, the CHA will be holding its first AHO community meeting on March 2, 2021 to introduce the project to the broader community, as required by the AHO.

The CHA currently anticipates a Trust request of approximately **\$35,400,000 or \$120-126,000 per unit** assuming 280-295 units. This request is down significantly from their estimate funding gap shared with us a year ago.

The reduction in the funding gap is largely the result of the recent 4% tax credit fix which is anticipated to bring in more than \$15.6 million of additional equity to the project. In addition to 4% tax credit equity and Trust funding, the other primary funding source will be a substantial contribution from the CHA estimated at more than \$30 million. Prior to bringing a formal funding request to the Trust, staff will continue to review the CHA’s proposed sources and uses to determine whether there are any options to further reduce Trust funding needs.

Just A Start - Broadway Park Homeownership Development

Just A Start is proposing to build a new condominium development at the corner of Broadway and Windsor on a parking lot which JAS owns and which is used by the residents of the Close Building across the street. Their current design envisions a 5-story 15-unit building consisting of 4 residential stories over parking that will be preserved. JAS has determined that six of the eight parking spaces need to remain for use by the Close Building and that two spaces would be available for the new condominium owners.

JAS will be seeking a comprehensive permit to obtain relief from a range of requirements including setbacks, height, open space and FAR. They explored using the AHO as an alternative approach to permitting but determined that it was not feasible for this site, particularly given the need to retain the parking on the ground level. They have held two community meetings to date (in August and October 2020) and are preparing to begin the permitting process. Their goal is to have permitting in place this summer and funding in place for a construction closing in early 2022. Their current plan is as follows:

Unit Size	Units	Size	Under 80%	80-100%	<80% Price	80-100% Price
1BR	8	~710	4	4	\$175,000	\$205,000
2BR	3	~940	1	2	\$225,000	\$275,000
3BR	4	~1,150	2	2	\$250,000	\$300,000
Total:	15		7	8	\$3,191,300 total proceeds	

At this time, JAS anticipates a Trust funding request in the range of **\$3,800,000 to \$4,500,000 or \$250,000 to \$300,000** per unit assuming 15 units. While this request is higher on a per unit basis than the other rental developments currently

under review, it is in line with the per unit subsidy available under the City's HomeBridge homeownership program, and reasonable given limited other sources of subsidy for affordable homeownership developments.

In addition to the requested Trust funding, the remaining funding for Broadway Park would be requested from MassHousing's new homeownership program and sales proceeds. Before bringing a request to the Trust, staff will review Just A Start's anticipated sources and uses, as well as their proposed designs, with particular attention paid to unit floor plans to ensure adequate livability as homeownership housing for families. Staff will also review the condominium structure proposed to separate the parking from the residential, particularly the parking used by the Close Building.

Winn Development - Walden Square II Infill Development

Winn Development, the owner of Walden Square Apartments, an existing 240-unit affordable rental development located off Walden Street in North Cambridge, is proposing a 100+ unit infill development at their existing Walden Square site. The new housing would be built on parking lots and green space currently owned by Winn and which is currently part of the existing Walden Square development. Winn is making the land available at a significant discount, and carrying \$5 million in acquisition costs in the budget for the new infill housing, or roughly \$48,500 per unit assuming 103 units. The project will be 100% affordable and is being designed in order to be built under provisions of the AHO. Winn's proposal involves the construction of a single 7-story 103-unit building at the northern edge of their site, adjacent to the Yerxa Road Underpass, with a stepped down frontage on Raymond Street. Their plans are still being developed but their preliminary development scheme is as follows:

Unit Size	# Units by BR	% Units by BR
0BR	9	9%
1BR	5	5%
2BR	45	44%
3BR+	44	43%
Total:	103	100%

Winn has begun conversations with their existing tenants and plans to begin a broader community process later this spring. Based on their current projections, they anticipate requesting up to **\$17,250,000 or \$167,500 per unit** in Trust funding assuming 103 units. In addition to the requested Trust funding, the other primary sources are expected to include 4% tax credit equity and \$5 million in soft funds from MassHousing. Before bringing a formal funding request to the Trust, staff will review Winn's anticipated sources and uses to determine whether there are any options to reduce Trust funding needs. Staff will also review their proposed designs, including a close review of unit layouts and common areas, to ensure livability.

From: [James in Cambridge](#)
To: [Cotter, Chris](#)
Subject: Some Preliminary Remarks for the CAHT about CHA's plans for the Complete Demolition of Jefferson Park
Date: Wednesday, February 24, 2021 6:54:30 AM

February 24, 2021

Re: Jefferson Park Demolition and Enlargement

To Whom It May Concern:

1) This was once a venerable instance of rather capacious public housing which people in Cambridge were proud to live in and to be from. Is there nothing worth preserving or saving/worth renovating here?

2) Although obviously less “dense” than Woodrow Wilson Court, for example, is that the measure of how dense all low income affordable housing in Cambridge must now be? Why? Where are the regional responsibilities for expanding affordable housing being taken up? Why must everyone, especially poorer folk, live in an ever-densifying Cambridge? While expanding the provision of housing for some, doesn’t the impact of an additional 100-120 units on the same site have a demonstrably negative impact on the current residents? Can we not have better units without necessarily having to live in a development approximately 70 per cent more concentrated? Pack ‘em in like sardines? Because we’re poor and have no power?? People who don’t live here yet supposedly count for a lot... But we who live here *now don’t count*, with the result an increasing “concentration of poverty” for both? What happens to those others after they move in? Do they then cease to count, too, like we evidently now do??

3) Why is moving a street that currently connects directly across Rindge Ave to a dead end condition at the edge of the development by the cemetery being described as “improving connectivity”??

4) Meetings with residents/tenants have been very poorly attended; information has been withheld; those who do show up have been steered toward pre-determined outcomes desired by CHA and their architect. Five options were once being considered. Two weeks before the last in-person resident meeting two of those options were eliminated and no one at that meeting was ever told that those other options existed (other than myself, who happened to spot something during the presentation, which led me to ask following the meeting.)

Those options entail potentially renovating two buildings at the southeast corner of the development. A six story building here - either existing *or new* - could provide more housing

than a four story building, and would also have the merit of respecting and preserving the beneficial relationship which currently exists between the back of these buildings and the pleasant and relatively more quiet green open space buffer to the rear which then extends out across the North Cambridge Catholic Cemetery. This will all be destroyed by their current "site plan" (touted as a "street grid" - yeah, right...) by imposing a street and parking along the entire length of the cemetery, to supposedly "activate" these supposedly "under-utilized" spaces of Jefferson Park. This is actually the most beloved feature of Jefferson Park for me, and I suspect, for many others, but we don't know for sure, because the CHA have never done a honest, skillfully and thoughtfully designed and implemented survey of residents along this side of the development, where residents might actually be eager to participate were they/we to know that their/our feelings and views would actually matter to decisions about this aspect of the plans.

5) Clear cutting over 200 trees cannot be a welcome approach to sustaining a healthy natural environment for lower income people, who - "research shows"- have a great need for relatively capacious green natural open space, as is the case at Jefferson Park currently! (There's a reason they called it Jefferson "PARK," after all...)

6) Does good stewardship matter? How much investment in the 1000 Building will now be unnecessarily squandered to enable "at-grade entries" and a circumferential street, with unpleasant parking and noise under new windows?

7) How prudent is it to do massive additional building in a flood zone? Are the CAHT aware that the 2010 FEMA Flood Zone Maps show a line going right through the middle of the 1000 Building? Elevators had to be completely replaced here due to the failure to have the foresight to move the machinery out of the basement, which flooded. (Cost to the CHA? \$350,000.) A brand new boiler was built in the basement, connected to the two adjacent buildings, for more efficient provision of heating. And now?? To be demolished. Green roof? Gone. Re-pointed bricks? Bye-bye...

8) The proposed new buildings are reminiscent of those old housing "blocks" which are confining, and center, square-like, around tight interior courtyards, which seem a lot like the design of those stereotypical public housing "projects" of old which were long ago rejected as not beneficial for residents/tenants. Is that what we are now going to be returning to, with a few cosmetic improvements, and decorative "details" - buildings that may look nice, but won't be built to last, and will be harder for the maintenance staff to work on, as has been reported regarding the new State Side construction, with impoverished "ceremonial" green spaces that are inhospitable to resident enjoyment? Can we avoid making big mistakes in what we allow and finance here at Jefferson Park?? Thanks. (I hope to refine some of these observations prior to your next, evidently more formal, discussion.)

Sincerely, James Williamson
1000 Jackson Place
Jefferson Park Cambridge, MA