

CAMBRIDGE AFFORDABLE HOUSING TRUST
MEETING MINUTES
October 27, 2022 at 4:00 p.m.

Conducted virtually via Zoom

Trustees Present via Zoom: Yi-An Huang, Chair, Peter Daly, Elaine DeRosa, Florrie Darwin, Susan Schlesinger, Jim Stockard, Elaine Thorne, Bill Tibbs

Trustees Absent: Gwen Noyes

Staff Present via Zoom: Iram Farooq, Assistant City Manager for Community Development; Chris Cotter, Housing Director; Cassie Arnaud, Senior Housing Planner; Janet Haines, Housing Planner; Linda Prosnitz, Housing Planner

Others Present via Zoom:

Chris Cotter called the meeting to order at 4:04 p.m. Mr. 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 coordinated to confirm that each participant was audible to each of the other Trust members.

MEETING MINUTES

Upon a motion moved and seconded, by roll call of seven in favor and one absent (Ms. Noyes) to approve the minutes for the meeting of Thursday, September 22, 2022.

UPDATE FROM CDD

HomeBridge: Three units closed in September and one home is under agreement.

Homeownership Resale Program: Two units are under agreement.

2072 Mass Ave.: The Capstone/Hope team withdrew their request for a comprehensive permit at the September 2021 BZA hearing but remain committed to creating affordable housing at this site. The developers are assessing their next steps and options.

Park View Cooperative: Closing process is underway.

Fresh Pond Apartments: Staff are in the final phase of implementing the preservation of Fresh Pond Apartments. The Cambridge Housing Authority has notified residents about creating new project-based voucher units, which would lower rents for currently cost-burdened households.

Rindge Commons Phase 1: Groundbreaking was held last week. Construction of Phase 1 is underway and will include 24 new rental units, JAS program space and space for City-sponsored pre-kindergarten classrooms.

Broadway Park: No update. JAS has had several community meetings to review its development proposal and is assessing financing and permitting options for this development.

35 Harvey Street: HRI is preparing to renovate this property from SROs to studio apartments. DHCD funding award was announced in July, and HRI is in the process of assembling the remaining financing needed with a goal of beginning construction in coming months.

1627 Mass Ave.: HRI purchased this property from Lesley University to create affordable housing in August. In September, they hosted their first meeting to formally introduce project as an overlay proposal.

35 Cherry St.: In March 2022, the City Council approved the disposition of this property to the Trust to initiate the creation of affordable homeownership housing. The City is planning the process of selecting an affordable housing developer through an RFP process.

AFFORDABLE HOUSING OVERLAY (AHO) UPDATES

52 New St: The Affordable Housing Overlay process is complete. JAS completed its second advisory design consultation with the Planning Board in January 2021. The Planning Board issued the final Planning Board advisory design review report. DHCD awarded funding for this project in July, and JAS is assembling the final pieces of funding needed to begin construction.

Jefferson Park Federal. The Affordable Housing Overlay process is complete. The Cambridge Housing Authority completed its second advisory design consultation with the Planning Board in February. The Planning Board issued the final Planning Board advisory design review report. The CHA is now in the process of assembling the remaining funding needed, with a goal of beginning construction prior to the end of 2022.

116 Norfolk Street: In August 2022, the Trust approved funding to assist CHA in the renovation and expansion of an existing 38-unit SRO to create 62 studio apartments for individuals moving beyond homelessness. CHA has completed AHO advisory design review and is completing financing.

Walden Square II: Winn Development is proposing a new infill AHO project on a portion of their existing Walden Square Apartments site. They held three AHO community meetings and had been scheduled to present their plans to the Planning Board in late 2021 but requested a delay to allow them time to revise their design. The developers held a community AHO meeting in March to present their revised plan to the public and will restart the advisory design review process at the Planning Board. A request for Trust funding is anticipated in the coming months.

49 Sixth Street/Sacred Heart conversion: Staff are reviewing a funding request from POAH & Urban Spaces for the proposed adaptive re-use of a portion of the Sacred Heart property into 46 units of affordable rental housing. The Affordable Housing Overlay process is complete, and the Planning Board issued the final Planning Board advisory design review report. Staff have a recommendation for discussion at this meeting.

Inclusionary Housing: Staff are continuing to work with homebuyers to complete purchase of new inclusionary homeownership units at St. James Place and Inman Crossing.

Staff are continuing work on leasing up 165 Main Street, which has 63 affordable units with 9 of the units designated for middle-income residents. Staff are making their way through tenant selection of units at other new buildings.

OTHER UPDATES

INCENTIVE ZONING

The City Council passed the amended petition to the incentive zoning ordinance which raised the incentive zoning housing contribution rate to \$33.34 per square foot. The adopted amendments include provisions to deduct 30,000 square feet from projects under 60,000 square feet, and also exempt floor area that is demolished and if it is rebuilt in the same use within 3 years of demolition. A second petition remains active to change the timing of the next study. Previously the ordinance required a new evaluation occur three years after the City Council last amended the incentive zoning rate. The ordinance was amended to reevaluate the rate and other incentive zoning provisions no less than three years from the last evaluation. The second petition has been recommended by both the Ordinance Committee and Planning Board.

49 SIXTH STREET/SACRED HEART

Preservation of Affordable Housing (POAH) is requesting \$7,750,000 in Trust financing to assist in the conversion of a portion of the Sacred Heart Archdiocese into 46 affordable housing units.

The project includes a good mix of family sized units with a lot of 2- (20) and 3- (11) bedroom units, and one 4-bedroom unit. All units will be affordable to households earning up to 80% AMI, with a good mix of income levels, including some deeply affordable units for households with incomes up to 30% AMI.

The costs of the project are in line with other projects. Other financing POAH expects includes 4% tax credit equity, historic tax credits, and Federal Home Loan Bank (received). POAH is also submitting for DHCD financing which POAH is prepared to bridge or replace.

The proposed design was well received by the Planning Board.

Trust members added that the project has evolved and complimented staff on their success in getting the project to this point, particularly around the acquisition terms and costs. The Archdiocese and POAH will enter a ground lease. The lease was originally to be a 99 year lease but was shortened to 50 years as the payments for the 99 year lease were too high. Trust members asked what would happen at the end of 50-year lease term. Staff pointed out that the project would likely be recapitalized at the end of the lease term to maintain affordability.

Upon a motion moved, seconded and approved by a roll call of seven in favor with one absent (Ms. Noyes) to approve the funding request of \$7,750,000 with the conditions outlined in the Community Development Department Memo of October 27.

ADJOURNMENT

Upon a motion moved, seconded, and approved by a roll call of seven in favor with one absent (Ms. Noyes) to adjourn the meeting.

The meeting adjourned at 4:45 p.m.

The next meeting is scheduled for November 17, 2022, at 4:00 p.m.

Meeting Materials:

- Agenda
- Meeting Minutes from the Trust's September 22, 2022, meeting
- Project update: Status of Active Commitments
- Community Development Department Memo, October 27, 2022, 49 Sixth Street/Sacred Heart loan request from NOAH