

CAMBRIDGE AFFORDABLE HOUSING TRUST

MEETING MINUTES

December 20, 2022 at 4:00 p.m.

Conducted virtually via Zoom

Trustees Present via Zoom: Peter Daly, Gwen Noyes, Florrie Darwin, Susan Schlesinger, Jim Stockard

Trustees Absent: Yi-An Huang, Elaine DeRosa, Elaine Thorne, Bill Tibbs

Present via Zoom: Iram Farooq, Assistant City Manager for Community Development; Chris Cotter, Housing Director; Cassie Arnaud, Senior Housing Planner; Janet Haines, Housing Planner; Anna Dolmatch, Homeownership Program Manager; Christine Yu, Associate Housing Planner

Others Present via Zoom: Forty-two individuals attended the meeting; individual names not listed due to the large number in attendance

Chris Cotter called the meeting to order at 4:12 p.m. Mr. Cotter explained that this meeting of the Affordable Housing Trust is being held virtually pursuant to the temporary emergency orders currently in place, and that all meeting materials are listed online. All votes will be taken by roll call. There will 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 five in favor (Daly, Darwin, Noyes, Schlesinger, Stockard) and four absent to approve the minutes for the meeting of Thursday, November 17, 2022.

UPDATE FROM CDD

HomeBridge: Another unit closed in November.

AFFORDABLE HOUSING OVERLAY (AHO) UPDATES

116 Norfolk Street: Staff are in process of closing this project. It would create 62 units for people coming out of homelessness. Documents are coming together and will be squared away by the end of the week.

UPDATE ON HOMEOWNERSHIP PROGRAM CHANGES

Ms. Dolmatch acknowledged the many owners of affordable homes who were present and thanked owners for their participation with CDD in the process to discuss the current program and consider how best to develop changes to key program policies. Ms. Dolmatch presented to the Trust the material

shared with the Trust which included a summary of the listening sessions for owners of affordable homes and a recent survey of current homebuyer applicants to gather comments and perspective on changes being considered in the affordable homeownership programs. Ms. Dolmatch went over the general demographics of participants and some of the main findings. Ms. Dolmatch also explained the next steps in the process to develop program changes, including creating a draft of recommendations that the Trust will have the opportunity to look at. When Mr. Cotter opened it up for discussion, Trust members expressed appreciation for how the results were conducted, as well as the unique perspectives that participants provided.

AMENDMENTS TO AFFORDABLE HOUSING OVERLAY

Mr. Cotter provided a general overview of the proposed changes to the Affordable Housing Overlay suggested by several City Councillors. Trust members asked about the reaction to these amendments. Staff answered that the proposed changes in building height and the way that the suggested changes had been filed were two areas of concern noted by several Councillors. Trust members also asked about the process that the City Council is taking with this proposal. Staff explained that the policy order was forwarded to both the Housing and Neighborhood and Long-term Planning Committees which will each hold meetings to discuss the changes. Trust members had several questions about the suggested changes as proposed, how the proposed changes might assist in creating more affordable housing. Trust members agreed that the Affordable Housing Overlay should be reviewed with the involvement of CDD and the Trust to consider if changes might be advisable.

ADJOURNMENT

The next meeting is scheduled for January 26th, 2023 at 4 p.m.

Upon a motion moved, seconded, and approved by a roll call of five in favor (Daly, Darwin, Noyes, Schlesinger, Stockard), four in absent, to adjourn the meeting.

The meeting adjourned 5:10 p.m.

Meeting Materials:

- Agenda
- Meeting Minutes from the Trust's November 17, 2022 meeting
- Project Update: Status of Active Commitments
- Affordable Homeownership Program Review Update Presentation
- Memo: Suggested Change to Affordable Housing Overlay zoning provisions
- Policy Order POR 2022 #306: Amendments to the Affordable Housing Overlay
- Map of Affordable Housing Overlay