

CAMBRIDGE AFFORDABLE HOUSING TRUST
MEETING MINUTES
June 22, 2023 at 4:00 p.m.

Conducted via Zoom and in person (City Hall Annex, 344 Broadway, 4th Floor)

Trustees Present via Zoom: Susan Schlesinger, Elaine Thorne, Bill Tibbs

Trustees Present In Person: Yi-An Huang, Chair; Peter Daly, Jim Stockard

Trustees Absent: Elaine DeRosa, Florrie Darwin, Gwen Noyes

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

Others Present via Zoom: Lee Farris, Beau Fujita

The meeting was called to order at 4:10 p.m. Mr. Cotter explained that this meeting of the Affordable Housing Trust would be held in a hybrid fashion pursuant to applicable requirements, that all votes would be taken by roll call, and that there would be no public comment. He then confirmed via roll call that each participant was audible to each of the other Trust members.

MEETING MINUTES

Upon a motion moved and seconded, by roll call of six in favor and three absent (Ms. Noyes, Ms. DeRosa, and Ms. Darwin) to approve the minutes for the meeting of Thursday, May 25, 2023.

PROJECT UPDATE

Homeownership: There are 8 HomeBridge buyers approved, and 17 resale units in process.

52 New Street: JAS is preparing for construction closing; expected to close later in the summer.

JP Federal: CHA is preparing for construction closing; Demolition is expected to begin soon.

1627 Mass Ave: The Planning Board will review HRI's proposed development on July 18, 2023 at 6:30 PM.

Park View Cooperative: Work is underway and proceeding well with the first set of units now completed.

Rindge Commons Phase 1: Construction is underway and proceeding well.

116 Norfolk Street: Construction is underway and proceeding well.

Walden Square: WinnCompanies will host an AHO community meeting on July 12, 2023 at 6 PM..

Inclusionary: Finishing the tenant selection plan for 50 Cambridgepark Drive and 151 North First Street. New units on Wheeler Street will be available by the fall. Reviewing plans for a new building with roughly 100 affordable units; some will be middle-income units.

OTHER UPDATES

Homeownership Program: We are planning on engaging with the community regarding potential policy changes once we complete review of underlying requirements which might limit the ability for certain changes.

Affordable Housing Overlay (AHO) Changes: This has been filed as a zoning amendment with the City Council. Public hearings will be scheduled with the Ordinance Committee and Planning Board.

Trustees and staff discussed the impacts of the potential AHO changes on development projects and CDD's memo that was sent to the City Council earlier this month.

Cherry Street: The Request for Proposals is being finalized by the Purchasing Department and is expected to be issued soon.

Ms. Farooq mentioned a policy order response on evaluating buildings for acquisition as affordable housing that will be on the City Council agenda on Monday, June 26th. Trustees and staff discussed expectations and potential impacts of future new policies.

NEW BUSINESS

Request for Annual Appropriations for FY2024

Mr. Cotter summarized the annual request for fiscal year 2024 from non-profits, consultants, Homeownership program, and other items. Trustee Stockard expressed support for funding this request; Trustee Thorne agreed.

Upon a motion moved, seconded, and approved by roll call of five in favor, one abstaining (Mr. Daly) and three absent (Ms. Noyes, Ms. DeRosa, and Ms. Darwin), it was:

VOTED: To approve the request of \$707,615 in Trust funds to be used for non-profit housing preservation and development, expiring use preservation funding, CDD staffing, homeownership software, legal services, and other miscellaneous and administrative items.

Upon a motion moved, seconded, and approved by roll call of six in favor and three absent (Ms. Noyes, Ms. DeRosa, and Ms. Darwin) to adjourn the meeting.

The meeting adjourned at 4:44 p.m.

The next meeting is scheduled for July 27, 2023 at 4:00 p.m.

Meeting Materials:

- Agenda
- Meeting Minutes from the Trust's May 25, 2023 meeting
- Project Update
- Funding Request for Annual Contracts FY2024