



2024 MAR 20 AM 10:03

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

**CITY OF CAMBRIDGE**  
CAMBRIDGE CITY HALL, 795 MASSACHUSETTS AVENUE  
CAMBRIDGE, MASSACHUSETTS 02139

TO THE CITY COUNCIL OF THE CITY OF CAMBRIDGE:

~~Lisa Griffin~~ Khalida Griffin-Shepherd hereby petitions the City Council of the City of Cambridge to amend the Zoning Ordinance of the City of Cambridge, as amended, as follows:

- Amend the Zoning Map in the area(s) set forth in the attached text description(s) and map(s) by
  - changing the base Zoning District(s) from \_\_\_\_\_ to a new zoning designation(s) of \_\_\_\_\_
  - creating a new Overlay Zoning District(s) entitled \_\_\_\_\_
  - deleting or amending the boundaries of the current Overlay Zoning District(s) entitled \_\_\_\_\_
- Amend the text of the Zoning Ordinance as set forth in the attached text by
  - inserting a new Article(s) and/or section(s) numbered and entitled \_\_\_\_\_
  - deleting the current Article(s) and/or section(s) numbered and entitled \_\_\_\_\_
  - amending the current Article(s) and/or section(s) numbered and entitled 11.206.1 and 11.206.2

with the intent of adding two explicit additional purposes for the Trust's funding, requiring the Trust to include members affected by housing instability, and expanding the Trust board ☒

Contact Person: Kavish Gandhi  
Street Address: 376 Windsor St #1, Cambridge, MA, 02141  
Telephone Number: 6176104726  
E-mail Address: kmbraandhi@gmail.com

Attach the following materials:

- Signatures of 10 or more Cambridge residents registered to vote in Cambridge (if applicable – see attached page template)
- Map Amendments: a map and text description describing the exact boundaries of the area to be rezoned
- Text Amendments: a document providing the exact wording of all inserted, deleted, or amended sections (also provide in a word processing format to [cityclerk@cambridgema.gov](mailto:cityclerk@cambridgema.gov))

FOR CITY CLERK USE ONLY – Zoning Petition Number: ID # 22407  
Submission Date: March 20, 2024

## Affordable Housing Trust Zoning Petition

### Summary

The Affordable Housing Trust (Trust) in Cambridge determines how city funds will be used to build and repair affordable housing. The Trust is run by a nine-person board appointed by the City Manager. This residents' petition aims to address the housing emergency by changing the Trust in three ways. First, it would allow the Trust to directly fund city rental vouchers for vulnerable residents and support for unhoused residents. Second, it would expand the Trust board to require some people affected by housing instability. Third, it would require the board to regularly report on its progress, establishing accountability. The specific voucher and other programmatic activities would be accomplished by separate Council ordinances.

### Petition Purpose:

- **Fund City Rental Vouchers:** allow Trust funds to fund local rent subsidy programs. This allows the Trust to more directly prevent displacement of vulnerable Cambridge residents.
- **Fund Support for the Unhoused:** allow Trust funds to be allocated towards low-threshold non-congregate shelter, transitional housing, and permanent supportive housing for unhoused Cambridge residents. Trust funds could also be used for services to support residents after being housed.
- **Require Representation:** Increase the Trust board size from 9 to 13 members. At least six board members must have experienced housing instability or live in affordable housing.
- **Pay a Stipend:** all Trust members will be paid an annual stipend for their time. This allows for those affected by housing instability to more easily participate.
- **Establish Accountability Measures:** Require quarterly updates by the City Manager to the City Council about the Trust's activities.

## Affordable Housing Trust Zoning Petition

**AMEND 11.206.1 as follows:**

### **11.206.1 Board of Trustees.**

- (a) The City Manager shall appoint and chair a ~~nine (9)~~ thirteen (13) member Board of Trustees of the Affordable Housing Trust. The Board of Trustees shall be composed of the City Manager and representatives from different sectors of the community concerned with housing policy, including members of City boards and agencies, individuals affiliated with Cambridge non-profit housing organizations, and Cambridge community representatives. The Board of Trustees shall include at least six individuals who have lived experience with housing instability and/or Cambridge's housing assistance programs, from at least four of the following categories at the time of appointment or re-appointment:
- Individuals with experience being unhoused in Cambridge
  - Individuals who live in CHA buildings
  - Individuals who live in other 100% subsidized buildings in Cambridge
  - Individuals with housing vouchers who live in Cambridge, including (but not limited to) Section 8
  - Individuals who live in Inclusionary Housing in Cambridge
  - Individuals who live in affordable homeownership units in Cambridge.
  - Individuals who live in market rate housing in Cambridge and are on the CHA waitlist or the Inclusionary Housing waitlist.
- (b) The Trustees shall establish regulations for the operations of the Trust.
- (c) The Trustees shall administer the Affordable Housing Trust, whose activities shall include but not be limited to the following:
- i. Disburse funds and property pursuant to the provisions of Sections 11.200 to 11.206;
  - ii. Review and approve or disapprove proposals submitted for use of funds and property;
  - iii. Advise on the establishment of new programs designed to meet the City's affordable housing needs;
  - iv. Provide assistance and reports where appropriate to any special permit granting authority authorized to issue a special permit for any development making use of funds from the Affordable Housing Trust; and
  - v. Advise on policies, standards, and procedures for the implementation of the provisions of Sections 11.200 to 11.206.
- (d) The City Manager shall make quarterly presentations to the City Council that include information on the business of the Affordable Housing Trust, Trustee perspectives on issues relevant to council business, and CDD updates including (but not limited to)

information on HomeBridge, the Homeownership Resale Program, and Inclusionary Housing.

- (e) The City Manager shall make sufficient funding available to provide each member of the Affordable Housing Trust with an annual stipend intended to offset the out-of-pocket costs incurred by Trust members in connection with participation on the Trust, including (but not limited to) meeting time, advance preparation time, travel, and child care expenses.

**AMEND 11.206.2 as follows:**

**11.206.2 Receipt and Use of Funds and Property.**

- (a) The Affordable Housing Trust may receive funds and property generated by the provisions of Sections 11.200 to 11.206 as well as funds and property generated from other sources.
- (b) The funds and property of the Affordable Housing Trust may be used for, but shall not be limited to, the following:
- (i) Creation of rental or owner-occupied Affordable Dwelling Units through such mechanisms as favorable financing terms, capital grants to write down project costs, subsidies for land and acquisition, subsidies for acquisition of existing structures, and subsidies for acquisition of Affordable Dwelling Units within a larger development;
  - (ii) Substantial rehabilitation of distressed multifamily residential properties in a manner that preserves the affordability of units through favorable financing terms or capital grants to write down project costs, interest rate subsidies, and loan guarantees with priority funding consideration given to multifamily housing owned by non-profit housing entities that ensure maximum long-term affordability;
  - (iii) Acquisition and rehabilitation of potential limited equity housing cooperatives or condominium conversions using low interest loans, share loans, or capital grants to write down project costs;
  - (iv) Preservation of existing affordable housing by providing acquisition and/or financing assistance for Affordable Dwelling Units that are part of a larger development
  - (v) Financing of any local subsidy programs, including (but not limited to) City-funded voucher programs established by the City Manager or by City Ordinance for the purpose of expanding housing affordability, access, and opportunity for people at no-, low-, and moderate-income levels;

- (vi) Creation of low-threshold non-congregate shelter, transitional housing, or permanent supportive housing for individuals experiencing homelessness in Cambridge, including any related supportive services;
- vi(vii) **Reasonable administrative expenses necessary to support Affordable Housing Trust activities, including but not limited to payment for consulting services such as legal, appraising, or engineering services, and other project related expenses.**

# Cambridge Affordable Housing Trust Zoning Amendment Petition

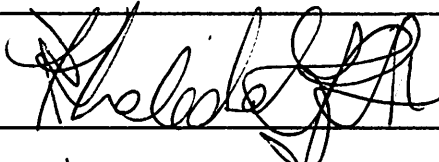
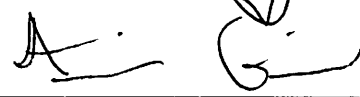



To view the full petition text and other information, visit <https://sites.google.com/view/ahtpetition/home>

The Affordable Housing Trust is a 9-member board of Cambridge residents that decides how city funds will be used to build and repair affordable housing. This residents' petition would enable the Trust to directly house and support low- and moderate-income residents.

If passed by the City Council, this petition would:

- 1) **Expand the affordable housing options** available to the Trust in two ways:
  - a) Fund city rental vouchers for low-income persons
  - b) Fund non-congregate shelter and other housing for unhoused Cambridge residents
  
- 2) **Expand the Trust board** by adding 6 members who live in affordable housing or who are experiencing housing instability

Signature	Printed Name	Street Address
	Khalida Griffin-Sheperd	565 Putnam Ave. Cambridge
✓ 	Karish Gandhi	376 Windsor St #1
	Dan <del>ie</del> Totten	54 Bishop Allen Dr #2

# Cambridge Affordable Housing Trust Zoning Amendment Petition



To view the full petition text and other information, visit <https://sites.google.com/view/ahtpetition/home>

Signature	Printed Name	Street Address
✓ Nancy M. Ryan	Nancy M. Ryan	4 Ashburton Pt. #2
✓ Jonathan King	Jonathan King	40 Essex St
✓ Jacqueline King	Jacqueline King	40 Essex St.
✓ Phyllis Bretholz	Phyllis BRETHOLTZ	65 Aintree ST.
✓ Charles Franklin	Charles Franklin	162 Hampshire St 1R
✓ Lee Farris	Lee FARRIS	269 NORFOLK ST.

# Cambridge Affordable Housing Trust Zoning Amendment Petition



To view the full petition text and other information, visit <https://sites.google.com/view/ahtpetition/home>

The Affordable Housing Trust is a 9-member board of Cambridge residents that decides how city funds will be used to build and repair affordable housing. This residents' petition would enable the Trust to directly house and support low- and moderate-income residents.

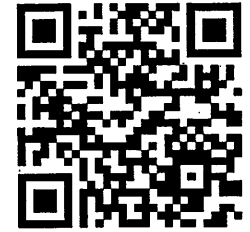
If passed by the City Council, this petition would:

- 1) **Expand the affordable housing options** available to the Trust in two ways:
  - a) Fund city rental vouchers for low-income persons
  - b) Fund non-congregate shelter and other housing for unhoused Cambridge residents
  
- 2) **Expand the Trust board** by adding 6 members who live in affordable housing or who are experiencing housing instability

Signature	Printed Name	Street Address
✓ <i>Rochelle P. Wortis</i>	ROCHELLE P. WORTIS	106 Berkshire St, Cambridge 02141
✓ <i>Henry H. Wortis</i>	HENRY H. WORTIS	106 Berkshire St. 02141
✓ <i>Rena H. Leib</i>	RENA H. LEIB	10 ARNOLD CIRCLE Camb 02139



# Cambridge Affordable Housing Trust Zoning Amendment Petition



To view the full petition text and other information, visit <https://sites.google.com/view/ahtpetition/home>

Signature	Printed Name	Street Address
✓ <i>Matthew Schreiner</i>	MATTHEW SCHREINER	26 Grozier Rd Camb.
✓ <i>Cathy</i>	CATHERINE HOFFMAN	67 Pleasant St
✓ <i>Phyllis Ewen</i>	PHYLLIS EWEN	17 Kelly Rd
✓ <i>Mary Baine Campbell</i>	Mary Baine Campbell	36 Luncheon St #10
✓ <i>Richard Krushnic</i>	RICHARD KRUSHNIC	20 Oak St, Cambridge 02139

# Cambridge Affordable Housing Trust Zoning Amendment Petition

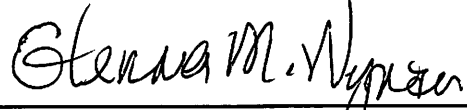




To view the full petition text and other information, visit <https://sites.google.com/view/ahtpetition/home>

The Affordable Housing Trust is a 9-member board of Cambridge residents that decides how city funds will be used to build and repair affordable housing. This residents' petition would enable the Trust to directly house and support low- and moderate-income residents.

If passed by the City Council, this petition would:

- 1) **Expand the affordable housing options** available to the Trust in two ways:
  - a) Fund city rental vouchers for low-income persons
  - b) Fund non-congregate shelter and other housing for unhoused Cambridge residents
  
- 2) **Expand the Trust board** by adding 6 members who live in affordable housing or who are experiencing housing instability

Signature	Printed Name	Street Address
	Glenna M. Wyman	25 8th St #66 Cambridge 02141
	Joseph Moriarty	25 5th St. Apt 26 Cambridge 02141
	Rubia PALMA	25 8TH ST APT 60 02141

# Cambridge Affordable Housing Trust Zoning Amendment Petition



To view the full petition text and other information, visit <https://sites.google.com/view/ahtpetition/home>

Signature	Printed Name	Street Address
Lu Kun Hou	25 侯 鲁 路	25 8 <sup>th</sup> Apt 61 02141
Arne Brattoya	Arne Brattoya	25 8 <sup>th</sup> Apt 67 02141
Jonathan Reed	Jonathan Reed	25 8 <sup>th</sup> St Apt 42
<del>Node</del>	Ashraf <del>Master</del> Asraf <del>Master</del>	25 8 <sup>th</sup> St, Apt 48 02141
Heather Hoffman	Heather Hoffman	213 Hurley Street 02141
Rhonda Massie	Rhonda Massie	211 Charles Street
Edwin	EDWIN SANTIAGO	25 eighth St Apt 62
Lynida Brattoya	LYNIDA BRATTOYA	25 8 <sup>th</sup> ST Apt 67
<del>Node</del>	Aicha Belabbas	25 8 <sup>th</sup> St Apt 80

# Cambridge Affordable Housing Trust Zoning Amendment Petition



To view the full petition text and other information, visit <https://sites.google.com/view/ahtpetition/home>

Signature	Printed Name	Street Address
<i>Janet Tibbs</i>	Janet Tibbs	25 eighth St Apt 85
<i>Deborah Chaplin</i>	Deborah Chaplin	25 Eighth St. Apt 35
<i>Elaine Preston</i>	ELAINE PRESTON	25 Eighth St apt 37
<i>Almaza Asfaw</i>	ALMAZE ASFAW	25 eighth st Apt 36
<i>Bernadette Peronne</i>	Bernadette Peronne	25. 2th st. Apt 20
<i>Dorothy J. ONeal</i>	Dorothy J. ONeal	15 Lambert st. # 312
<i>Betty M. Paige</i>	Betty M. Paige	15 Lambert St #1502
<i>Patricia McCarty</i>	Patricia McCarty	15 Lambert St. #414
<i>Karen Penrose</i>	Karen Penrose	244 Western Ave, Cambridge, MA #1

# Cambridge Affordable Housing Trust Zoning Amendment Petition



To view the full petition text and other information, visit <https://sites.google.com/view/ahtpetition/home>

Signature	Printed Name	Street Address
	Michael J Riley	15 Lambert St apt # 1118
	Carol Ann M <sup>CD</sup> Donald	15 Lambert St # 1110
Florence S. Williamson	Florence S. Williamson	15 Lambert Street, Apt. 1107
	Marc Anderson Strauchmeyer	15 Lambert St # 1415
	Amy Rippy	15 Lambert St # 1105
	JUANITA DANIELS	1 Whittamore Ave # <del>110</del>
	SANDRA MIDDLETON	54 MARKET STREET APT 102
	John M. Rathiff	218 Thonklike St. # 106
	Elaine V. Harrington	7 Cameron Ave # 308



# Cambridge Affordable Housing Trust Zoning Amendment Petition



To view the full petition text and other information, visit <https://sites.google.com/view/ahtpetition/home>

Name	PRINTED NAME <del>Email Address</del>	STREET ADDRESS Phone Number
Ann Marie Lupacchino	ANN MARIE LUPACCHINO	411 FRANKLIN ST #308
Linda Montgomery	LINDA MONTGOMERY	2 Corcovan Lane Cambs, Ma
Abdulmalik Jackson	ABDULMALIK JACKSON	808 MEM DR B10, CAMBRIDGE, MA
Sonia Andujar	Sonia Andujar	217 Auburn St #2 Cambridge, MA 02139
Wasson Rashed	WASSON RASHED	20 MASS. AVE, #218
Casalyn Carleton	Casalyn Carleton	929 Mass Ave, #10A
William B. Cunningham	William B. Cunningham	6 Newtowne Ct #166
Ralph D'Orlando	Ralph D'Orlando (Jr.) CAMB 3 HARWELL DR APTC 02141	APT C CAMB 3 HARWELL DR 02141
Ralph D'Orlando	CAMB MASS 25 8TH ST APT 4M 02141	Ralph D'Orlando

STREET ADDRESS

PRINTED NAME