

CAMBRIDGE AFFORDABLE HOUSING TRUST  
MEETING MINUTES  
September 28, 2023 at 4:00 p.m.

Conducted via Zoom and in person (City Hall, Ackerman Room)

Trustees Present via Zoom: Florrie Darwin, Peter Daly, Elaine DeRosa, Elaine Thorne

Trustees Present in Person: Yi-An Huang, Chair; Jim Stockard

Trustees Absent: Bill Tibbs, Susan Schlesinger, 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, Senior Manager for Homeownership

Others Present via Zoom: LaToya Weaver, Nahid Chowdhury

The meeting was called to order at 4:04 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 (Mr. Tibbs, Ms. Schlesinger, Ms. Noyes) to approve the minutes for the meeting of August 2, 2023.

#### **PROJECT UPDATE**

**HomeBridge:** The Trust approved a change in funding percentages for applicants at its last meeting. There are currently 10 applicants in this program looking for a home.

**Resale Program:** There are 16 resale units in process.

**JP Federal:** CHA is beginning the construction closing process; demolition is underway and full construction will begin in 2024.

**Park View Cooperative:** Renovations are underway and proceeding well.

Mr. Stockard asked if there are any changes to their budget. Mr. Cotter mentioned that the project remains on budget without significant changes to this point.

**Rindge Commons North (Phase 1):** Construction is underway and proceeding well. The marketing has begun with occupancy in 2024.

**35 Harvey Street:** Closing is underway, with construction beginning immediately thereafter and is expected to begin as early as late October.

**Walden Square:** WinnCompanies held its final AHO community meeting on September 14<sup>th</sup> and are preparing their new changes to the Planning Board, to be scheduled.

Trustee DeRosa asked if Winn responded to the City about their concerns. Mr. Cotter shared that they did, and that information will be shared in a future meeting.

**New Homeownership Lottery:** Staff received over 400 applications for 4 homeownership units. There are three additional new homes that will be marketed in the next few months.

**49 6<sup>th</sup> Street:** POAH is working to finalize the lease with the Archdiocese and to secure final funding needed to begin construction.

**Neville Place:** Staff is working with Neville to form a working group to review tenant selection.

**87-101 Blanchard Road:** This is a new AHO project sponsored by the B'nai B'rith. B'nai B'rith is proposing a new building for seniors and will have their first AHO community meeting on Wednesday, October 4<sup>th</sup>.

## **OTHER UPDATES**

**Cherry Street:** Staff received one application from JAS and are reviewing it now.

**Incentive Zoning Contributions:** The City received 3 incentive funds this month, totaling over \$700,000.

Mr. Daly asked if this funding is coming in with the most recent rate, to which Mr. Cotter answered that it is still using the former rate. The contribution rate is set at the time of building permit in most cases.

**Community Preservation:** The appropriation of CPA funds was approved last week by the City Council. They appropriated \$16.5M to the Affordable Housing Trust, totaling roughly \$41.0M for the Trust in City funds in FY24.

Mr. Stockard asked what the state match is for CPA. Mr. Cotter responded that the exact number will not be known until later this year.

**Affordable Housing Overlay (AHO) Changes:** The AHO changes are back with the City Council after receiving recommendations from the Ordinance Committee and the Planning Board, with a positive recommendation and negative recommendation, respectively.

**Affordable Housing Trust vacancy:** Staff is reviewing applications and interviewing potential candidates for an upcoming vacancy on the Trust.

Mr. Stockard asked if there is any update on the Bishop Allen Drive site. Mr. Cotter and Mr. Huang answered that there is no update due to pending litigation.

## **MOVE TO EXECUTIVE SESSION**

Mr. Cotter indicated that the next item for discussion before the Trust pertained to details regarding the potential acquisition of real estate. Due to the sensitive information to be discussed, continuing in open session might have a detrimental effect on the negotiations. At 4:17 PM, Mr. Cotter entertained a motion to go into Executive Session to discuss this matter and indicated that the Trust would adjourn at the conclusion of the Executive Session.

Upon a motion moved, seconded, and approved by roll call of six in favor and three absent (Mr. Tibbs, Ms. Schlesinger, Ms. Noyes), it was:

VOTED: for the meeting to go into Executive Session.

The meeting adjourned at 4:31 p.m.

The next meeting is scheduled for October 26, 2023 at 4:00 p.m.

Meeting Materials:

- Agenda
- Meeting Minutes from the Trust's August 2, 2023 meeting
- Project Update