



CITY OF CAMBRIDGE

Housing Department

Christopher Cotter
Director of Housing

MEMORANDUM

To: Cambridge Affordable Housing Trust
From: Christopher Cotter, Housing Director
Date: October 24, 2024
Re: The Print Shop Condominium

The Print Shop Condominium is a 24-unit all-affordable homeownership building completed in 2009. Located at 125 Harvard Street, the building was developed by CASCAP with funds from the Trust and City, as well as funding from the Commonwealth through EOHLC and the Massachusetts Affordable Housing Trust.

In October 2023, the Trust committed up to \$3,000,000 for work needed to address building envelope issues. We noted in this request that the building has experienced a range of issues since completion, including leaks from the roof and along one side of the building. Trust funding was committed to: 1. help the Condominium replace the roof; 2. work with a consultant to determine the best approach to address the siding issues; and, 3. complete that project. There are multiple potential sources for these issues with the building envelope, and the potential scale of rehab work needed is large. Just A Start agreed to assist the Condominium as the consultant and recently completed an Agreement with the Condominium. We continue to work with the Trustees and their attorney to close on the Trust funding commitment and have funds available to begin the project. We expect this closing to be completed later this year.

As we have been working to make committed funds available to the Condominium, owners have brought other concerns to City Councillors. Residents communicated a range of other issues they have with the building beyond the building envelope repair/replacement projects the Trust has funded. Councillors Siddiqui and Sobrinho-Wheeler sent the enclosed letter to share what they have heard from owners and make requests of the City and the Trust. We are transmitting the letter from Councillors Siddiqui and Sobrinho-Wheeler on behalf of the owners of units at the Print Shop.

In response to the letter, the City Manager and Housing staff met with Print Shop owners at the building to hear their concerns and respond to the letter twice over the past few months. At our last meeting in September, owners also requested an opportunity to provide comments to the Trust. We have invited owners to the Trust's October meeting and will recommend that the Trust allow public comment to give owners an opportunity to share their comments.

We anticipate that the Trust will have questions about the letter and the owners' concerns, and that this discussion may require further discussion at future meetings so that staff can provide any additional information Trust members may want to inform this discussion.