



**MINUTES**

**January Special Meeting**

**Virtual Zoom Meeting**

**January 12, 2023**

**ATTENDANCE-**

**Board of Commissioners in Attendance-** Gloria Leipzig, Charles Laverty, Anne Mahon, Cassandra Page

**Cambridge Housing Authority Staff in Attendance-** Allison MacMartin, Michael Johnston, Kevin Braga, Karrie Canavan, John Filip, Sara Vogel, Margaret Moran, Matthew Zajac, Joe DeLarauze

**Tenant Association Members in Attendance-** Lynne Martin

**Also in Attendance-** housing authority residents and members of the public

*Meeting was called to order by Board of Chair, Charles Laverty III at 5:02 pm*

Chuck Laverty: Purpose of the meeting is to discuss the Sherman Gardens feasibility study only.

Matt Zajac, Senior Project Manager, Planning & Development Department, Cambridge Housing Authority

- Matt presented the findings of the Feasibility Study for redevelopment at Sherman Gardens and the different potential scenarios to accomplish this.
- The recommended design scenario includes a 125 unit mid-rise elevator building for seniors, as well as renovating the remaining original building into 10 units of family housing. Incorporating family housing will attract additional funding to support the midrise project construction. The recommended height of the building will be five stories at the peak and will “step down” as it approaches the neighborhood. The roofing and building style will fit in with the local architecture.
- Paying for the construction of the site – \$70 million dollar project. Several different funding sources – tax credits, DHCD, private investors.
- Operating Subsidy – Sherman Gardens current revenue is very low – these new affordable housing programs (project based subsidies) will create healthier revenue. Collaboration with another housing authority can help to acquire RAD authority.
- Next steps – present to town officials for zoning approval; identify and select an architecture firm as well as a co-developer. The hope is to have zoning approval by the end of 2023; create design plans in 2024; start construction by the end of 2024.

Questions from Board Members:

- Anne Mahon – RAD funding with another Housing Authority – are you indicating Cambridge Housing?
  - o Matt Zajac – CHA does have Faircloth authority, as does Holyoke and Springfield
- Gloria Leipzig – Income sources – where are the tenant-based vouchers coming from?
  - o Matt Zajac – those are vouchers that individuals will hold and we will need to attract during the lease up process.
  - o Margaret Moran – several different types of subsidies will be utilized to achieve our funding goals
- Cassandra Page – Will this remove the property from the BHA profile?
  - o Matt Zajac – In order to redevelop the property, it would move to being owned by a special purpose LLC and the entity that you select would act as the managing member of that. BHA itself would not own Sherman Gardens, but you would exercise control through this LLC.
  - o Anne Mahon – follow up to that point, would BHA still manage the property?
  - o Margaret Moran – It would be dependent on who you select as your development consultant. In Cambridge, we’re able to maintain complete control over the day to day operations of the sites, but there is a very wide spectrum of scenarios from zero control to full control once a site is redeveloped.  
*Further discussion ensued.*
- Cassandra Page – Belmont is pushing for more affordable housing to meet the State minimum. Are the 80 original units going to be lost from that number if a new developer is in charge?
  - o Margaret Moran – all units will remain affordable. The original 80 would stay affordable and the goal is to add to additional 45 units.
- Cassandra Page – Is units are federalized, will some tenant no longer be eligible for housing?
  - o Margaret Moran – The big difference is federal requires citizenship, while state does not. In Cambridge, this has come up and we have found solutions to keep everyone housed.
- Gloria Leipzig – At what point do we start to look for a co-developer?
  - o Margaret Moran – Relatively soon. There are a multitude of options and we can provide different scenarios to the Board.  
*Further discussion ensued.*

- Chuck Lavery – keep us updated with next steps in the process

**TENANT ASSOCIATION-**

- Lynne Martin – If someone else is involved with the building do they get a say in who the apartments are rented to?
  - o Margaret Moran – this would be negotiated between BHA and the developer partner they select.
- Lynne Martin – would these new apartments be offered to tenants at Waverley Oaks?
  - o Margaret Moran – unknown at this time.
- Lynne Martin – Are these new affordable units for Belmont residents?
  - o Not necessarily – depends on how the waitlist works. BHA currently uses CHAMP, which gives priority to emergency status over local preference.  
*Further discussion ensued.*

**PUBLIC COMMENT-** No comment

**CONFIRMATION OF NEXT MEETING:**

Thursday January 19<sup>th</sup>, 2023 – January Regular Meeting

**ADJOURNMENT**

Anne Mahon motioned to adjourn the meeting; Gloria Leipzig seconded the motion. Roll call vote: Charles Lavery III, “I”, Gloria Leipzig, “I”, Anne Mahon, “I”, Cassandra Page, “I”. In Favor (**4**), Against (**0**), Abstention (**0**)- *motion passed*

*Meeting Adjourned: 6:23PM*