



HOUSING COMMITTEE

COMMITTEE MEETING

~ MINUTES ~

Tuesday, January 25, 2022

4:00 PM

Sullivan Chamber

The Housing Committee will hold a hearing to receive updates from the Community Development Department, the Cambridge Housing Authority, Homeowner's Rehab, Inc. and Just A Start on the work they are currently engaged in, and the continuing challenges presented by the Covid-19 pandemic upon their operations.

Attendee Name	Present	Absent	Late	Arrived
E. Denise Simmons	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Burhan Azeem	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Dennis J. Carlone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Alanna Mallon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Marc C. McGovern	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

The Housing Committee will hold a hearing to on Tuesday, January 25, 2022 at 4:00 p.m. to receive updates from the Community Development Department, the Cambridge Housing Authority, Homeowner's Rehab, Inc. and Just A Start on the work they are currently engaged in, and the continuing challenges presented by the Covid-19 pandemic upon their operations.

>>> Councillor Simmons – Chair: I WILL CALL THIS MEETING TO ORDER. THE CALL OF THE MEETING IS TO RECEIVE UPDATES FROM THE COMMUNITY DEVELOPMENT DEPARTMENT, THE CAMBRIDGE HOUSING AUTHORITY, HOMEOWNERS REHAB, JUST A START AND FROM MAURA PENSACK FROM THE CITY. WE ARE GOING TO SPEAK ON THE WORK THEY HAVE BEEN ENGAGING IN AND THE CONTINUING CHALLENGE PRESENTED BY THE COVID-19 PANDEMIC UPON THEIR OPERATIONS. BEFORE WE GO FURTHER, I AM GOING TO READ THE GOVERNOR'S ORDER, WHICH IS AS FOLLOWS:
PURSUANT TO CHAPTER 20 OF THE ACTS OF 2021 ADOPTED BY THE MASSACHUSETTS GENERAL ASSEMBLY APPROVED BY THE GOVERNOR, THE CITY IS AUTHORIZED TO USE REMOTE PARTICIPATION IN MEETINGS OF THE CAMBRIDGE CITY COUNCIL.
IN ADDITION TO HAVING MEMBERS OF THE COUNCIL PARTICIPATE REMOTELY, WE HAVE SET UP ZOOM TELECONFERENCE FOR PUBLIC COMMENT. PLEASE BE AWARE ZOOM IS BEING PRIMARILY USED FOR PUBLIC COMMENT AND IN ORDER TO WATCH THE MEETING PLEASE TUNE INTO CHANNEL 22 OR VISIT THE OPEN MEETING PORTAL ON THE CITY'S WEBSITE. IF YOU WOULD LIKE TO PROVIDE PUBLIC COMMENT, PLEASE VISIT THE CITY COUNCIL SECTION OF THE CITY WEB AND INSTRUCTIONS TO SIGN UP FOR PUBLIC COMMENT ARE LISTED THERE. ONCE YOU COMPLETE THE SIGN-UP PROCEDURE YOU WILL RECEIVE A LINK TO THE ZOOM MEETING. WE WILL NOT ALLOW ANY PUBLIC COMMENT SIGN-UP AFTER 4:30.
BECAUSE WE ARE MEETING REMOTELY, MY REMOTE SET UP IS A LITTLE UNSTABLE SO I WILL BE COCHAIRING THIS MEETING WITH COUNCILLOR MCGOVERN, WHO HAS OFFERED TO ASSIST IF MY AUDIO FAILS.
COUNCILLOR SIMMONS MOVED THAT THE ROLL BE CALLED TO INDICATE A QUORUM FOR THIS HEARING. THE ROLL WAS CALLED AND RESULTED AS FOLLOW:
PRESENT: COUNCILLOR SIMMONS, COUNCILLOR CARLONE, VICE MAYOR MALLON, COUNCILLOR MCGOVERN

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ABSENT: COUNCILLOR AZEEM
AND A QUORUM WAS PRESENT.

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>> Councillor Simmons- Chair: THANK YOU MADAM DEPUTY.

WELCOME TO THE FIRST HOUSING COMMITTEE MEETING OF 2022. THE CALL OF TODAY'S MEETING IS AS FOLLOWS: THE HOUSING COMMITTEE WILL HOLD A HEARING TO RECEIVE UPDATES FROM THE COMMUNITY DEVELOPMENT DEPARTMENT, THE CAMBRIDGE HOUSING AUTHORITY, HOMEOWNERS REHAB AND JUST A START. WE WILL ALSO BE HEARING FROM MAURA PENSACK FROM THE CITY MANAGERS OFFICE ON WHAT THEY ARE CURRENTLY ENGAGED IN AND SOME OF THE CHALLENGES THAT THE COVID-19 PANDEMIC HAS HAD UPON THE OPERATIONS.

THE PAST TWO YEARS HAVE BEEN CHALLENGING FOR US ALL AND CERTAINLY FOR THOSE OF US WORKING TO ENSURE PEOPLE IN THE CITY OF CAMBRIDGE HAVE ACCESS TO AFFORDABLE HOMES BUT WE ARE APPROACHING THE THIRD CALENDAR YEAR OF THE COVID-19 PANDEMIC AND THE INITIAL PANIC AND FEAR WE FELT AND 2020 HAS LARGELY GIVEN WAY TO EXHAUSTION. THIS PANDEMIC HAS DRAGGED ON FAR LONGER THAN MOST OF US ANTICIPATED. IT HAS UNDENIABLY TESTED OUR COMMUNITY IN A VARIETY OF WAYS. WE ALL CONTINUE TO SOLDIER ON AND BE THE BEST WE CAN AND AT THE START OF A NEW YEAR AND A NEW COUNCIL TERM WE ARE ONCE MORE LOOKING FORWARD TO BETTER TIMES AHEAD AND THE DETERMINATION TO CONTINUE WORKING TO DO ALL WE CAN FOR THOSE WHO NEED OUR ASSISTANCE. IF ANYTHING IN THESE UNSETTLED TIMES, THE WORK WE DO AS A PART OF THE HOUSING COMMITTEE AND THE CITY COUNCIL AND AS COMMUNITY BASED ORGANIZATIONS WORKING IN THE NEW YEAR IS IMPORTANT – MORE IMPORTANT THAN EVER. THE CHAIR OF THE HOUSING COMMITTEE HAS, FOR THE PAST SEVERAL YEARS, SOUGHT TO BEGIN EACH TERM BY INVITING AFFORDABLE HOUSING PROVIDERS TO COME IN AND GIVE US A LAY OF THE LAND IN TERMS OF WHAT THEY ARE WORKING ON, THE CHALLENGES THEY ARE FACING AND HOW THEY THINK THE CITY COULD BEST SUPPORT THE WORK. THE STATUS REPORT IS ALL THE MORE IMPORTANT FOR SETTING OUR AGENDA IN THE MIDST OF A CONTINUED PANDEMIC AND THAT IS WHY WE ARE HEARING FROM THESE ORGANIZATIONS TONIGHT AND FROM OUR OWN. IN JUST A MOMENT I WILL ASK THE HOUSING AUTHORITY TO SHARE THEIR OPENING REMARKS WITH US.

THEY WILL BE FOLLOWED BY HOMEOWNERS REHAB – I WANT TO THANK PETER FOR HIS SERVICE IN ADVANCE – JUST A START, THE COMMUNITY DEVELOPMENT DEPARTMENT, AND MAURA PENSACK FROM THE CITY MANAGER'S OFFICE. WE WILL THEN OPEN UP THE DISCUSSION FOR OUR COMMUNITY MEMBERS.

I ASK THE COMMITTEE MEMBERS TO ASK ONE QUESTION, YIELD THE FLOOR SO EACH PERSON GETS TO SPEAK ONE TIME, AND THEN WE WILL COME BACK AROUND.

FOLLOWING THAT WE WILL OPEN THE HEARING TO PUBLIC COMMENT.

AS I SAID EARLIER, I APOLOGIZE IN ADVANCE FOR MY POOR AUDIO AND TECHNOLOGY GOING ON. I HAVE MY VERY ABLE COLLEAGUE COUNCILLOR MCGOVERN THAT HAS SAID HE WOULD AID ME SHOULD MY CONNECTION FAIL.

THANK YOU FOR YOUR PATIENCE.

AT THIS POINT I WILL ASK MR. MIKE JOHNSON FROM THE CAMBRIDGE HOUSING AUTHORITY OR HIS REPRESENTATIVE TO BE SO KIND AS TO SUMMARIZE THE WORK THEY ARE DOING FOR THE HOUSING AUTHORITY.

MR. JOHNSTON, THE FLOOR IS YOURS.

>> Michael Johnston: THANK YOU. I DO HAVE ONE REQUEST. MARGARET MORAN WHO IS ACTUALLY GOING TO ALSO SPEAK, IS RUNNING LATE ON A DEVELOPMENT MEETING AND SHE IS GOING TO TALK ABOUT SOME OF THE CHALLENGES ON THE DEVELOPMENT SIDE OF THE AGENCY. I CAN COVER EVERYTHING BUT THE DEVELOPMENT SIDE WHEN

SHE POPS IN WE CAN GO BACK TO HER OR IF YOU WOULD LIKE I CAN WAIT AND WE CAN TALK WHEN SHE IS IN THE MEETING.

>> Councillor Simmons: IF MR. DALY IS HERE AND IF YOU DON'T MIND YIELDING THE FLOOR WE CAN GO TO MR. DALY AND COME BACK AND THEN YOU CAN KEEP YOUR WHOLE PRESENTATION, BUT IF NOT WE WILL START WITH YOU AND COME BACK. MR. DALY, ARE YOU WITH US?

>>Peter Daly: THANK YOU CHAIR AND MADAM CHAIR AND OTHER COUNCIL MEMBERS AND HOUSING COMMITTEE MEMBERS. LET ME GIVE YOU A BRIEF UPDATE OF THE KINDS OF THINGS WE ARE INVOLVED WITH RIGHT NOW WE WILL TALK ABOUT THE ACTIVITIES AND CHALLENGES. AS FAR AS REAL ESTATE PROJECTS, WE HAVE ONE AND A COUPLE OF SMALLER ONES. THE LARGEST ONE IS 808 MEMORIAL DRIVE, WHICH IS REALLY COMING ALONG RIGHT WELL. IF YOU HAVE BEEN BY THERE YOU CAN SEE THE TRANSFORMATION THAT IS HAPPENING WITH THE PANELS ON THE NEW WINDOWS HAPPENING THERE. IT IS REALLY LOOKING WELL. WE ARE ABOUT TWO THIRDS COMPLETE RIGHT NOW AND ARE EXPECTED COMPLETION DATE IS AT THE END OF THIS YEAR. IT HAS BEEN GOING VERY WELL. I WANT TO THANK THE TENANTS WHO HAVE BEEN WORKING WITH US AND COOPERATING. IT'S HARD ENOUGH TO DO ONE OF THESE PROJECTS UNDER NORMAL TERMS, BUT TO DO IT UNDER COVID HAS BEEN EXTREMELY CHALLENGING ON THE RESIDENCE HAVE GONE THE EXTRA MILE IN WORKING WITH US AND I THANK THEM. NO ONE WILL BE HAPPIER WHEN THIS IS DONE.

AS FAR AS THE OTHER TWO PROJECTS, ONE IS A NEW VENTURE AND THAT IS A SUPPORTED HOUSING PROJECT. WHEN WE TOOK OVER THE CASCAP PORTFOLIO THEY HAD A PROPERTY UP ON HARVEY STREET THAT WAS OPERATING AS A LODGING HOUSE BUT IT WASN'T OPERATING THAT WELL. HE SAID THAT LODGING HOUSES HAVE SHARED BATHROOMS AND SHARED KITCHENS AND ESPECIALLY DURING COVID, THAT IS NOT THE BEST HOUSING TO HAVE. IN TALKING TO THE CITY, IT SEEMED LIKE IT WOULD MAKE SENSE TO TRANSFER THAT INTO A SUPPORTED HOUSING PROJECT FOR PERMANENT HOUSING FOR THE CHRONICALLY HOMELESS. WE ARE NOW UNDERWAY WITH THAT PROJECT. THERE ARE FUNDING APPLICATIONS OUT TO THE CITY THAT HAVE BEEN GRANTED BY THE AFFORDABLE HOUSING TRUST. WE HAVE ONE FOR DHCD. EVEN THOUGH THEY DON'T USUALLY FUND YOU ON THE FIRST ROUND, WE THINK IT IS AN EXTRAORDINARILY STRONG APPLICATION WE THINK WE HAVE A GOOD CHANCE OF GETTING FUNDED ON THE FIRST-ROUND. IF SO, WILL BE STARTING CONSTRUCTION IN THE SPRING. BECAUSE WE ARE ADDING BATHROOMS TO EVERY UNIT, THERE WILL BE A SLIGHT REDUCTION IN UNITS FROM 16 TO 12 BUT THAT WILL BE MORE THAN MADE UP AND BECAUSE OF THE VACANCY IT DOESN'T MEAN ANYONE IS NOT GOING TO BE ALLOWED TO COME BACK. HEADING HOME HAS BEEN DOING SUPPORTIVE SERVICES FOR US UNDER CONTRACT FOR SERVICES FOR ALL UNITS. WE ARE VERY IMPRESSED WITH WHAT THEY ARE DOING SO FAR AND WE THINK THEY ARE GOING TO DO A GREAT JOB FOR US. ALTHOUGH THIS IS SOMETHING NEW FOR US, WE THINK IT IS SOMETHING WE WILL UNDERSTAND QUICKLY AND WE ARE REALLY LOOKING FORWARD TO IT. THE THIRD ONE IS ON COLUMBIA STREET. THERE WAS A FIRE IN THE PROPERTY OVER A YEAR AGO. WE HAVE HAD A VERY DIFFICULT TIME WITH THE INSURANCE COMPANY. IT IS PRIMARILY DUE TO THE HIGH CONSTRUCTION COST. THEY THINK THE CONSTRUCTION COSTS ARE OUTRAGEOUS AND THEY SHOULD NOT HAVE TO PAY IT. WE HAVE BEEN STRUGGLING WITH THEM TO COME UP WITH A FAIR SETTLEMENT THAT WILL GET US MOST OF THE WAY THERE TOWARD BEING ABLE TO PAY THE CONTRACTOR THAT HAD TO BE MADE THERE. THE RESIDENTS FIRST OUT FOR THE FIRE ARE LIVING IN OUR OTHER UNITS AND THEY WILL BE WELCOMED TO RETURN. MY GUESS IS MOST OF THEM, IF NOT ALL, WILL WANT TO RETURN WHEN IT IS DONE.

IN ADDITION TO THAT, WE HAVE THREE OFFERS OUT FOR THREE SEPARATE PARCELS THAT WE HOPE TO BE ABLE TO ACQUIRE AND DEVELOP UNDER THE AFFORDABLE HOUSING OVERLAY. THE TOTAL POTENTIAL NUMBER OF UNITS FOR THESE THREE SITES IS 260 APARTMENTS. IT IS THREE VERY GOOD SIZED PROJECTS. IT IS A VERY STRANGE HOUSING MARKET THESE DAYS, AS YOU PROBABLY KNOW. WE DON'T KNOW HOW IT IS GOING TO WORK OUT, BUT WE ARE VERY HOPEFUL.

AS FAR AS CHALLENGES, COVID IS OBVIOUSLY THE BIGGEST CHALLENGE FOR OUR OPERATIONS. WE CONTINUE TO HAVE FOLKS WHO ARE SUFFERING FROM FOOD INSECURITY, NEEDING VACCINES, MASKS AND ESPECIALLY VACCINES FOR CHILDREN FOR THE UNDER FIVE IS STILL NOT AVAILABLE AND PEOPLE ARE VERY NERVOUS ABOUT THAT. WE ARE DOING THE BEST AND WE ARE GRATEFUL FOR THE RESOURCES THAT THE CITY OF CAMBRIDGE IS PROVIDING AND WILL CONTINUE TO PROVIDE UNTIL WE GET THROUGH ALL OF THIS.

ANOTHER CONCERN IS THE RENT ARREARAGE PROGRAM. CAMBRIDGE HAD ITS OWN AND THEN THE STATE CAME ALONG WITH A MASSIVE ONE THAT HAS BEEN PHENOMENAL IN PROVIDING RENT ARREARAGE PAYMENTS FOR FOLKS WHO COULD NOT AFFORD THEIR RENT AND WERE AT RISK OF LOSING THEIR HOMES. THAT HAS BEEN GREAT NEWS BUT THE PROGRAM IS ON THE VERGE OF RUNNING OUT OF FUNDS. WE HAVE BEEN IN CONTACT WITH THE STATE THEY ARE SCRAMBLING AROUND TO FIND PLAN B. THEY KNOW THIS PROGRAM HAS TO BE CONTINUED, THEY HAVE TO FIND ALTERNATE FUNDING SO THEY ARE LOOKING TO DO THAT AND I THINK THEY ARE FIGURING OUT HOW MUCH THEY NEED AND FOR HOW LONG. WE DEFINITELY NEED TO CONTINUE THE PROGRAM TO HELP TENANTS PAY FOR RENTALS ARREARAGE. OTHER CHALLENGES ARE THAT THE CONSTRUCTION MARKET IS STILL TOTALLY INSANE. THE PRICES COMING IN ARE BEYOND BELIEF AND WE DON'T KNOW WHETHER THAT IS GOING TO ABATE OVER TIME BUT IT MAKES IT DIFFICULT TO GET CONTRACTORS TO HOLD THEIR PRICE BECAUSE THEY SAY MATERIALS ARE GOING UP WITHOUT ANY PREDICTABILITY SO THEY DON'T WANT TO HOLD THE PRICE FOR MORE THAN A FEW DAYS, WHICH OBVIOUSLY DOESN'T DO ANY GOOD FOR US. THAT CONTINUES TO BE A CHALLENGE AS WE TRY TO BRIDGE THAT. LASTLY, JUST MAKING SURE WE CONTINUE TO HAVE ENOUGH FUNDS COMING INTO THE TRUST. I AM THANKFUL TO THE CITY MANAGER AND THE COUNCIL TO ALL THEY HAVE DONE TO FUND THE TRUST. AS WE ARE SEEING COSTS GO UP ON ACQUISITION AS WELL AS FOR CONSTRUCTION WE ARE GOING TO NEED MORE RESOURCES. I HAVE BEEN FOLLOWING THE FATE OF THE TRANSFER FEE AND IT LOOKS LIKE THAT IS GETTING SOME REALLY BIG BOOSTS. I THINK ONE OF THE BIG HOSPITALS CAME OUT IN FAVOR OF THAT. EVEN THOUGH I THINK THERE HAS BEEN SOME BALKING IN SOME OF THE LEADERSHIP IN THE LEGISLATURE, I AM HOPEFUL THAT WE CAN DO MORE AND RAISE MORE FUNDS AND THAT IS SOMETHING THAT CAN ACTUALLY COME INTO BEING. I HOPE IF THAT DOES COME INTO BEING WE COULD BE THERE READY TO PASS WHATEVER WE NEED TO PASS TO MAKE SURE WE CAN CAPTURE THOSE TRANSFERS OF THE EARLY STAGES AND START TO REAP SOME OF THOSE BENEFITS. THANK YOU.

>>Councillor Simmons: THANK YOU, PETER. ARE YOU READY MR. JOHNSTON?

>> Michael Johnston: YES, WE ARE MADAM CHAIR. MARGARET HAS JOINED US. LET ME GIVE YOU AN OVERVIEW AND HAVE MARGARET JUMP INTO SOME OF OUR DEVELOPMENT ISSUES HERE AT THE HOUSING AUTHORITY. I, LIKE PETER, WOULD ALSO SAY THAT THE PAST TWO YEARS HAVE BEEN FAIRLY DREADFUL, PRETTY HARD ON THE AGENCY BOTH FOR OUR RESIDENTS, OUR PARTICIPANTS, APPLICANTS COMING IN THE DOOR BUT ALSO FOR OUR EMPLOYEES. AT THE HOUSING AUTHORITY WE DID PUT TOGETHER A VACCINE MANDATE. 97 PERCENT OF OUR EMPLOYEES ARE VACCINATED. WE HAVE EMPLOYEES GET TESTED TWICE A WEEK ON A REGULAR BASIS AND NEED TO PUT IN THEIR TEST

RESULTS. WE DO THAT BECAUSE WE DEAL WITH THE VULNERABLE POPULATION AND FELT IT WAS NECESSARY TO HAVE OUR STAFF VACCINATED BUT QUITE HONESTLY, ONE OF THE PUSHES FROM STAFF TO COME BACK INTO THE OFFICE WAS THAT THEY WANTED TO SEE SOME TYPE OF A VACCINATION POLICY. WE WERE ABLE TO OBTAIN 2500 TEST KITS FOR STAFF WHICH WERE SEPARATE FROM THE TEST KITS DISTRIBUTED OUT BY THE CITY THAT CAME IN FROM THE STATE. LUCKILY, WE INSTITUTED A MANDATORY TESTING USING THOSE TEST KITS AND OVER THE PERIOD OF JANUARY 3RD TO JUST LAST WEEK, WE'VE HAD 25 PERCENT OF OUR STAFF WALK IN THE DOOR, TAKE A TEST AND GO HOME BECAUSE THEY TESTED POSITIVE. WE ARE CONTINUING TO TEST NOW. TODAY I'VE SEEN TWO POSITIVE TEST CASES COME IN FROM STAFF. OMICRON IS STILL HERE, AND IS STILL AN ISSUE FOR US. TO LOSE 25 PERCENT OF STAFF IN THE COURSE OF A COUPLE WEEKS HAS BEEN PRETTY DEVASTATING. WE WILL CONTINUE TO DO THIS TESTING POLICY UNTIL WE RUN OUT OF OUR TESTS. THE TEST KITS DISTRIBUTED BY THE CITY, HAVE BEEN PASSED OUT TO RESIDENTS. BECAUSE IT IS A SELF REPORTING ISSUE WITH RESIDENTS, A LOT OF RESIDENTS DON'T COME FORWARD AND REPORT. WE HAVE SEEN THIS THROUGH THE ENTIRE TWO YEARS OF COVID BUT WE HAVE SEEN AN UPTICK. WE DO HAVE 10 RESIDENTS THAT HAVE SELF-REPORTED THROUGHOUT THE PORTFOLIO THAT THEY HAVE TESTED POSITIVE FOR COVID. IN THE PORTFOLIO WE HAVE BASICALLY GONE BACK TO SANITIZING ALL THE COMMON AREAS, ELEVATORS, AND STAIRWAY BANISTERS WITH A DEEP SANITATION TWICE A DAY AT OUR DEVELOPMENTS. THIS WAS SOMETHING WE HAD DONE EARLIER IN COVID THAT HAD BEEN STOPPED BUT BECAUSE OF THE RISING NUMBERS WE HAVE GONE BACK TO SANITIZING.

MARGARET WILL TALK A LITTLE BIT ABOUT DEVELOPMENT, BUT AN INCREDIBLE NUMBER OVER THE PAST YEAR - WE'VE ACTUALLY DONE 462 MOVES, RELOCATION MOVES, TO FACILITATE OUR DEVELOPMENT EFFORTS THROUGH OUR PORTFOLIO. PLACES LIKE MILLERS, TRUMAN, PORTER ROAD, AND BURNS. ALL OF THESE DEVELOPMENTS ARE UNDERGOING SIGNIFICANT DEVELOPMENT EFFORTS RIGHT NOW AND THOSE RESIDENTS HAVE COME UP TO THE PLATE AND EVEN WITH COVID OUT THERE, WE HAVE COVID PROTOCOLS WITH MOVERS AND WORKERS. RESIDENTS HAVE BEEN WILLING TO MOVE TO KEEP THE DEVELOPMENT EFFORTS GOING AND WE ARE VERY APPRECIATIVE OF THAT.

PETER MENTIONED THE SHARE PROGRAM AND THE FACT THE SHARE PROGRAM IS RUNNING OUT OF MONEY. IT IS A CONCERN WE HAVE HERE AT THE HOUSING AUTHORITY AS WELL. IDON'T KNOW IF PETER OR CARL HAS SEEN THIS AT JUST A START, BUT WE DO SEE SOME OF OUR RESIDENTS WHO ARE GETTING THEIR DEBT PAID OFF THROUGH SHARE ARE TURNING AROUND AND NOT PAYING RENT EVEN AFTER GETTING CAUGHT UP THROUGH SHARE. WE ARE GETTING A LITTLE BIT WORRIED HERE AT THE HOUSING AUTHORITY THAT AS THESE FUNDS DRY UP, WE NEED TO FIGURE OUT A WAY TO RESTART RENT COLLECTION. THIS IS A CONVERSATION I HOPE TO HAVE WITH MAURA PENSAK AND OTHERS AT THE CITY TO TRY TO FIGURE OUT HOW TO DO THIS IN THE FAIREST WAY POSSIBLE. THE HOUSING AUTHORITY, LIKE OTHER NONPROFITS, DOES NEED TO COLLECT RENT AND WE ARE QUITE CONCERNED THAT WE ARE SEEING FOLKS THAT ARE PUTTING THE RENT RESPONSIBILITY ASIDE. GOOD NEWS, WE FACILITATED AN AGREEMENT FOR LOW-COST INTERNET AT 16 OF OUR DEVELOPMENTS THROUGHOUT THE CITY. I AM NOT A TECH GUY OR AN IT GURU, BUT FOR \$15 A MONTH PLUS THE FIRST THREE MONTHS FREE, OUR RESIDENTS ARE ABLE TO GET A VERY GOOD INTERNET PACKAGE. THIS IS SOMETHING WE ARE GOING TO BE WORKING ON OVER THE NEXT 6 TO 8 MONTHS. WE ALREADY HAVE IT UP AND RUNNING IN SEVERAL DEVELOPMENTS AND WE HAVE HEARD VERY POSITIVE THINGS FROM OUR RESIDENTS.

WE CONTINUE TO WORK WITH FOOD FOR FREE IN GETTING FOOD OUT TO OUR RESIDENTS. AS PETER MENTIONED, FOOD INSECURITY IS STILL OUT THERE. IT IS STILL SOMETHING WE REALLY ARE CONCERNED ABOUT AND WE ARE KEEPING THAT PARTNERSHIP GOING AND WE WILL CONTINUE TO KEEP IT GOING AS LONG AS WE CAN. ON THE SECTION 8 SIDE, THERE ARE A COUPLE OF INTERESTING NUMBERS FOR THE COUNCIL AND COMMITTEE. DURING COVID, WE HAVE ACTUALLY SEEN AN UPTICK IN THE NUMBER OF OUR TENANT BASED VOUCHERS THAT ARE LANDING HERE IN CAMBRIDGE. WE ARE UP OVER 50 PERCENT FOR THE FIRST TIME IN SEVERAL YEARS. WE HIT NOW 53.7 PERCENT OF OUR MOBILE VOUCHERS ARE NOW BEING USED IN CAMBRIDGE. WHEN YOU START TO PARSE THAT DOWN, THE CONCERNING THING FOR ME WHEN I LOOK AT THESE NUMBERS IS ALMOST EVERYTHING IS IN AFFORDABLE UNITS. WHETHER IT IS PETER'S UNITS, JUST A START'S UNIT, ONE OF OUR NONPROFITS, 463 OF THOSE ARE IN AN AFFORDABLE DEVELOPERS PROPERTY. WE HAVE 434 IN INCLUSIONARY ZONING UNITS. THANK YOU VERY MUCH FOR THE INCLUSIONARY ZONING PROGRAM. WE HAVE 121 IN VARIOUS LARGER DEVELOPMENTS, FOR-PROFIT DEVELOPMENTS, THAT HAVE CHOSEN TO KEEP OUR VOUCHER HOLDERS IN PLACE. THE CONCERNING NUMBER IS THE PRIVATE OWNERS HAS DROP DOWN TO 221 UNITS. IN ALL OF CAMBRIDGE WE HAVE 221 VOUCHER HOLDERS THAT HAVE BEEN ABLE TO FIND, SECURE OR STAY IN A PRIVATELY OWNED UNIT HERE IN THE CITY OF CAMBRIDGE. IT IS ALMOST LIKE THE ONLY POSSIBILITY FOR PEOPLE TO STAY OR LIVE HERE IN CAMBRIDGE IS TO FIND A UNIT THROUGH ONE OF THE NONPROFITS OR ONE OF THE AFFORDABLE DEVELOPERS. THE LIST CONTINUES TO GROW. WE ARE AT 21,732 FOLKS ON OUR VARIOUS WAITING LISTS. THE IMPORTANT NUMBER IS THAT THE NUMBER OF PEOPLE WHO LIVE OR WORK IN THE CITY OF CAMBRIDGE, WHICH WAS AROUND 5,000, HAS GROWN TO 6,730. THAT NUMBER CONTINUES TO GROW. IF YOU FIGURE THROUGHOUT THE PORTFOLIO WE HAVE, THAT PETER HAS AT HRI, THAT CARL HAS AT JUST A START, IF YOU FIGURE A 10 PERCENT TURNOVER RATE, YOU ARE NEVER GOING TO HIT – TO GET THROUGH 6,700 PEOPLE YOU ARE TALKING YEARS AND YEARS AND YEARS OF WAITING. OUR ABILITY TO BUILD HOUSING IS BEING HAMPERED BY COVID. OUR ABILITY TO BUILD HOUSING IS BEING HAMPERED BY THE SUPPLY CHAIN ISSUES. THE COSTS ARE ASTRONOMICAL. MARGARET IS GOING TO TALK ON THOSE, BUT I JUST HAVE TO TELL YOU AS JEFFERSON PARK ROLLS THROUGH AND I HEAR ALL THE CONCERNS ABOUT THE COST OF JEFFERSON PARK AND I HEAR PEOPLE SAYING OH MY GOD, THE TRUST HAS STEPPED UP TO PUT SOME MONEY TOWARDS THIS AND WE HAVE FIGURED OTHER AVENUES TO FUND JEFFERSON PARK. IT IS NOT ALL COMING OUT THE CITY OF CAMBRIDGE, IS NOT ALL COMING OUT OF THE STATE OF MASSACHUSETTS. WE ARE FUNDING JEFFERSON PARK. THE THING I GET CONCERNED ABOUT IS WHEN WAS THE LAST TIME I HEARD A CONVERSATION ABOUT HOW MUCH DOES IT COST A PRIVATE OWNER TO BUILD A CONDO HE'S GOING TO SELL FOR \$1 MILLION DOLLARS? WHY IS IT THAT BECAUSE THIS IS AFFORDABLE HOUSING THAT WE ARE BUILDING, WE HAVE THIS BIG ISSUE ABOUT THE COST. I WOULD LOVE TO BUILD UNITS MUCH FASTER, BUT IN TODAY'S WORLD WITH THE PRICES, WITH LABOR, WITH SUPPLY MATERIAL ISSUES, WE ARE BUILDING IT FOR THE BEST PRICE WITH POSSIBLY CAN. WITH THAT, LET ME TURN IT OVER TO MARGARET AND LET MARGARET TALK ABOUT THE DEVELOPMENT SIDE.

>> Margaret Moran: GOOD AFTERNOON. AS MICHAEL AND PETER SAID, WE CONTINUE WITH THE VERY ROBUST CONSTRUCTION AND RELOCATION PROGRAM AFTER THE PANDEMIC PERIOD. WHEN THE PANDEMIC HIT WE TOOK SOME TIME TO COME UP WITH ADDITIONAL PROTOCOLS FOR CONSTRUCTION AND RELOCATION THAT I THINK SERVED AS WELL. I CAN'T SPEAK HIGHLY ENOUGH ABOUT THE RESPONSE AND COOPERATION AND SUPPORT WE HAVE GOTTEN FROM OUR RESIDENTS AND ON-SITE MANAGEMENT

TEAM TO FACILITATE CONSTRUCTION THAT WAS HAPPENING FIRST AT SIX DEVELOPMENTS AND MOST RECENTLY WE ADDED A SEVENTH WITH WORK TOTALLING OVER \$280 MILLION DOLLARS IMPACTING 765 UNITS. MICHAEL'S NUMBERS ON RELOCATION ARE NOT SURPRISING WHEN WE HAVE THAT LEVEL ACTIVITY AND THAT LEVEL OF RENOVATION WORK OCCURRING AT THE PROPERTIES. I JUST FINISHED CALCULATING THE CONSTRUCTION NUMBERS AND THE MONEY THAT WENT OUT THE DOOR LAST YEAR AND IT WAS \$113 MILLION DOLLARS OF CONSTRUCTION EXPENDITURES IN THE ND HOUSING AUTHORITY'S PORTFOLIO. IT IS NOT THAT LONG AGO WHERE TYPICALLY THE HOUSING AUTHORITY WAS SPENDING \$7 MILLION A YEAR. TO BE SPINNING \$113 MILLION DOLLARS AND BEING ABLE TO MAKE THE INVESTMENT IN DEEPLY AFFORDABLE HOUSING AND UPGRADE THE QUALITY OF HOUSING WE ARE PROVIDING AND CREATING MUCH BETTER ENVIRONMENTS, MUCH HEALTHIER ENVIRONMENTS, MUCH GREENER ENVIRONMENTS FOR OUR RESIDENTS OVERALL COMMUNITY, I THINK IS A REALLY REMARKABLE OUTCOME DURING REALLY CHALLENGING TIMES IN THE PANDEMIC. OVERALL SINCE 2010, CHA RENOVATED TWO THIRDS OF ITS 3000 UNIT PORTFOLIO. WE ARE JUST UNDER 2100 UNITS WITH PLANS IN THE WORKS FOR THE REMAINING 900 UNITS. THAT IS A \$600 MILLION INVESTMENT IN PHYSICAL IMPROVEMENTS IN AFFORDABLE HOUSING IN CAMBRIDGE. THE PROPERTIES WHERE WORK HAS BEEN COMPLETED DURING THE PANDEMIC INCLUDE ST. PAUL'S AND PORTER ROAD. WORK WILL SOON COMPLETED AT TRUMAN IN MARCH. MILLERS RIVER WHICH STARTED IN DECEMBER OF 2018 WILL BE WRAPPING UP IN APRIL. ROOSEVELT TOWERS STARTED IN JANUARY 2020 RIGHT AT THE START OF THE PANDEMIC AND THAT WILL BE ENDING IN LATE SPRING. BURNS STARTED THREE WEEKS BEFORE THE PANDEMIC AND THAT WILL BE WRAPPING UP IN THE MIDDLE TO LATE SUMMER. THE LAST OF THE "PANDEMIC PROPERTIES" IS PUTNAM SCHOOL, WHICH JUST GOT UNDERWAY IN DECEMBER. THERE IS LOTS OF ACTIVITY IMPACTING 765 UNITS OF HOUSING AND THE TYPES OF INVESTMENT THAT ARE GOING TO ENSURE THE QUALITY OF THE HOUSING FOR THE NEXT 20, 30+ YEARS.

WE ARE WORKING TOWARD OUR 2022 CLOSINGS. YOU HAVE PROBABLY HEARD ABOUT JEFFERSON PARK AND 116 NORFOLK STREET. THESE TWO PROJECTS WILL HAVE A TOTAL OF 212 UNITS, BUT THEY WILL ALSO ADD 128 UNITS OF DEEPLY AFFORDABLE HOUSING IN CAMBRIDGE, WHICH IS ONE OF THE FIRST TIMES WE HAVE BEEN ABLE TO MOVE THE DIAL WITHIN THE CHA PORTFOLIO TO ADD THE ADDITIONAL UNITS OF HOUSING. WE CONTINUE TO BE CHALLENGED BY THE ESCALATING CONSTRUCTION COSTS, COVID CHALLENGES WITH THE SUPPLY CHAIN DISRUPTIONS, LABOR SHORTAGE, AND INFLATION SCHEDULE DELAYS. THE CONTRACTORS THAT WE ARE WORKING WITH ARE REPORTING A 12 TO 15 PERCENT ESCALATION SINCE LAST YEAR. THAT CAN MEAN REALLY BIG DOLLARS ON YOUR PROJECT. THERE'S ALSO AN INCREASE AND WELCOMED FOCUS ON SUSTAINABILITY AND RESILIENCY THAT ARE ADDING BETWEEN FOUR AND SIX PERCENT OF THE PROJECT COST. I THINK WE ARE INVESTING NOW FOR THE FUTURE AND THAT WILL BE A GOOD EXPENDITURE OF PUBLIC RESOURCES.

MORE UNIQUE TO THE CHA IS THE PUBLIC PROCUREMENT REQUIREMENTS WE HAVE TO OPERATE UNDER AS A PUBLIC AGENCY. WHEN WE BENCHMARKED OUR COST AGAINST BOSTON HOUSING AUTHORITY AND OTHER HOUSING AUTHORITIES THAT HAVE BEEN ABLE TO GET A PETITION TO REMOVE THE TWO-STEP PROCUREMENT PROCESS THAT MASS PROCUREMENT LAWS REQUIRED IS A 20 TO 25 PERCENT COST DIFFERENTIAL IN PROJECTS. THERE IS ALSO A PREMIUM FOR LARGER SIZED UNITS. THE HCD GIVES PER UNIT FUNDING THAT MAKES NO DISTINCTION BETWEEN A STUDIO OR A ONE BEDROOM APARTMENT OR A THREE BEDROOM APARTMENT. AS YOU CAN IMAGINE, THERE IS A LOT MORE SQUARE FOOTAGE TO CREATING THREE-BEDROOM UNITS THAN THERE IS WITH THE SMALLER SIZE UNITS. WE ARE REALLY PROUD THAT OUR WORK AT

JEFFERSON PARK, THE UNIT MIX THERE IS 47 PERCENT 3 AND 4 LARGER UNITS AND I THINK WE HAVE REALLY HELD THE LINE ON CREATING FAMILY UNITS THERE. WHEN YOU USE THE METRICS OF PER UNIT AND NOT CONSIDER BEDROOMS OR THE SQUARE FOOTAGE THAT GOES IN THE LARGER SIZE UNITS, YOU ARE MISSING THE LARGER PICTURE. AND THEN WE END UP WITH UNIQUE SITE OR BUILDING CONDITIONS. THE CHALLENGES OF A MANNING CONSTRUCTION OR MILLERS CONSTRUCTION IS THAT THEY ARE SMALL, TIGHT, URBAN LOTS, THE BUILDINGS COME WITH SIGNIFICANT ISSUES WHETHER IT IS SIGNIFICANT HAZARDOUS MATERIALS OR PHASED OR OCCUPIED CONSTRUCTION THAT DRIVES UP OUR COST ARE OTHER ISSUES WE FACE AS WE MOVE FORWARD. AT JEFFERSON PARK WHERE WE ARE LOOKING TO VACATE ALL THE RESIDENTS IN THE SITE, THE KIND OF RECONSTRUCTING AN EIGHT ACRE SITE IS MUCH MORE EXPENSIVE THAN IF YOU WERE DOING ONE STAND ALONE BUILDING.

FORTUNATELY AS MICHAEL SAID, YOU WOULD HAVE BEEN ABLE TO PUT TOGETHER A LOT OF RESOURCES. WE ARE ESTIMATING OVER \$200 MILLION OF PRIVATE RESOURCES COMING IN THROUGH PRIVATE EQUITY THROUGH TAX CREDIT PROGRAM INCLUDE DEBT SUPPORTED THROUGH THE SECTION 8 VOUCHERS THAT WERE ABLE TO BRING IN TO CAMBRIDGE TO SUPPORT THE JEFFERSON PARK FREE-CONSTRUCTION. THE CITY AND STATE RESOURCES ARE VERY SIGNIFICANT. THERE IS ALSO A REALLY LARGE INVESTMENT BY THE PUBLIC AND PRIVATE COMMUNITY AS WELL.

AS WE MOVE FORWARD TO GET INTO CONSTRUCTION LATER THIS YEAR FOR JEFFERSON PARK AND 116 NORFOLK STREET, WE'RE GOING TO START MOVING FORWARD WITH THE NEXT ROUND OF PROJECTS AND RENOVATIONS WHICH WOULD INCLUDE PROPERTIES LIKE CORCORAN PARK, ROOSEVELT TOWERS MIDRISE AND LOOK AT OPPORTUNITIES TO ADD UNITS AT THOSE LOCATIONS AS WELL AS THE PARCEL WE HAVE ON CAMBRIDGE STREET IN FRONT OF MILLERS RIVER THAT WE HAVE FROM MOVING THE COMMUNITY ROOM OR BUILDING BACK CLOSER TO THE CORE PART OF THE BUILDING.

AGAIN, AS PETER TALKED ABOUT THE OPPORTUNITIES FOR HRI TO ADD UNITS TO ITS INVENTORY, THESE OPPORTUNITIES WITHIN THE CAMBRIDGE HOUSING AUTHORITY PORTFOLIO WILL COME WITH THE OPPORTUNITY OF THEM BEING DEEPLY AFFORDABLE HOUSING FOLKS AT 30 PERCENT OF YOUR AREA MEDIAN INCOME AND BELOW BY USING SOME OF THE AVAILABLE PUBLIC HOUSING OPERATING SUBSIDY THAT WE HAVE BEEN ABLE TO KIND OF BANK THROUGH OUR REPOSITIONING ACTIVITIES.

I THINK I WILL STOP THERE IF THAT IS OKAY.

>>Councillor Simmons : THANK YOU MARGARET.

WE HAVE HEARD FROM PETER, WE HAVE HEARD FROM MIKE JOHNSON AND MS. MORAN AND FROM PETER FROM HRI.

WE ARE NOW GOING TO HEAR FROM CARL NAGY-KOECHLIN FOLLOWED BY CHRIS COTTER FROM THE COMMUNITY DEVELOPMENT DEPARTMENT AND MAURA PENSACK. AFTER THAT WE WILL GO TO THE MEMBERS OF THE COMMITTEE AND COUNCILLOR MCGOVERN IF YOU WOULD TAKE THE PROCESS FROM THERE, THAT WOULD BE GREAT.

>> CARL NAGY-KOECHLIN: I AM PROUD TO BE PART OF THIS LINEUP AND I DO WANT TO SAY PETER HAS BEEN PART OF JUST A START FOR APPROXIMATELY 2.5 YEARS AND I STILL VERY MUCH APPRECIATE THE COLLABORATION, COOPERATION THAT CONSISTS AMONG THE NONPROFIT ORGANIZATIONS IN THE HOUSING AUTHORITY AND IT IS GREAT TO WORK WITH CDD AND HAVE PEOPLE WHO ARE SO ALIGNED IN TERMS OF OUR OBJECTIVES AND RESOURCEFUL IN TERMS OF GETTING THERE. IT IS A PLEASURE AND IT FEELS LIKE COLLECTIVELY WE ARE GETTING A LOT OF STUFF DONE EVEN IF EVERY DAY FEELS LIKE A TOIL IF YOU LOOK BACK OVER A PERIOD OF TIME. WE ARE GETTING A LOT DONE AMONG US. LET ME JUST SAY, JUST A START IS AT THE END OF A LONG PERIOD, WHERE A LITTLE BIT LIKE THE HOUSING AUTHORITY AND HRI, THAT

GOOD PART OF OUR ATTENTION HAS BEEN OUR EXISTING PORTFOLIO, APPROXIMATELY 600 APARTMENTS AND AT THIS POINT ALL BUT A HANDFUL HAVE BEEN REFINANCED AND RENOVATED OVER THE LAST FIVE OR SIX YEARS, WHICH IS REALLY GOOD FOR THE TENANTS AS THE HOUSING STOCK IS IN AS GOOD SHAPE AS IT'S EVER BEEN. TENANTS HAVE PUT UP WITH A LOT. HATS OFF TO THE TENANTS FOR AND DURING THAT, BUT NOW WE ARE AT THE END OF IT. THERE IS GOING TO BE A BIG PAYOFF IN TERMS OF MORE ENERGY-EFFICIENT PROPERTIES, PROPERTIES THAT ARE IN BETTER CONDITION.

I DO WANT TO SAY THE LAST OF THE PROJECTS WAS OUR SQUIRREL WOOD PROJECT, WHICH IS THE COMBINATION OF THE SQUIRREL BRAND BUILDING AND THE LINWOOD PROPERTIES ALONG BROADWAY, COLUMBIA AND BOARDMAN STREET. THAT IS 65 EXISTING APARTMENTS WE RENOVATED AND WE ADDED 23 NEW UNITS, INCLUDING A 23 UNIT APARTMENT BUILDING ON MARKET STREET, ARE TO THE PASSIVE HOUSE STANDARDS. WE WERE PROUD THAT BUILDING WAS DEEMED BY THE PEOPLE WHO MEASURE SUCH THINGS TO BE THE FOURTH TIGHTEST MULTIFAMILY BUILDING IN THE COUNTRY. WE ARE REALLY PROUD OF THAT AND LOOKING FORWARD TO DOING MORE OF THAT IN THE FUTURE.

WE HAVE FOUR PROJECTS KIND OF QUEUED UP RIGHT NOW THAT WILL COLLECTIVELY BRING 221 NEW AFFORDABLE HOMES TO THE CITY OVER THE NEXT FOUR YEARS. IT DEPENDS SOMEWHAT ON HOW WE LINEUP AND HOW WE QUEUE UP WITH STATE RESOURCES. I DO WANT TO EMPHASIZE SOMETHING ALL OF YOU KNOW. THE STATE FUNDS ARE CRITICAL TO ALL OUR PROJECTS JUST AS THE CITY FUNDS ARE. THEY ARE SCARCE, THEY COME FROM THE FEDERAL GOVERNMENT AS WELL AS STATE SOURCES. THERE ARE LINES. WHEREIN GOOD PROJECTS ROUTINELY GET TURNED AWAY AND HAVE TO WAIT UNTIL THE NEXT YEAR. WE ARE HOPING TO GET THESE PROJECTS THROUGH OVER THE NEXT THREE OR FOUR YEARS. WE ARE GOING TO BUILD THEM EVENTUALLY AND REALLY GOING TO MOVE THE DIAL. IF I CAN, WOULD YOU MIND IF I SHARE MY SCREEN?

I WANT TO JUST SHOW THE FIRST PROJECT WHICH IS RINDGE COMMONS. PEOPLE KNOW ABOUT THIS PROJECT AND WE ARE HOPEFUL WE ARE GOING TO BE BREAKING GROUND ON THIS IN THE SPRING WHICH WILL REQUIRE A VERY CHALLENGING CLOSING TO THE GROUND BECAUSE THIS IS A MIXED USE PROJECT WITH BOTH COMMERCIAL AND HOUSING USES AND IMPORTANTLY JUST TO START WILL BE MOVING THEIR HEADQUARTERS TO THE BUILDING AND WILL PROVIDE STATE-OF-THE-ART SPACE FOR EDUCATION AND TRAINING PROGRAMS AND FOR PREKINDERGARTEN CLASSROOMS IN PARTNERSHIP WITH THE CITY OF CAMBRIDGE. THIS IS EMBLEMATIC OF THE COMPLEXITY OF THE PROJECTS THAT COLLECTIVELY WE ARE DOING AND REQUIRES A LOT OF COOPERATION FROM THE CITY TO MAKE THIS HAPPEN. THIS IS A TWO FOR HERE BECAUSE ANOTHER PROJECT IN OUR PORTFOLIO IS PHASE 2, WHICH IS IN THE BACKGROUND HERE. WE ARE KIND OF HOVERING ABOVE ALEWIFE STATION HERE. YOU CAN SEE RINDGE TOWER IN THE BACKGROUND. THIS WILL BE 24 APARTMENTS, PRIMARILY COMMERCIAL, WITH THE TOP TWO FLOORS BEING HOUSING. THIS PROJECT WILL BE 76 APARTMENTS. WE HAVE ELIMINATED THE TRAFFIC ON ALEWIFE BROOK PARKWAY MIRACULOUSLY. THAT IS WHAT HAPPENS WHEN YOU BUILD TRANSIT ORIENTED PROJECTS. THAT WILL BE THE FIRST PROJECT OUT OF THE GATE. WE ARE HOPEFUL WE WILL BREAK GROUND ON THAT SOON, BUT HOPEFULLY IN THE NEXT 2 TO 3 MONTHS.

NEXT UP FOR US IS THE 52 NEW STREET PROJECT WHICH IS 107 APARTMENTS WHICH IS THE FIRST PROJECT PERMITTED UNDER THE AFFORDABLE HOUSING OVERLAY. WE WERE PROUD THAT NOT ONLY DID IT GET THROUGH THE PLANNING BOARD, BUT IT DID SO WITH FLYING COLORS. WE HAD TWO MEETINGS AND WE DID TWEAK IT AND

ITERATE AND IMPROVE THE PROJECT. IN THE END IT WAS DECLARED BY ONE OF THE BOARD MEMBERS TO BE A POSTER PROJECT FOR THE AFFORDABLE HOUSING OVERLAY WHICH WE THOUGHT WAS IMPORTANT THAT THE FIRST PROJECT OUT OF THE GATE SHOULD DEMONSTRATE WHAT A VALUABLE TOOL THE OVERLAY IS. WE EVEN HAD A NUMBER OF OPPONENTS OF THE AFFORDABLE HOUSING OVERLAY TESTIFY IN FAVOR OF OUR PROJECT. WE WERE PROUD ABOUT THAT. THAT PROJECT IS NOW INTO THE STATE FOR FUNDING. OBVIOUSLY ALL OUR PROJECTS HAVE SUBSTANTIAL CITY FUNDING. THAT SOMEHOW DOESN'T IMPRESS THEM AS MUCH AS I THINK IT SHOULD BUT WE NOW HAVE AN APPLICATION INTO THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR NEW STREET AND WE ARE HOPEFUL WE WILL GET FUNDED IN THIS ROUND, BUT YOU NEVER KNOW.

THE NEXT RENTAL PROJECT WE ARE DOING IS THE SECOND PHASE OF OUR RINDGE COMMONS PROJECT.

FINALLY, WE ARE PLANNING ON DEVELOPING 15 HOMEOWNERSHIP UNITS/CONDOS THE CORNER OF BROADWAY AND WINDSOR WHICH HAS COMMITMENTS FROM BOTH MASS HOUSING AND THE CITY OF CAMBRIDGE MONEY. THE ADAGE OR THE SMALL PROJECTS ARE HARDER TO DO THAN BIG ONES IS PROVEN TO BE THE CASE FOR US. THERE ARE A NUMBER OF COMPLEXITIES I WON'T BORE YOU WITH, BUT SOME OF THEM HAVE TO DO WITH SOME NEIGHBORHOOD OPPOSITION, ALTHOUGH THERE IS A LOT OF NEIGHBORHOOD SUPPORT. WE ALSO NEED TO WORK OUT CDD AND MASS HOUSING NEEDS TO WORK OUT ISSUES AROUND THE PROCESS, THE AFFORDABILITY RESTRICTIONS AND THE LIKE. WE ARE HOPEFUL WE WILL RESOLVE THOSE AND BREAK GROUND ON THE BROADWAY PARK PROJECT THIS YEAR. WE ARE EXCITED. THIS IS THE FIRST HOMEOWNERSHIP PROJECT THAT JUST A START HAS DONE IN 10 YEARS.

I WANT TO MENTION A COUPLE OF OTHER THINGS WE ARE DOING IN CONJUNCTION WITH THE CDD. ONE IS OUR CONDO RESALE PROGRAM. COVID AND OTHER FACTORS HAVE CREATED A LOGJAM THERE. WE ARE WORKING WITH CHRIS AND CASSIE AND OTHERS AT CDD TO MOVE THAT ALONG. I ALSO WANT TO MENTION THE HIP PROGRAM THAT BOTH WE AND HRI RUN. WE ARE HAVING A SIGNIFICANT IMPACT BUT WE ARE NOW DOING A PROJECT ON FULTON STREET, WHICH IS ONE OF THE BIGGEST ONES WE HAVE EVER DONE. EACH PROJECT IS TEDIOUS, COMPLICATED BUT WE ARE KEEPING HOMEOWNERS SAFE IN THEIR HOMES AND IN SOME CASES IMPROVING RENTAL UNITS IN SOME OF THESE CASES ALSO THEY ARE MEDIATING CONDO ASSOCIATIONS AROUND COMMON AREA ISSUES AND SO FORTH. ALL THESE ARE COMPLICATED AND AGAIN, THEY DON'T GET MUCH FANFARE BUT THEY ARE PART OF THE PICTURE OF AFFORDABLE HOUSING SOLVING THE HOUSING CRISIS. THERE IS NO ONE SOLUTION. IT IS ALL OF THESE THINGS TAKEN TOGETHER. THE LAST THING I WANT TO SAY, WHICH IS EVERYONE KNOWS THE IMPACT COVID HAS HAD ON TENANTS, ON ORGANIZATIONS AND I WANT TO UNDERSCORE THAT WE HAVE BEEN BLESSED AS AN ORGANIZATION WE NEVER HAD TO WORRY ABOUT SHUTTING OUR LIGHTS OUT. WE WERE IN STRONG ENOUGH SHAPE TO KNOW THAT WE WERE IN A POSITION THAT WE NEEDED TO BE PART OF THE SOLUTION AS RELATED TO WHAT OUR TENANTS WERE GOING THROUGH. ONE THE MOST IMPACTFUL THINGS WE HAVE DONE OVER THE PAST 18 MONTHS IS RAISE MONEY, FLEXIBLE MONEY THROUGH OUR SAFE AND SECURE FUND THAT HAD ALLOWED US TO GIVE BETWEEN \$500,000 ONE TIME. SOMETIMES TWO TIMES CASH ASSISTANCE TO OUR TENANTS AND PROGRAM PARTICIPANTS TO BUY TIME OR GET THEM OVER THE HUMP WHILE THEY ARE GETTING ANOTHER JOB OR SECURING PUBLIC BENEFITS OR CITY RESOURCES. WE'VE BEEN SO SUCCESSFUL ARE GOING TO CONTINUE IT. IT IS SORT OF ALONG THE LINES OF THE GUARANTEED INCOME PROJECT SOME OF US HAVE BEEN WORKING ON THAT IS KIND OF AN OBVIOUS THING. POOR PEOPLE NEED

MONEY. WE HAVE A PROGRAM THAT HAS ENABLED PEOPLE TO GET THAT WHEN THEY NEED IT.

THE SO-CALLED TURNOVER SYNONYMY IS ALL OF US ARE TRYING TO DO MORE WORK WITH FEWER PEOPLE. WE HAVE HAD TROUBLE SELLING POSITIONS. WE ARE DOING BETTER THAN SOME ORGANIZATIONS, BUT WE HAVE A THOUSAND THINGS GOING ON AND NOT ENOUGH PEOPLE TO DO THEM AND THAT FEEDS ON ITSELF WHERE PEOPLE ARE OVERWORKED AND YOU WORRY IT WILL NOT BE ABLE TO SUSTAIN IT. THAT HAS JUST BEEN ANOTHER CONCERN RELATED TO COVID AND THE VARIOUS OTHER PHENOMENON THAT HAVE LED TO PEOPLE THAT EVERYONE HAS BEEN TALKING ABOUT.

>>Councillor McGovern: THANK YOU. COUNCILLOR SIMMONS IS HAVING TECHNICAL DIFFICULTIES SO I WILL TAKE OVER FROM HERE. MS. FAROOQ, YOU ARE NEXT UP ON THE LIST.

>> Ms. Farooq, Assistant City Manager for Community Development: THANK YOU, CHAIR. I WANTED TO START BY INTRODUCING CHRIS COTTER AND CASSIE ARNAUD FROM OUR HOUSING DIVISION. I KNOW MAURA WILL BE SPEAKING AFTER SO I WILL LET HER INTRODUCE HERSELF.

I JUST WANTED TO START BY SAYING, IT IS GREAT TO BE FOLLOWING RIGHT AFTER CARL BECAUSE I COULD JUST SAY DITTO TO SO MANY OF THE THINGS HE SAID BOTH IN TERMS OF THE SUCCESSES AND IN TERMS OF THE CHALLENGES INTERNAL AND EXTERNAL. ONE OF THE GREAT THINGS TO WATCH IN THE LAST FEW MONTHS HAS BEEN THE MOVEMENT OF THE NEWS PROJECT, THE FIRST AID SHOW PROJECT THROUGH THE COMMUNITY DISCUSSIONS ON THE PLANNING BOARD AND HIT AS BEEN A PROOF OF CONCEPT FOR HOW A PROJECT CAN GO THROUGH THE PROCESS, BE POSITIVE AND MAKE CHANGES IN RESPONSE TO FEEDBACK. THE NEXT STEP WILL BE FOR THAT TO ADVANCE TO THE TRUST FOR FINAL DISCUSSION AND IT WILL BE GOING THERE. SO THAT HAS BEEN ONE OF THE MOST EXCITING THINGS THAT IS HAPPENED.

OBVIOUSLY ON THE CITY SIDE THERE HAVE BEEN MANY OF THE SAME CHALLENGES RELATED TO COVID THAT WE HAVE ALL BEEN DEALING WITH. AND JUST TO SAY IT WAS ONE OF THE MOST HEARTBREAKING THINGS FOR STAFF TO BE WORKING ON. AT THE SAME TIME PROBABLY ONE OF THE MOST GRATIFYING WHEN WE WERE ABLE TO UTILIZE THE MARIZ DISASTER RELIEF FUNDS, THE CARES ACT FUNDS AND CPA FUNDS TO PROVIDE DIRECT SUPPORT TO BOTH TENANTS AND HOMEOWNERS. I KNOW SHE WILL SAY A LOT MORE FROM YOU SHE WAS REALLY THE CENTRAL DRIVER FOR THAT IN THE CITY.

AND THEN I WANTED TO TOUCH ON SORT OF RELATED WITH THE ARPA FUNDS COMING ALONG. WE HAVE BEEN THINKING ABOUT THOSE AND HAVING CONVERSATIONS WITH THE MANAGERS OFFICE AND WE RECENTLY CONVENED A GROUP OF ALL HOUSING PROVIDERS WHO ARE HERE WITH OUR FINANCE TEAM TO TALK THROUGH WHAT THE OPPORTUNITIES ARE AND TO ENCOURAGE FOLKS TO SUBMIT IDEAS AS WELL.

ONE OR TWO THINGS I WILL POINT OUT BEFORE TURNING TO CHRIS, THAT ARE HAPPENING THAT THE COUNCIL WOULD CARE ABOUT. ONE IS A SMALL UPDATE ON THE CHERRY STREET PARCEL, WHICH YOU WILL RECALL IS SOMETHING, IT IS A PARCEL THE CITY WILL BE RECEIVING FROM MIT. AND THIS WAS PART OF THE MAIN STREET REZONING THAT HAPPENED AND THE TRANSFER WAS AWAITING COMMUNITY PROCESS TO DETERMINE WHAT WOULD BE THE USE OF THE SITE. EARLIER ATTEMPTS AT DOING SUCH A PROCESS HAD GOTTEN STALLED IN AN IMPASSE. THE COUNCIL LAST YEAR ISSUED AN ORDER SUGGESTING WE GO TO THE COMMUNITY BUT THE BOTTOM LINE STATEMENT THAT THE VISION WAS TO HAVE THIS BE FOR AFFORDABLE HOUSING. WE WENT THROUGH THAT PROCESS AND HAVE CONCLUDED THE COMMUNITY PROCESS THAT INVOLVES BOTH COMMUNITY MEETINGS IN A MORE TRADITIONAL – I SHOULDN'T

SAY TRADITIONAL BECAUSE THEY WERE ONLINE, BUT THE TYPICAL MEETINGS WHERE EVERYBODY IS INVITED AND WE GET MANY OF THE SAME FOLKS WE SEE ALWAYS. AS WELL AS MORE FOCUSED GROUPS WITH LINGUISTIC MINORITIES IN THE COMMUNITY TO GET A SENSE OF WHAT PEOPLE SCHOOLS FOR THE SITE WORK. I'M HAPPY TO REPORT TO THE COMMITTEE WE WILL BE SENDING A FORMAL REPORT WHICH WE ARE FINALIZING, BUT THERE WAS COMMUNITIES OFFENSES AROUND HOUSING, AFFORDABLE HOUSING ON THE SITE AND THE FOCUS BEING HOME OWNERSHIP THAT IS A SIMILAR SCALE ABOUT THE NEIGHBORHOOD CURRENTLY IS. SO THAT SHOULD BE COMING YOUR WAY IN THE NEXT FEW WEEKS.

AND THE OTHER RELATED PLANNING FEES GOING FORWARD HIS COUNSEL ASKED THE PLANNING BOARD TO THINK ABOUT ALLOWING MECHANISMS FOR ALLOWING MULTIFAMILY HOUSING THROUGHOUT THE CITY, THEREBY ELIMINATING DISTRICTS THAT ALLOW ONLY SINGLE FAMILY HOUSING AND THAT DISCUSSION HAS BEGUN AT THE PLANNING BOARD. WE HAVE HAD TWO MEETINGS I WOULD SAY WE ARE MOVING ALONG THE CONVERSATION IN THE PLANNING BOARD WENT THROUGH A LOT OF CONVERSATION AROUND THE GOALS OF THE PROCESS AND SO IN ORDER TO HELP THEM THINK THROUGH WHERE WE WERE HEADED AND SO WE HAD A ROBUST DISCUSSION AROUND GOALS AT THE LAST MEETING AND ARE NOW GOING BACK TO THE DRAWING BOARD TO ACTUALLY PUT TOGETHER SOME PROPOSALS FOR THEM TO DISCUSS, WHICH WE EXPECT TO BE BACK WITH IN A FEW WEEKS.

WITH THAT I'M GOING TO TURN IT OVER TO CHRIS TO TALK THROUGH IN MORE DETAIL THE WORK THE DIVISION IS INVOLVED IN RIGHT NOW.

>> Chris Cotter: THANK YOU. PICKING UP ON THE THEMES, I WANT TO PICK UP ON SOME OF THE STUFF THEY MENTIONED READ I FEEL LIKE I REALLY WANT TO START WITH THE REALLY GOOD NEWS, WHICH I DON'T THINK WE SHARED SINCE IT IS HAPPENED, WHICH IS THE FRESH POND APARTMENTS ARE PRESERVED AS AFFORDABLE WHICH I THINK IS THE PRIME THING CASSIE AND I HAVE BEEN SPENDING OUR TIME ON FOR THE LAST FIVE YEARS. I THINK EVERYONE HAS HAD SOME MEASURE OF INVOLVEMENT SO THANK YOU TO EVERYONE, PARTICULARLY TO RESIDENTS STARTING OUTWARD I KNOW IT CAME DOWN TO THE WIRE REALLY GOT PAST IT, BUT THERE WAS TREMENDOUS FAITH IN THE MESSAGE WE WERE SAYING THAT WE WOULD WORK IT OUT AND FIND A WAY. IF YOU HAD SAID TO ME SEVEN YEARS AGO THIS WOULD GET DOWN TO THE WIRE AND EVERYTHING WOULD BE OKAY, I WOULDN'T HAVE BELIEVED IT. BUT WE DID AND EVERYTHING WAS OKAY. THIS GOES TO THE FAITH THE RESIDENTS PUT IN ALL OF US TO GET IT DONE AND CERTAINLY TO THE RESOURCES MADE AVAILABLE BY THE CITY TO THE AFFORDABLE HOUSING TRUST. I THINK THE FINAL NUMBER WAS 32.5 MILLION DOLLARS LOAN TO THE OWNER TO KEEP IT AFFORDABLE FOR THE AT LEAST NEXT 50 YEARS. FINALLY IT CAME TOGETHER FOR THE END OF LAST YEAR.

WE ARE CONTINUING OUR WORK WITH THE OWNER AND HOUSING AUTHORITY TEAM WHO HAD BEEN OTHER FOLKS THAT HAVE BEEN STRESSING OVER THIS WRITTEN SO THANK YOU TO THEM IN PARTICULAR.

AS WE LOOK TO SEE THE NEXT STEPS IS A NEW PROGRAM GETS PUT INTO PLACE RIGHT AFTER WE FINISH THE PRESERVATION, THERE WAS A NEED TO RE-EXAMINE TENANTS INCOME AND SO WE'VE BEEN DOING THAT OVER THE LAST SEVERAL MONTHS. WE ARE EXPECTING THAT PROCESS TO END HOPEFULLY SOON AND WE CAN GET BACK WITH RESIDENTS AND TALK ABOUT NEXT STEPS IN THE TRANSITION TO THE NEW AFFORDABILITY PROGRAM.

IN ADDITION TO PROVIDING FUNDING TO MAKE THE UNITS AFFORDABLE FOR LONG-TERM, WE ASKED THE TRUST FOR ENOUGH FUNDING TO HELP RESIDENTS TRANSITION TO A NEW PROGRAM OVER TIME BASED UPON THEIR INCOME LEVEL. THEY WILL SEE

SMALL CHANGES TO THE RENT AND RAMP UP OVER TIME WITH DECISIONS RESIDENTS WILL HAVE IN TERMS OF WHETHER OR NOT THEY ACCEPT A VOUCHER THAT MIGHT BE AVAILABLE TO THEM. AND AGAIN, SOME OF THESE ARE DIFFERENT FOR DIFFERENT. WE WILL BE FOCUSED ON THAT AS WE WORK WITH THE TEAM AND CHA TO TRANSITION FULLY TO THE NEW PROGRAM, BUT WE WANTED TO START WORKING THAT MOMENT IN TIME. IT HAS BEEN A LONG TIME. ONE OF THE MORE CHALLENGING THINGS DURING COVID WAS TO GO THROUGH AND CONTINUE TO HAVE THE MEETINGS AT THE SITE WITH RESIDENTS. IT WAS LOGISTICALLY CHALLENGING BUT WE FOUND A WAY TO PERSEVERE. IN THINKING ABOUT THE IMPACT OF COVID, IT REALLY HAS IMPACTED EVERYTHING WE HAVE DONE FOR THE LIFT BACK TO HOW WE DO THINGS TWO YEARS AGO AND WE ARE DOING EVERYTHING DIFFERENTLY NOW. CARL MENTIONED WHAT WE ARE DOING WITH HOMEOWNERS THAT'S A GOOD EXAMPLE COULD WE HAVE HAD A LOT OF UNITS QUEUED UP THERE IN THE PANDEMIC WHEN FOLKS WEREN'T JUST INTERESTED IN HOMEOWNERSHIP. WE DIDN'T KNOW HOW TO MOVE FORWARD WITH THEM. WE NOW DEVELOPED A WHOLE NEW PROCESS TO SHOW UNITS TO OWNERS, TO BUYERS, TO IDENTIFY BUYERS ALL IN A VIRTUAL WAY. WE'VE BEEN WORKING WITH CARL AND HIS TEAM TO CLEAR SOME OF THOSE UP.

AT THIS POINT WE ARE GENERALLY OFFERING THREE OR FOUR UNITS AT A TIME OUT OF 15 OR 20 THAT HAD BEEN IN THE QUEUE. TO BUYERS IN THE RETAIL POOL ASKING THEM TO TAKE A LOOK AT THEM ONLINE IN A VIRTUAL WAY AND WHITTILING IT DOWN TO SELECTED BUYERS WHO GET A CHANCE TO SEE THE UNIT AND MAKE A DECISION ON THAT. WE ARE METHODICALLY GOING THROUGH THAT TO CATCH UP WITH AT THE SAME TIME WE ARE BEGINNING TO SEE MORE UNITS TURNOVER AS FOLKS WERE MAYBE THINKING OF MOVING TWO YEARS AGO DECIDED TO HOLD STEADY THERE AND THEY ARE NOW THINKING IT IS THE TIME TO MOVE. WE ARE STARTING TO SEE MORE TURNOVER IN THAT REGARD THAT TYPIFIES HOW WE ARE LOOKING AT THINGS DIFFERENTLY HERE.

ANOTHER CHANGE AND GOOD NEWS ITEM IS WE ARE ABOUT TO OFFER NEW AFFORDABLE HOMEOWNERSHIP UNITS FOR THE FIRST TIME AND I THINK AT LEAST THREE YEARS. WE HAVE NINE AFFORDABLE UNITS IN THE PROGRAM, WHICH WE WILL BEGIN TO OFFER NEXT WEEK. WE WILL HAVE MATERIAL UPON OUR WEBSITE AND BE PUSHING THAT OUT NEXT WEEK. NINE UNITS AT TWO BUILDINGS. ONE, TWO AND THREE BEDROOM UNITS WILL BE AVAILABLE TO HOUSEHOLDS EARNING LESS THAN 80% MEDIAN. CDD WILL BE DOING INFORMATION SESSIONS AND TAKING APPLICATIONS THROUGH MARCH 4. ON THING WE ARE DOING DIFFERENTLY AND I THINK THIS IS SOMEWHAT DUE TO COVID BUT WE ALSO WANTED TO DO THIS FOR A WHILE BUT WE WILL BE TAKING APPLICATIONS IN A VIRTUAL WAY ONLINE. THERE WILL BE NO PAPER APPLICATIONS FOR THESE UNITS SO WE HAVE BEEN PAYING A LOT OF ATTENTION TRYING TO GET IT RIGHT AS WE HAVE BEEN TRYING TO DO A NUMBER OF NEW THINGS WITH THE UNIT. WE ARE NOT THE POINT WHERE WE ARE READY TO MAKE THEM AVAILABLE SO YOU WILL SEE THAT IN THE NEXT WEEK OR SO.

OTHER UPDATES. WE CONTINUE TO BE VERY BUSY IN THE RENTAL PROGRAM. WE ARE CHALLENGED WITH VACANCIES ON THE TEAM BUT HAVE CONTINUED TO MAKE PROGRESS AND HAVE ADAPTED HOW WE HAVE BEEN SHOWING UNITS AND MAKING THEM AVAILABLE TO APPLICANTS AND HAVE BEEN AS BUSY AS EVER. IN 2021, THEY LEASED UP 157 NEW HOUSEHOLDS IN INCUSIONARY HOUSING. WE ALSO HAD ABOUT 30 HOUSEHOLDS WHO TRANSFERRED FROM ONE INCLUSIONARY UNIT TO ANOTHER IN THE BUILDING. ABOUT 185, 190 HOUSEHOLDS IN 2021, WHICH I THINK IS EXCEPTIONAL GIVEN THE CAPACITY WE HAVE AND THE DEMAND THERE. WE ARE CONTINUING TO SEE THAT LEVEL OF ACTIVITY. THERE ARE A COUPLE NEW BUILDINGS WE ARE BRINGING ONLINE WITH ABOUT 20 UNITS. THERE ARE A HANDFUL OF UNITS WE ARE

WORKING WITH ON TURNOVER WE ARE BEGINNING TO PLAN FOR THE NEXT LARGE BUILDINGS COMING ONLINE. THERE ARE ABOUT 350 RENTAL UNITS UNDER CONSTRUCTION THAT WILL BE COMING ONLINE IN THE NEXT COUPLE OF YEARS. WE EXPECT ABOUT 190 OF THEM TO BE DONE SOMETIME IN 2022. WE ARE BEGINNING TO THINK ABOUT HOW WE WILL RAMP UP FOR THAT AND MAKING PROVISIONS FOR OFFERING THOSE UNITS. I CAN SAY THAT ON THE APPLICANT SIDE WE ARE SERVING MORE APPLICANTS THAN WE HAD. FOR TWO BEDROOM UNITS FOR THE FIRST TIME I THINK WE ARE NOW LOOKING AT ELIGIBILITY IS FOR ANY HOUSEHOLD WITH CHILDREN WHO THOUGHT THAT WE ARE OFFERING PEOPLE UNITS AT THIS POINT, BUT WE ARE IN THE RANGE WHERE IF WE ARE NOT ABLE TO NOW WE WILL SEE THEM COME ONLINE LATER IN THE YEAR. WE ARE NOT SEEING THE SAME THING FOR THREE BEDROOMS AT THIS POINT, THE THREE-BEDROOM BACKLOG IS STILL VERY LONG GIVEN THE NUMBER OF APPLICANTS RELATIVE TO THE NUMBER OF UNITS, OVER THE LAST COUPLE MONTHS WE HAVE BEEN SERVING HOUSEHOLDS ASKING ANY FAMILY WITH KIDS ASKING THEM TO COME IN AND SHOWS A ARE ELIGIBLE SO WE CAN HAVE THEM READY. I THINK THAT IS REALLY GOOD NEWS. AS NOTED, WE HAVE A NUMBER OF NEW UNITS COMING.

I WILL CLOSE BY MENTIONING ONLY ACTIVITY WE SEE TO THE AFFORDABLE HOUSING OVERLAY, OUR DEVELOPMENT AND PRESERVATION TEAM HAS BEEN SPENDING A TON OF TIME ON DEVELOPMENTS TALKING WITH HOUSING PROVIDERS WHO WANT TO DO AN AHO PROJECT, TALKING WITH RESIDENTS AND COMMUNITY MEMBERS THAT HAVE QUESTIONS ABOUT THE PROCESS OR A PARTICULAR PROJECT AND TALKING WITH THE AFFORDABLE HOUSING TRUST AS WE LOOK AT THE REQUESTS.

THERE ARE NOW FIVE AHO PROJECTS MOVING FORWARD INCLUDING THE JUST A START PROJECT WHICH WAS JUST AT THE PLANNING BOARD A COUPLE OF WEEKS AGO GOING FOR HIS SECOND DESIGN REVIEW WILL BE BEFORE THE AFFORDABLE HOUSING TRUST THIS THURSDAY FOR WHAT WE HOPE IS THE FINAL REQUESTED FUNDING FROM THE CITY, WITH THE STATE FUNDS THAT JUST A START REQUESTED TO GET THEM INTO CONSTRUCTION.

ANOTHER PROJECT OF THE CHA JEFFERSON PARK FEDERAL IS NOW IN THE DESIGN REVIEW PROCESS WITH THE PLANNING BOARD AND A FEW PROJECTS EARLIER ON WHEN THEY ARE IN THE PHASE OF DOING COMMUNITY MEETINGS AND LOOKING TO SCHEDULE TIME AND TO COME TO THE PLANNING BOARD TO DO THE DESIGN CONSULTATION.

THERE IS A LOT OF WORK BEING DONE AT LOOKING AT SITES AVAILABLE, BOTH SITES WHERE NEW CONSTRUCTION WOULD BE CONSIDERED TO BUILD HOUSING AND EXISTING BUILDINGS TO ASSIST THEM AS TO WHETHER OR NOT IT WOULD MAKE SENSE TO BUY THEM. WE ARE BUSY ACROSS THE SPECTRUM. AND SO I WILL STOP THERE AND THANK YOU.

>> Councillor McGovern: THANK YOU. COUNCILLOR SIMMONS HAS JOINED US AGAIN BUT I WILL KEEP GOING UNTIL SHE TELLS ME OTHERWISE. MS. PENSAK.

>> Maura Pensak: THANK YOU MR. CHAIR.

I WILL JUST GIVE A QUICK UPDATE ON THE PAST YEARS WORK AND FOCUS ON WHERE SOME OF THE CONCERNS AND TRENDS WE ARE WATCHING, A NUMBER OF THEM THAT HAVE BEEN MENTIONED, SOME THAT HAVEN'T. SO WHILE OUR WORK MOSTLY HAS BEEN IN RESPONSE TO THE HOUSING CRISIS AND CONCERNS, WE ALSO FOCUSED A BIT ON BEING PROACTIVE. WE WANTED TO DEVELOP INITIATIVES AND STRATEGIES TO EDUCATE THE RESIDENTS OF THE MANY SERVICES AND RESOURCES THE CITY HAS. AND SO WE DEVELOPED AND LAUNCHED LAST APRIL HOUSED IN CAMBRIDGE INFORMATION TO OPEN DOORS CAMPAIGN WHICH IS A COLLABORATION BETWEEN THE CITY MANAGER'S OFFICE, THE HUMAN RIGHTS COMMISSION, COMMUNITY

DEVELOPMENT, HUMAN SERVICE PROGRAMS, MULTI SERVICE CENTER AND THE LIBRARY SOCIAL WORKERS. WHILE WE HAD HOPED TO HOST IN PERSON TRAININGS EVENTS AS PART OF THE INITIATIVE, AS HAS BEEN TRUE FOR EVERYBODY, COVID INTERRUPTED THE PLANS – BUT WE PIVOTED AND TO DATE WE HAVE HOSTED NINE ON A VARIETY OF HOUSING RELATED TOPICS. THIS INCLUDES ONE THAT WAS FINISHED THIS AFTERNOON WITH THE CAMBRIDGE POLICE DEPARTMENT. THROUGH THE EXISTING INFRASTRUCTURE THEY WERE BE ABLE TO CONDUCT THE TRAINING THEY TYPICALLY OFFER IN PERSON BUT WERE UNABLE TO DO SO BECAUSE THE PANDEMIC. IN EACH OF THESE WE HAVE HAD AN AVERAGE OF 20 ATTENDEES. WEBINARS ARE NOT THE ANSWER FOR EVERY POPULATION BUT AT LEAST IT IS STARTING TO GET INFORMATION OUT. TODAY THERE WERE ABOUT 26 PARTICIPANTS.

THIS COLLABORATION AND CAMPAIGN RESULTED IN A WEBSITE LEARNING PAGE OR MY OFFICE WILL REPOST INFORMATION ABOUT EVICTION PREVENTION INFORMATION AND OTHER MATERIAL. THANKS TO CHRIS FROM THE HUMAN RIGHTS COMMISSION, WE HAVE AN INTERACTIVE ONLINE SERVICE GUIDE THAT HIGHLIGHTS PARTNER AGENCIES AND SERVICES AND RESOURCES THEY PROVIDE. WE ARE REALLY TRYING TO BE PROACTIVE AND HELP FOLKS KNOW THERE IS NO WRONG DOOR AND UNDERSTAND ALL THE SERVICES HERE IN THE CITY.

ONE OTHER NOTE THAT IS KIND OF PART IF THAT IS WE WERE ABLE TO TRANSLATE THE RIGHTS AND RESOURCES GUIDE INTO EIGHT LANGUAGES SO IT IS AVAILABLE ON LINE IN ALL OF THOSE LANGUAGES.

THERE IS A LOT OF WORK TO DO. WHAT PETER AND MARC REFERRED TO WAS THAT ALTHOUGH IT IS GREAT WE HAVE HAD ALL OF THESE FINANCIAL RESOURCES IN THE CITY AND THROUGH THE STATE WE'VE NOT EXPERIENCED THE ANTICIPATED TSUNAMI OF EVICTION ACTIONS AND WE REALLY KEPT MOST OF OUR RESIDENTS AHEAD. WE ARE STARTING TO SEE AN UPTICK OF FOLKS WHO RECEIVED ASSISTANCE FROM ALL THE AVAILABLE RESOURCES AND HOW IT CAN BE APPLIED. SOME OF THOSE FOLKS IN AFFORDABLE PROGRAMS AND OTHERS ARE IN MARKETED UNITS SO WE NEED TO LOOK AT WHAT COMES NEXT OR WHAT ARE THE OTHER ANSWERS TO THE FINANCIAL CONCERNS. ATTACHED TO THAT IS REALLY IN THE PAST COUPLE MONTHS HAVE SUDDENLY SEEN AN INCREASE OF RENTS WHERE THEY WERE AFFORDABLE FOR THE FIRST YEAR OF COVID, OWNERS HAD KEPT THE RENTS DOWN. EVEN IN NOVEMBER AND DECEMBER WE WERE SEEING FAIRLY REASONABLE RENTS AND ALL OF A SUDDEN THIS MONTH THERE'S A DRASTIC CHANGE. OF TWO PEOPLE SHE KNOWS, ONE GOT A UNIT AT A BUILDING WITH THE FAIR MARKET RATE OF CHA IN DECEMBER AND IN JANUARY A SIMILAR UNIT IN THE SAME BUILDING IS NOT AFFORDABLE TO THAT STANDARD. IT IS JUST A BIT OF A REMARKABLE INCREASE. SOMEBODY ELSE I TALKED WITH TODAY IS BEING ASKED TO RENEW HER LEASE WITH A \$700 INCREASE. THE OTHER CONCERN WE ARE WATCHING IS SINCE LAST SPRING INTO THE FALL WE HAVE HEARD FROM MANY TENANTS THAT THEIR BUILDINGS HAVE BEEN SOLD. MOST HAVE BEEN SMALL BUILDINGS, TWO OR THREE FAMILIES AND MOST OF THEM OWNER OCCUPIED BUILDINGS OR IN A FAMILY WITH TRUSTS. IT IS OBVIOUSLY PRUDENT FOR THEM OR NECESSARY FOR THESE FOLKS TO SELL AT THIS POINT, WHAT IS HAPPENING IS MOST OF THE SITUATIONS IS THAT THERE ARE LONG-TERM TENANTS AND RENTS TO SOME EXTENT HAVE BEEN KEPT PRETTY LOW AND SO NOW NOT ONLY ARE THE TENANTS TOLD THEY HAVE TO MOVE BUT THEY DON'T HAVE THE RESOURCES TO ASSUME THOSE RENTS AND MANY OF THOSE ARE FOLKS IN THEIR MID TO LATE 60S AND ABOVE. THERE ARE A COUPLE OF LARGER BUILDINGS THAT WE KNOW OF. AS FAR AS WE KNOW, ONE WITH 13 UNITS AND ONE WITH 17 UNITS. IT APPEARS RIGHT NOW THEY ARE BOTH BEING KEPT AS RENTAL UNITS AND NOT BEING TURNED INTO CONDOS, WHICH IS GOOD NEWS. WE ALSO REALIZED THAT ALTHOUGH THAT IS GOOD, WE ALSO REALIZE THAT

THE TENANTS ARE IMPACTED AND THEY DO NOT HAVE THE SAME PROTECTIONS AS THEY WOULD IF IT WAS GOING TO BE TURNED INTO A CONDO. IT IS INTERESTING TO LOOK AT THAT DISCREPANCY. THE LAST THING I WILL NOTE IS THAT HOARDING, DISTRESSED BUILDINGS, SANITATION ISSUES HAVE BEEN A PROBLEM BUT COVID HAS EXACERBATED THOSE SITUATIONS FOR MANY. WE ARE WORKING TO INCREASE CASE MANAGEMENT SERVICES AND TO DIVIDE THE CITY BY ORDERLY RESPONSE IN WORKING IN TANDEM AGAIN WITH CITY PARTNERS AS WELL AS OTHERS. WE ARE SEEING SITUATIONS THAT WERE THERE AND HAVE MAYBE GOTTEN WORSE BECAUSE OF THE ISOLATION OF COVID. THOSE ARE THE HIGHLIGHTS AND WE WILL LEAVE IT AT THAT.

>>Councillor McGovern : THANK YOU. WE WILL GO TO MEMBERS OF THE COMMITTEE FOR QUESTIONS OR COMMENTS.

I'M GOING TO GO TO THE MAYOR FIRST AS I KNOW SHE HAS A SCHOOL COMMITTEE ROUNDTABLE COMING UP.

>>Mayor Siddiqui: THANK YOU, I WILL BE REALLY QUICK. I DID WANT TO ACKNOWLEDGE MS. PENSACK AND THE WORK YOU AND MANY OTHERS DID AROUND THE PROCESS TO START THINKING ABOUT A VOLUNTARY PILOT PROGRAM USING ALTERNATIVE CREDIT SCREENINGS. I WANTED TO SEE IF THERE WERE ANY UPDATES.

>>Ms. Pensack: THERE ARE. I'M SORRY I DIDN'T MENTION THAT. WE WILL HAVE A SURVEY THAT WILL BE READY WITHIN A COUPLE OF WEEKS THAT WILL GO OUT TO PROPERTY MANAGERS TO FIND MORE INFORMATION ABOUT HOW THEY ARE USING CREDIT TO ASSESS CANDIDATES OR APPLICANTS. THOSE ARE NONPROFIT PROVIDERS AS WELL AS PRIVATE MANAGEMENT COMPANIES AND THEN SIMULTANEOUSLY WE ARE WORKING ON THE TOOLS. WE ARE WORKING ON IT AND HAVE A GOAL OF HAVING THIS COMPLETED BY EARLY SPRING AND EARLY MARCH AND BEGINNING OF APRIL.

>>Mayor Siddiqui: THANK YOU. THAT IS ALL I HAD.

>>Councillor McGovern : WE WILL START WITH MEMBERS OF THE HOUSING COMMITTEE. VICE MAYOR? ANY QUESTIONS OR COMMENTS.

>>Vice Mayor Mallon: I DO NOT HAVE ANY QUESTIONS RIGHT NOW. I WILL YIELD TO MY COLLEAGUES.

>>Councillor McGovern: OKAY.

COUNCILLOR CARLONE?

>>Councillor Carlone: THANK YOU ACTING CHAIR. FIRST OF ALL, WE ARE ALL IMPRESSED THE UPDATES AND THE AMAZING NUMBER OF DIFFERENT TASKS YOU ARE EACH WORKING ON. IT'S VERY IMPRESSIVE. THERE WAS AN ARTICLE IN THE PAPER RECENTLY THAT MATERIALS HAVE GONE UP 15 PERCENT ON AVERAGE. THAT IS NATIONALLY AND SO IT COULD BE HIGHER. AS MARGARET SAID NEAR US SO THOSE HIGH COSTS ARE REAL, IT'S NOT JUST PUBLIC JOBS, EVERYTHING IS MUCH HIGHER.

I BELIEVE MICHAEL MENTIONED THE STARY PROGRAM YOU ARE DOING AND OF COURSE THE COUNCIL IS LOOKING AT MAKING BROADBAND MORE PLENTIFUL THROUGHOUT THE CITY. IS IT BECAUSE OF YOUR NUMBERS THAT MADE IT WORK OUT TO ONLY \$15 AN HOUR – I'M SORRY, A MONTH. ARE YOU SUBSIDIZING IT SOMEHOW? IS IT ANYTHING WE CAN LEARN FROM AND USE?

>> Michael Johnston: IT IS STARY. STARY APPROACHED US. IT GIVES THEM A FOOTHOLD IN THE BUILDINGS. THIS MAY NOT BE THE ULTIMATE END ALL INTERNET CONNECTION FOR THE CITY. OUR IT DIRECTOR IS WORKING WITH THE CITY WORKING AND WORKING ON HOW DO WE GET BROADBAND INTO OUR BUILDINGS. STARY WORKS IN BUILDINGS THAT HAVE HIGH-RISES PRIMARILY AND BUILDINGS THAT ARE POSITIONED IN THE RIGHT PLACE BECAUSE THEY USE AIRWAVES INSTEAD OF FIBER OR WIRES. THEY APPROACHED US. WE DID A QUICK PROCUREMENT ON IT. IT LOOKED LIKE IT WOULD WORK. AS I SAID, OUR RESIDENTS HAVE BEEN VERY HAPPY SO FAR. I DON'T THINK THIS

IS GOING TO BE THE END OF THE DISCUSSION. WE HAVEN'T SOLVED INEXPENSIVE INTERNET BECAUSE \$15 FOR SOME OF OUR RESIDENTS, EVEN THOUGH FOR YOU AND I AND OTHERS ON RIGHT NOW, \$15 DOESN'T SOUND LIKE A LOT BUT \$15 IS A LOT FOR OUR RESIDENTS.

>>Councillor Carlone: MY OTHER QUESTION, MR. CHAIR, I WILL START WITH PETER WHO MENTIONED HOMELESS HOUSING. I HAVE NEVER SEEN A STATISTIC THAT LISTS THE NUMBER OF UNITS WE HAVE IN THE CITY FOR HOMELESS TRANSITIONING. COULD YOU TELL US, DO YOU HAVE A SENSE OF HOW MANY HOMELESS SERVING UNITS YOU HAVE?

>> PETER DALY: THIS WILL BE OUR FIRST SUPPORTED HOUSING PROJECT AND IT WILL BE 12 UNITS. I DON'T KNOW HOW MUCH THERE ARE IN THE CITY BESIDES THIS ONE.

>> Councillor Carlone: 12 IS A GREAT START. MR. JOHNSTON, DO YOU HAVE ANY.

>> Mr. Johnston: SORRY, I HAD TO FIND MY UNMUTE BUTTON. THERE IS ONE PROGRAM I DID NEGLECT TO TALK ABOUT BECAUSE I FELT I HAD BEEN USING UP TOO MUCH OF MY TIME. THE CITY OF CAMBRIDGE RECEIVED 128 VOUCHERS, EMERGENCY HOUSING VOUCHERS, TO BE USED BY HOMELESS AND CHRONICALLY HOMELESS INDIVIDUALS IN THE CITY AND WE PARTNERED UP WITH THE CONTINUED WITH CARE, WITH ELLEN AND LAURA AND SO FAR THE PARTNERSHIP HAS ACTUALLY LANDED 22 VOUCHERS LEASED UP OUT OF 128 WHICH IS ABOUT 17 PERCENT OF WHAT WE RECEIVED. IF YOU GO ON THE STATES'S DASHBOARD, CAMBRIDGE IS LEAPS AND BOUNDS AHEAD OF EVERYBODY ELSE THAT RECEIVED THE EMERGENCY HOUSING VOUCHERS. THERE IS ANOTHER 40 OUT THERE SEARCHING AND ANOTHER 15 THAT HAVE BEEN REFERRED. IN DEALING WITH THE HOMELESS POPULATION AND CHRONICALLY HOMELESS POPULATION, IT'S THE HOUSING NAVIGATORS AND FOLKS THAT THE CITY CONTRACTED WITH TO GET THE PAPERWORK READY TO RECEIVE A VOUCHER. EVEN THOUGH THEY ARE HOMELESS, THEY HAVE TO MEET CERTAIN QUALIFICATIONS AND THEY HAVE TO PROVIDE DOCUMENTATION AS THERE IS NO WAY AROUND THE REQUIREMENT. REMEMBER, THEY ARE COMPETING WITH ALL THE STUDENTS THAT HAVE COME BACK, THEY ARE COMPETING WITH EVERYBODY ELSE LOOKING FOR AN AFFORDABLE UNIT. IT IS AN INCREDIBLE EFFORT BY THE FOLKS AT THE CITY WITH THE STAFF IN HANNA'S OFFICE IN OUR LEASED HOUSING DEPARTMENT.

>>Councillor Carlone: CARL, HAVE YOU HAD ANY EFFORTS IN THAT AREA?

>>Mr. Nagy- Koechlin: WE HAVE FORMERLY HOMELESS PEOPLE IN OUR APARTMENTS AND OUR BUILDINGS. I COULDN'T GIVE YOU AN ACCOUNT OF HOW MANY PEOPLE CAME INTO OUR BUILDING THAT WERE PREVIOUSLY HOMELESS. WE DO NOT HAVE SPECIAL SET-ASIDE OR SERVICE ENRICHED HOUSING FOR HOMELESS PEOPLE.

>> Councillor Carlone: IS THERE SOME OTHER PROGRAMS OTHER THAN THE VOUCHERS WE HAVE?

>> Iram Farooq: THANK YOU. I THINK WE MAY HAVE TO DISCUSS THIS AT A DIFFERENT MEETING BECAUSE I WOULD REALLY WANT TO HAVE ELLEN PART OF THE DISCUSSION. I KNOW CHRIS AND CASSIE MAY HAVE SOMETHING TO ADD BUT FOR COMPREHENSIVE PICTURE I WOULD LOVE TO HAVE ELLEN AND LIZ BE PART OF THE CONVERSATION AS WELL. CASSIE, DID YOU WANT TO ADD SOMETHING?

>>Cassie Arnaud: I THINK THAT IS PROBABLY THE BEST APPROACH BECAUSE THE FUNDING THAT THEY USE IN CAMBRIDGE AS WELL AS OTHER COMMUNITIES GET A LITTLE COMPLICATED. I WAS TRYING TO PULL UP OUR LIST OF FIXED PERMANENT HOUSING THAT WE HAVE FUNDED OVER THE YEARS WITH HEADING HOME AND OTHER GROUPS. WE DO HAVE A NUMBER OF PERMANENTLY AFFORDABLE HOUSING UNITS, INCLUDING MULTIPLE PROPERTIES AROUND THE CITY THAT ARE FOR THE FORMERLY HOMELESS. IN TERMS OF OTHER PROGRAMS, IT IS BEST TO GET CURRENT UPDATE.

>> Councillor Carlone: MAURA, DID YOU WANT TO ADD ANYTHING AND THEN I WILL BE DONE?

>>Maura Pensak: TO CLARIFY, THERE IS A DIFFERENCE BETWEEN THE SPECIFIC PROGRAMS THAT SUPPORTIVE HOUSING TYPE MODEL THEY ARE REFERRING TO AND SO DID THE GENERAL VOUCHERS OF WORK THAT HAPPENS. THE RESULTS ARE ONGOING WORKS THAT HAPPEN THAT PEOPLE ACCESS OTHER PROGRAMS HOUSING SITUATIONS AND THE CONTINUUM OF CARE IS A BIG PART OF THAT. I'M NOT EVEN SURE IF IT IS POSSIBLE TO GET A COUNT BECAUSE THERE'S SPECIFIC PROGRAMS VERSUS WHERE FOLKS MIGHT HAVE GOTTEN HOUSED VIA A VOUCHER. YOU CAN GET A VOUCHER FROM ANYWHERE AND STILL RENT IN CAMBRIDGE.

>>Councillor Carlone: I MEANT BUILT UNITS WITH SERVICES. CHRIS, DID YOU WANT TO SAY SOMETHING.

>> Mr. Cotter: JUST TO PICK UP ON THE THEME, THERE IS A LIST THAT DHSP HAS OF HOUSING SUPPORTED BY THIS CEO, PERMANENT HOUSING FUNDED AND THAT IS ONE COMPONENT. AS NOTED THERE ARE OTHER AVENUES WHERE FOLKS COMING OUT OF HOMELESSNESS CAN BE HOUSED WITH SERVICES THAT MAY NOT BE ATTACHED TO THE BUILDINGS. THERE ARE BUILDINGS WE HAVE INVESTED WITH FUNDING THROUGH THE AFT THAT HAVE SERVICE COMPONENTS, SOME OF WHICH ARE DEDICATED TO PEOPLE COMING OUT HOMELESSNESS. SOME MAY NOT HAVE THAT REQUIREMENT BUT GENERALLY SERVE PEOPLE COMING OUT OF HOMELESSNESS. WE'VE SEEN SOME OF THE VOUCHERS LAND WITH FOLKS ACCESSING INCLUSIONARY HOUSING. WE HAVE SEEN THEM INTO INCLUSIONARY HOUSING AND THE SERVICE COMPONENT IS THE MOST IMPORTANT THING THERE. IF SOMEONE GETS A VOUCHER WITHOUT THAT FOLLOW-UP IT IS VERY DIFFERENT CHALLENGE THE MATTER WHERE YOU ARE IN THE MARKET BUT IF IT DOESN'T HAVE SERVICES BUILT INTO HAVING THE VOUCHER WITH CONTINUED SUPPORT. IT CAN BE A BIG CHANGE.

>>Councillor Carlone: I KNOW THIS IS AN ISSUE THAT THE ACTING CHAIR SHARES AS WELL. IF WE DON'T KNOW THE NUMBERS WE DON'T KNOW THE REAL PROBLEM.

>> Councillor McGovern: I WILL SAY REAL QUICKLY THAT ON NEXT WEEK'S AGENDA WILL BE THE REPORT FROM THE TASK FORCE THAT I HAVE BEEN CHAIRING ON THIS ISSUE and ONE OF THE THINGS THAT CAME UP BECAUSE THERE ARE FOLKS WHO ARE UNHOUSED HAVE DIFFERENT LEVELS OF NEEDS. YOU COULD TAKE SOMEONE WHO COULD TAKE A VOUCHER AND MOVE INTO IN INCLUSIONARY UNIT IN A REALLY EXPENSIVE BUILDING AND BE ON THE 12TH FLOOR IN A BEAUTIFUL APARTMENT AND CAN DO QUITE WELL. OTHERS IN THE SITUATION DON'T DO AS WELL BECAUSE THEY NEED SERVICES AND SOME NEED ON-SITE SERVICES. IT IS ABOUT CREATING DIFFERENT LEVELS AND DIFFERENT TYPES OF HOUSING AND INTERVENTION. I DON'T HAVE AN EXACT NUMBER, BUT WE DON'T HAVE A LOT OF THE SUPPORTIVE HOUSING WHERE YOU HAVE THE SERVICES RIGHT IN THE BUILDING. A LOT OF THE UNHOUSED FOLKS WE HAVE IN CAMBRIDGE ARE FINDING PLACES OUTSIDE CAMBRIDGE. TO THAT ISSUE BROUGHT UP AROUND THE VOUCHER IT IS HARD TO FIND A PLACE ON THE MARKET. WE CAN CERTAINLY GET SOME ANSWERS IF WE DON'T HAVE THEM. I WANT TO GO TO COUNCILLOR AZEEM.

>>Councillor Azeem: FIRST I WANTED TO SAY HI. IT IS MY FIRST TIME ON THE CALL AND MEETING A LOT OF YOU GUYS. AS THE NEW GUY IN OFFICE I APPRECIATE MEETING YOU ALL AND HEARING ABOUT YOUR AMAZING WORK AND HOPEFULLY THIS WILL BE THE BEGINNING OF A GREAT RELATIONSHIP. I WANTED TO THANK MS. PENSACK FOR THE HARD WORK SHE HAS BEEN DOING. THE DESIGN OF THE BUILDINGS BY THE RINDGE TOWERS LOOK BEAUTIFUL AND THE SERVICES LOOK AMAZING. I AM WONDERING IF YOU COULD DESCRIBE THE NEXT STEPS FOR THE CHERRY STREET LOT. IT LOOKS LIKE THERE IS A DESIGN AND PLAN IN PLACE. WHAT IS THE NEXT STEP? DO YOU GO TO THE AHT NEXT. DO YOU HAVE A TIMELINE IN PLACE FOR WHAT YOU ARE LOOKING TO DO THERE?

>>Iram Farooq: WE DON'T HAVE A DESIGN. WE'VE BEEN THROUGH THE COMMUNITY PROCESS TO COME UP WITH DESIGN PRINCIPLES AND GOALS FOR WHAT OUGHT TO HAPPEN ON THE SITE. THE NEXT STEP IS NOW THAT WE HAVE DETERMINED THE USE, WE WILL BE FORWARDING THE REPORT TO THE COUNCIL AND THE LAW DEPARTMENT WILL BE WORKING WITH MIT ON THE ACTUAL LAND TRANSFER WHICH THE COUNCIL HAS TO ACCEPT. PLEASE CONSIDER THIS IS A LITTLE BIT CONCEPTUAL BECAUSE SOME OF THE SEQUENCING NEEDS TO BE VETTED BOTH WITH THE LAW DEPARTMENT AND CITY MANAGERS OFFICE. THERE WILL BE A NEXT STEP FOR THE COUNCIL TO TRANSFER THE PROPERTY TO THE AFFORDABLE HOUSING TRUST. TYPICALLY IN A SCENARIO LIKE THIS THE TRUST WOULD ISSUE A REQUEST FOR PROPOSAL FROM DEVELOPERS TO BUILD ON THAT PARCEL AND INCLUDE ALONG WITH THE RFP THOSE DESIGN PRINCIPLES IT COULD BE ANY OF THE NONPROFITS HERE. WHO EVER IS BIDDING ON IT AND MAKING A PROPOSAL WOULD KNOW WHAT THE COMMUNITY CONVERSATION HAS ALREADY BEEN AND WHAT IS EXPECTED. THEY WOULD COME UP WITH A DESIGN AND WORK WITH THE COMMUNITY SIMILAR TO WHAT HAPPENS WITH ANY OTHER DESIGN. THE TRUST WOULD TRANSFER IT TO THAT DEVELOPMENT ENTITY INTO THE IN ORDER TO BUILD. THIS IS SIMILAR TO WHAT WAS DONE AT TROLLEY SQUARE. THAT WAS THE LAST TIME WE DID SOMETHING LIKE THIS.

>> Councillor Azeem: THANK YOU. I DON'T KNOW IF THIS IS THE APPROPRIATE VENUE, BUT I WANTED TO GET YOUR THOUGHTS AROUND COST AND PROCUREMENT. IF YOU COULD EXPAND ON A COUPLE OF THE DETAILS OF THAT PROCESS. I WAS STILL A LITTLE CONFUSED ON HOW PROCUREMENT ADDS TO THE COST OF A BUILDING.

>> Mike Johnston: IN THE STATE OF MASSACHUSETTS BECAUSE WE ARE A PUBLIC AGENCY, AS A PUBLIC AGENCY WITH ARE SUBJECT TO FILE SUB BID LAW. THERE IS A LOT OF BUREAUCRACY WITH THE LAW. IT COMES WITH PREVAILING WAGE, WHICH WE AGREE WITH. WE DO BELIEVE THAT PREVAILING WAGES SHOULD BE ON THE PROJECT, ALTHOUGH THAT DOES ADD TO THE COST. BECAUSE OF THE WAY IT IS DONE HERE IN THE STATE OF MASSACHUSETTS, IT CUTS DOWN ON COMPETITION ON A PROJECT. TIMES ELEVATORS ARE A PERFECT EXAMPLE. YOU GET ONE BIDDER FOR AN ELEVATOR TO DO TWO ELEVATORS IN A HIGH-RISE. HOW MANY ELEVATOR COMPANIES ARE THERE IN THE STATE OF MASSACHUSETTS. I DON'T MEAN TO PICK ON ONE TRADE, BUT THERE ARE 17 TRADES IDENTIFIED IN THE FILE SUB BID LAW. OFTEN TIMES WE WILL SEE SMALL NUMBERS OF COMPANIES THAT WILL GO THROUGH THE WORK AND EFFORT TO PUT THROUGH BIDS THROUGH THAT PROCESS. BECAUSE HE HAVE LESS COMPETITION, WE ACTUALLY HAVE A HIGHER PRICE. THE ONLY WAY AROUND THAT IS TO GET THE STATE TO CHANGE THE LAW OR YOU COULD DO A HOME RULE PETITION. BUT TO DO A HOME RULE PETITION AS A CITY YOU WOULD HAVE TO HAVE SOMEBODY ON THE STATE LEGISLATURE THAT WOULD WANT TO CARRY IT THROUGH ON THE STATESIDE. IT IS A PROCESS BOSTON DOES REGULARLY ON THEIR PROJECTS. FOR 20 PERCENT, IF YOU THINK OF MILLERS RIVER, 20 PERCENT IS A SIGNIFICANT AMOUNT OF MONEY THAT GOES OUT. IT JUST DOESN'T WORK AS IT WAS INTENDED. MARGARET IS AN EXPERT AT THIS. AT SOME POINT WE WOULD LOVE TO SIT DOWN WITH THE COUNCIL AT SOME POINT AND GO INTO MUCH MORE DETAIL AND EXPLAIN TO YOU WHY IT JUST DOESN'T WORK, PARTICULARLY IF YOU ARE BUILDING AFFORDABLE HOUSING. THE ONLY OTHER THING I WANT TO POINT OUT IS THAT HE IS GETTING AN ALERT ABOUT THE BUILD BACK BETTER BILL FROM PRESIDENT BIDEN, WHICH HAS SIGNIFICANT MONEY FOR AFFORDABLE HOUSING. IT LOOKS LIKE AN AFFORDABLE HOUSING COMPONENT IS GOING TO GET THE AX. THEY WILL START DROPPING THAT BILL UP A MONEY FOR AFFORDABLE HOUSING DOES NOT LOOK LIKE IT'S GOING TO GO FORWARD AND WE HAVE TO FIGHT FOR THAT. HERE IN CAMBRIDGE WE FIGURED OUT A WAY TO KEEP THAT HOUSING AFFORDABLE. IT IS NO LONGER PUBLIC HOUSING, IT IS

MORE A PROJECT-BASED VOUCHER COMPONENT. I THINK AS YOU SAW DURING YOUR TOUR, WE HAVE BEEN ABLE TO RE-CREATE THIS HOUSING AND IT WILL BE HERE FOR 30, 40, 50 YEARS, LONG AFTER I'M GONE. YOU WILL STILL HAVE BEAUTIFUL AFFORDABLE HOUSING IN THE CITY.

>>Councillor Azeem: THANK YOU SO MUCH. THAT IS ALL FROM ME MR. CHAIR.

>>Councillor McGovern: THANK YOU. COUNCILLOR ZONDERVAN? I DON'T KNOW IF HE IS STILL THERE. ALL RIGHT. I WILL ASK A QUESTION. SO MICHAEL, BACK TO YOU FOR A SECOND. FIRST OF ALL, I WANT TO ISSUE MY THANKS TO EVERYBODY AS WELL AND ALL THE STUFF YOU DO DAY IN AND DAY OUT. IT IS REALLY IMPRESSIVE HOW MUCH IS HAPPENING AND WE SHOULD BE REALLY PROUD OF THAT AND THE QUALITY OF THE HOUSING BEING BUILT TOO. NOT THAT I TRAVEL TO OTHER PLACES A LOT, BUT WHEN I DO AND I'VE SEEN AFFORDABLE HOUSING IN OTHER COMMUNITIES, IT'S NOT THE STANDARD WE HAVE HERE IN CAMBRIDGE. THAT IS SO IMPORTANT JUST BECAUSE PEOPLE ARE LOW INCOME SHOULD HAVE A PLACE THEY FEEL GOOD LIVING AND HAVE DIGNITY AND PRIDE IN WHERE THEY LIVE AND YOU DO THAT REALLY WELL HERE. NOT TO BE DEBBIE DOWNER WITH THIS, BUT AS MUCH THAT IS HAPPENING IN ALL THE UNITS THAT ARE IN THE PIPELINE AND SOME MOVEMENT ON THE INCLUSIONARY LIST AND ALL THOSE POSITIVE THINGS, I WAS REALLY ALARMED WHEN YOU SAID THE LIST OF PEOPLE WHO LIVE AND WORK IN CAMBRIDGE IS AROUND 7000. IT WASN'T THAT LONG AGO WHEN IT WAS AROUND 5000. I'M TALKING A YEAR AND 1/2 AGO. CLEARLY AS MUCH AS WE ARE DOING, THE LIST IS GROWING FASTER. THAT TO ME SAYS HOW WE HAVE TO DO MORE. THAT LIST CONTINUES TO GROW AND THOSE ARE PEOPLE WHO LIVE OR WORK IN CAMBRIDGE. AND THOSE PEOPLE WE CARE ABOUT TOO, BUT SOMEONE WHO LIVES IN PITTSFIELD DOESN'T HAVE A CONNECTION TO CAMBRIDGE. THESE ARE PEOPLE WHO ARE CONNECTED TO OUR COMMUNITY AND THE LIST IS CLEARLY OUTPACING WHAT WE ARE ABLE TO BUILD. THERE IS GOING TO HAVE TO BE SOME HELP ON THE PRIVATE MARKET SIDE OF THIS. IS PART OF THE PROBLEM THAT THE VOUCHERS MAX OUT AT A CERTAIN LEVEL AND THE MARKET RENT STARTS AT A CERTAIN LEVEL AND THEN LANDLORDS DON'T WANT TO TAKE THAT FINANCIAL HIT AND SO THERE IS THE GAP BETWEEN WHAT PEOPLE CAN RENT AND WHERE THEIR VOUCHERS MAX OUT? AND IF THAT IS INDEED THE CASE, WE TALKED A LOT ABOUT VOUCHERS OR SOME WAY TO HELP FUND THE GAP TILL PEOPLE GET INTO MARKET RATE UNITS. IS THAT WHAT YOU ARE SAYING? IS THAT WHAT YOU ARE SEEING IS A BIG OBSTACLE? IF YOUR VOUCHER IS 1800 BUCKS BUT A UNIT IS GOING FOR 2200, YOU ARE ASKING THE LANDLORD TO TAKE THAT \$400 HIT PER MONTH. MAYBE THEY DON'T WANT TO DO THAT. WHAT ARE YOUR THOUGHTS ON THAT AND WHAT ARE YOU SEEING AS THOSE OBSTACLES?

>> Mike Johnston: ONE OF THE THINGS WE DID WAS WE WENT WITH THE SMALL AREA FMRS. I KNOW HANNAH IS OR WAS ON THE CALL. SHE MAY HAVE THE NUMBERS OFF THE TOP OF HER HEAD. BUT THOSE SMALL AREA FMRS ACTUALLY CHANGED THE PLAYING FIELD IN CAMBRIDGE AN INCREASED THE VALUE OF VOUCHERS HERE IN CAMBRIDGE BY ZIP CODES. INSTEAD OF HAVING A BLANKET NUMBER FOR ALL OF CAMBRIDGE, WE NOW SET FAIR MARKET RENTS BY ZIP CODE. AND THEY ARE SIGNIFICANT NUMBERS, TO BE HONEST WITH YOU. I DO WORRY A LITTLE BIT. GAP VOUCHERS I THINK IS A GREAT IDEA, BUT I WORRY ABOUT ONCE YOU START PUTTING OUT VOUCHERS ARE YOU GOING TO INFLATE THE MARKETPLACE. I THINK MAURA CAN TALK MORE ABOUT THIS BECAUSE SHE IS DEALING WITH THE PRIVATE OWNERS ON A DIFFERENT LEVEL. BUT TO SEE SOMEBODY WHO MOVED IN WITH A VOUCHER JUST A YEAR AGO THAT IS NOW GETTING A \$700 HIT FOR ADDITIONAL RENT, RENTS HAVEN'T GONE UP \$700 A MONTH. WE HAVEN'T SEEN THAT KIND OF INFLATION IN RENTS BUT IN FACT, THEY'VE STARTED TO COME DOWN A LITTLE BIT. AND IT IS MY FEAR THAT GAP

VOUCHERS MIGHT INFLATE THE MARKET. MAURA, I DON'T KNOW IF YOU WANT TO JUMP IN ON THAT.

>>Maura Pensak: I AGREE. I HAD THAT CONCERN ALSO. TO CLARIFY, IT'S MARKET RATE BUT STILL, SHE'S IN A ONE BEDROOM FOR 1995. SO IT DOES SEEM A LITTLE OVER-THE-TOP TO SAY THE LEAST. I THINK THAT WHEN CHA WENT TO THE SMALL AREA, IT REALLY MADE A DIFFERENCE. WE HAVE BEEN ABLE TO HOUSE PEOPLE UP UNTIL VERY RECENTLY. AGAIN, I'M SEEN A SIGNIFICANT DIFFERENCE JUST IN THE PAST MONTH. THERE'S A REAL BALANCE AND I DON'T HAVE THE FULL ANSWER, BUT THERE IS A BALANCE BETWEEN MEETING THE MARKET AND DRIVING THE MARKET.

>> Councillor McGovern: THAT IS GOOD TO KNOW. THAT IS GOOD TO HEAR. I WANT TO GO TO COUNCILLOR ZONDERVAN. WE DO HAVE ONE PERSON IN PUBLIC COMMENT. COUNCILLOR ZONDERVAN?

>>Councillor Zondervan: THANK YOU. THROUGH YOU, THANK YOU TO THE STAFF FOR THE PRESENTATIONS AND ANSWERING OUR QUESTIONS BUT I BELIEVE PRIVATE MARKET VOUCHER HOLDERS ARE APPARENTLY SHRINKING BECAUSE IT IS SO HARD TO GET THEM UNITS. BUT WHILE THEY REMAIN PART OF THE PORTFOLIO, WE ENCOUNTERED SOME CHALLENGES GETTING THEIR NEEDS ADDRESSED, PARTICULARLY DURING THE PANDEMIC, WITH THE TESTING OR PPE OR OTHER THINGS THAT COME UP WHERE RELATIVELY SPEAKING IT IS EASIER TO GET INFORMATION AND MATERIALS OUT TO TENANTS WHO ARE IN NONPROFIT CONTROLLED BUILDINGS BUT MORE DIFFICULT TO GET TO THE VOUCHER HOLDERS. CAN YOU SAY MORE ABOUT HOW WE CONTINUE TO ENSURE THOSE VOUCHER HOLDERS ARE BEING TREATED EQUALLY AND GETTING THEIR NEEDS MET AS WELL?

>>Mr. Johnston: SO I THINK YOU HIT THE NAIL ON THE HEAD IN THAT IT IS MUCH EASIER. I'VE HAD 3000 RESIDENTS THAT LIVE IN OUR HOUSING, CHA CONTROLLED HOUSING. IT IS MUCH EASIER FOR ME TO BE ABLE TO DELIVER TEST KITS TO THOSE BUILDINGS TO CONTROL WHAT IS GOING ON IN THOSE BUILDINGS AS FAR AS KEEPING VISITORS OUT OF THE BUILDING BY REQUIRING MASKS IN THE BUILDING. BY THE WAY, THANK YOU FOR CHANGING THAT AND MAKING RESIDENTIAL HOUSING PART OF THE MASK MANDATE BECAUSE WE WERE GETTING SOME PUSHBACK UNTIL YOU DID THAT. AND IS NOT THAT WE ARE SHYING AWAY FROM SAYING WE CAN'T HELP OUR VOUCHER HOLDERS, BUT WE HAVE 4700/4900 VOUCHER HOLDERS SCATTERED THROUGHOUT NOT ONLY THE CITY BUT IN BOSTON AND OUTSIDE THE BOSTON METROPOLITAN AREA. AND IT IS HARD TO GET THOSE RESOURCES OUT TO THE VOUCHER HOLDERS. WE HAVE BEEN REFERRING CAMBRIDGE VOUCHER HOLDERS TO THE MULTI SERVICE CENTER WHICH HAS DONE A WONDERFUL JOB DISTRIBUTING TEST KITS AND MASKS AND SO FORTH TO ALL THE RESIDENTS OF CAMBRIDGE OF WHICH THE VOUCHER HOLDERS ARE A PART OF. THAT WOULD BE MY TAKE ON THIS AND A LOT OF OUR VOUCHER HOLDERS THAT ARE IN HRI PROPERTY OR JUST A START PROPERTY, THEY HAVE BEEN ASSISTED BY RESIDENT SERVICES STAFF FROM BOTH. IT IS NOT THAT WE ARE IGNORING THEM, IT IS A DIFFERENT POPULATION AND IT IS MUCH HARDER FOR US WITH OUR RESOURCES TO REACH OUT TO ALL OF THEM.

>>Councillor Zondervan : THANK YOU. I MEAN, I DO UNDERSTAND THE LOGISTICAL CHALLENGES THERE. TRY TO KEEP A FOCUS ON THAT AS WELL AND SEE IF WE CAN COME UP WITH SOME CREATIVE SOLUTIONS TO SOME OF THOSE CHALLENGES.

>> Councillor McGovern: VICE MAYOR.

>>Vice Mayor Mallon: I WILL BE QUICK, BUT I WANTED TO ASK MR. DALY FROM THE HRI A QUESTION. HE MENTIONED THERE WERE THREE PROPERTIES THEY PUT BIDS ON OR WERE LOOKING AT IN THE CITY OF CAMBRIDGE THAT WOULD CONSTITUTE AROUND 260 UNITS UNDER THE AFFORDABLE HOUSING OVERLAY. I AM CURIOUS, DOES HRI

HAVE THE CAPACITY OR THE ABILITY TO HAVE FUNDING TO DO THOSE AT THE SAME TIME? OR WOULD THOSE BE CONCURRENTLY OR NON-CONCURRENTLY PROJECTS?

>> Mr. Daly: FOR STAFF CAPACITY WE ARE FINE. WE COULD SUPPLEMENT WHAT WE HAVE WITH CONSULTANTS. BUT THE FUNDING IS THE ISSUE. BOTH WITH THE TRUST AS WELL AS WITH THE STATE. AS WE ARE ALL AWARE, THE FUNDING LINES ARE THERE. DEPENDS A LOT ON YOUR PROJECT, BUT MY GUESS IS THEY WOULD NOT COME IN AT THE SAME TIME. IT WOULDN'T BE AVAILABLE TO GET THREE SITES FUNDED AT THE SAME TIME.

>> Vice Mayor Mallon: THAT IS WHAT I WAS WONDERING. AND DO YOU HAVE ANY IDEA WHEN YOU MIGHT KNOW? IS IT SOMETHING YOU MIGHT KNOW WITHIN THE NEXT COUPLE OF MONTHS?

>> Mr. Daly: WE ARE HOPEFUL OVER THE NEXT COUPLE MONTHS WE WILL KNOW.

>> Vice Mayor Mallon: THAT'S AN EXCITING DEVELOPMENT. I THINK WE HAVE ALL BEEN ANXIOUSLY AWAITING HOW THE AFFORDABLE HOUSING OVERLAY WILL ALLOW OR NOT ALLOW FOR FOLKS LIKE YOURSELF JUST TO PURCHASE LAND AND HAVE THAT ACCESSIBILITY TO LAND FOR SALE HOPING THE OVERLAY WOULD ALLOW YOU A COMPETITIVE EDGE IN THE MARKET. WE ARE WAITING FOR THAT. I WOULD BE INTERESTED WHETHER THEY WILL BE ABLE TO ACCESS ONE OR MORE OF THOSE PROPERTIES. KEEP US POSTED. AND THANK YOU TO EVERYBODY FOR YOUR PRESENTATION TONIGHT THE WORK YOU DO IN OUR COMMUNITY. ALL OUR AFFORDABLE HOUSING BUILDERS, I DON'T THINK YOU EVER GO HOME. THANK YOU FOR YOUR WORK IN THIS AREA. THANK YOU I YIELD BACK.

>> Councillor McGovern: MS CRANE, I BELIEVE WE HAVE ONE PERSON SIGNED UP?

>> Paula Crane: THAT IS CORRECT, WE HAVE JAMES WILLIAMSON. JAMES, YOU HAVE THE FLOOR.

>> Councillor McGovern: JAMES, YOU HAVE THREE MINUTES.

>> Naomie Stephen: IT APPEARS MR. WILLIAMSON HAS LEFT THE ZOOM.

>> THAT IS THE ONLY PERSON SIGNED UP.

>> Councillor McGovern : OKAY. COUNCILLOR ZONDERVAN , YOUR HAND WAS UP BRIEFLY? WAS THAT FROM BEFORE OR DO YOU HAVE ANOTHER COMMENT? OKAY. ALL RIGHT. COUNCILLOR SIMMONS , DO YOU HAVE A GOOD ENOUGH CONNECTION TO CLOSE THIS OUT OR DO YOU WANT ME TO FINISH THIS OUT.

>> Councillor Simmons : THANK YOU.

I APPRECIATE YOUR SUPPORT AND I THANK YOU. I DID LOSE CONNECTION FOR A WHILE BUT I GOT THE GIST OF THE MEETING. I WANT TO THANK EACH OF YOU WHO CAME OUT THIS EVENING. I WOULD MOST LIKE TO CALL IT THE STATUS OF AFFORDABLE HOUSING IN CAMBRIDGE. It CERTAINLY SAYS THERE IS A LOT TO BE DONE. A LOT THAT HAS BEEN DONE AND SO MUCH MORE TO DO. BUT WE HAVE A LARGE NUMBER OF COMMUNITY PARTNERS WORKING IN TANDEM WITH US AND I APPRECIATE YOU ALL FOR THAT WOULD HAVING A ROBUST DISCUSSION, I WANT TO THANK EVERYBODY FOR THE PARTICIPATION AND I WILL ENTERTAIN A MOTION TO ADJOURN.

>> Councillor McGovern: BEFORE WE DO THAT, PETER, IS THIS IT FOR YOU?

>> Peter Daly: I HAVE MADE A COMMITMENT TO THE BOARD TO NOT LEAVE ON A DATE BUT AN EVENT AND THAT WILL BE WHEN SOMEONE IS HIRED AND THEY ARE THROUGH SOME TYPE OF PROCESS. THIS MEANS TOO MUCH TO ME TO LEAVE IT IN OTHER THAN GOOD HANDS THAT COULD KEEP THINGS MOVING, SO IT WILL BE A WHILE.

>> Councillor McGovern: WE COULD DO OUR TEARFUL GOODBYES TO YOU LATER. WE WILL DRAG YOU BACK HERE BEFORE YOU HIT THE GOLF COURSE.

Councillor McGovern: I MOVE TO ADJOURN. ROLL CALL.

YEA: COUNCILLOR SIMMONS, COUNCILLOR AZEEM, COUNCILLOR CARLONE,
VICE MAYOR MALLON, COUNCILLOR MCGOVERN -5

NAY: -0

AND THE HEARING WAS ADJOURNED AT 5:47 P.M.