



CITY OF CAMBRIDGE

Community Development Department

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To: Louis A. DePasquale, City Manager

From: Iram Farooq, Assistant City Manager for Community Development

Date: November 1, 2021

Re: Awaiting Report #21-6, Council Order #O-3 dated February 3, 2021 regarding obtaining written documentation from the Cambridge Housing Authority, Homeowners Rehab, Inc., Just a Start, and the Community Development Department updating the City Council on the locations, unit sizes, number of units, overall costs, populations served, and expected dates of completion for each of the projects they reported on during the Housing Committee hearing held on January 12, 2021

In response to the above referenced Policy Order, we submit the following.

We have gathered information from affordable housing providers and compiled it in the attached document. This includes information on the location, number and size of affordable units, number of new affordable units, development costs, affordability levels, and expected dates of completion for all developments that are currently active and include affordable units.

As the policy order notes, much of this information was shared with the Housing Committee earlier this year. The information included here has been updated to reflect the current status of each development, and to include new developments that have been proposed since that meeting.

AFFORDABLE HOUSING - ACTIVE DEVELOPMENT & PRESERVATION PROJECTS - 2021

11/1/2021

Cambridge Housing Authority											Unit Size					
Project	Project Address	Completion Date	Project Type	Housing Type	Affordability	Affordable Units	New Units	Commercial SF	Total Development Cost	City / CAHT Funding Committed	SRO	OBR	1BR	2BR	3BR	4BR+
78-80 Porter Road	78-80 Porter Road	2021	substantial rehab	rental	60% AMI	26	0	-	\$ 18,013,964	\$ 4,350,000		1	9	11	5	
Millers River Apts Revitalization	15 Lambert Street	2022	substantial rehab / add new units	rental	60% & 80% AMI	300	3	-	\$ 184,894,884	\$ 5,000,000			297	3		
Roosevelt Towers Rehabilitation	Cambridge St and Windsor St	2022	substantial rehab	rental	60% & 80% AMI	112	0	-	\$ 59,858,381	\$ -				63	44	5
Burns Apartments Reivtalization	30-50 Churchill Avenue	2022	substantial rehab	rental	60% AMI	198	0	-	\$ 91,601,169	\$ -			197	1		
Truman Apartments Revitalization	25 8th Street	2022	substantial rehab	rental	60% AMI	59	0	-	\$ 35,206,325	\$ -			59			
Putnam School Rehabilitation	86 Otis Street	2023	substantial rehab / add new units	rental	60% AMI	34	1	-	\$ 20,397,184	\$ -			32	2		
116 Norfolk Street Redevelopment	116 Norfolk	2024	preservation / rehab / new construction	rental	60% AMI	60	23	-	\$ 41,980,400	TBD		60	0			
Jefferson Park Redevelopment	Jackson Place	2025	preservation / new construction	rental	60% & 80% AMI	278	103	5,000	\$ 251,769,435	\$ 43,611,615			37	111	111	19
Subtotal - CHA						1,041	130	5,000	\$ 685,707,778	\$ 48,611,615	0	60	622	180	155	24

Homeowners Rehab, Inc.											Unit Size					
Project	Project Address	Completion Date	Project Type	Housing Type	Affordability	Affordable Units	New Units	Commercial SF	Total Development Cost	City / CAHT Funding Committed	SRO	OBR	1BR	2BR	3BR	4BR+
171 Columbia Street	171 Columbia Street	2022	substantial rehab	rental	80% AMI	3	0	-	\$ 1,950,000	TBD				2	1	
808 Memorial Drive	808-812 Memorial Drive	2023	substantial rehab	mixed-income rental, mixed-use	60% AMI & Market (100 units)	300	0	60,277	\$ 163,835,349	\$ 973,363			128	138	30	4
CASCAP	10 properties at numerous locations in Cambridge	Ongoing	portfolio acquisition; rehab	rental, includes housing with services for residents with supportive service needs (e.g. senior and residents with disabilities)	60% AMI	144	0	-	TBD	TBD	yes	yes	yes	6		
Subtotal - HRI						447	0	60,277	\$ 165,785,349	\$ 973,363	0	0	128	146	31	4

Just A Start Corporation											Unit Size					
Project	Project Address	Completion Date	Project Type	Housing Type	Affordability	Affordable Units	New Units	Commercial SF	Total Development Cost	City / CAHT Funding Committed	SRO	OBR	1BR	2BR	3BR	4BR+
Broadway Park	240 Broadway	2022	new construction	homeownership	80% & 100% AMI	15	15	-	\$ 8,734,838	\$ 3,600,000			7	4	4	
Rindge Commons Phase 1	402 Rindge Ave	2022	new construction	rental, mixed-use	60% AMI	24	24	38,500	\$ 30,880,000	\$ 4,250,000			10	14	0	
52 New Street	52 New Street	2023	new construction	rental	30%, 60%, 80% & 100% AMI	107	107	-	\$ 63,504,809	\$ 10,650,000			23	63	21	
Rindge Commons Phase 2	402 Rindge Ave	2024	new construction	rental	60% AMI	77	77	-	\$ 37,730,000	TBD			16	40	21	
Subtotal - JAS						223	223	38,500	\$ 140,849,647	\$ 18,500,000	0	0	56	121	46	0

Other Affordable Housing Providers - 100% Affordable Housing											Unit Size					
Owner / Project	Project Address	Completion Date	Project Type	Housing Type	Affordability	Affordable Units	New Units	Commercial SF	Total Development Cost	City / CAHT Funding Committed	SRO	OBR	1BR	2BR	3BR	4BR+
Capstone Communities & Hope Real Estate / Frost Terrace	1791 Mass Ave.	2021	new construction	rental	60% AMI	40	40	-	\$ 27,219,486	\$ 10,785,358		1	13	13	13	
Schochet Associates / Fresh Pond Apartments	362 & 364 Rindge Avenue	2021/2022	preservation	rental	50%, 80% & 95% AMI	504	0	-	\$ 32,460,812	\$ 32,460,812			126	336	42	
Park View Cooperative	24-26 Cpl. McTernan Terrace	2023	substantial rehab	coop	80% AMI	12	0	-	\$ 4,789,215	\$ 4,199,215			10	2		
Capstone Communities & Hope Real Estate / 2072 Mass Ave	2072 Mass Ave	TBD (proposed)	new construction	rental	TBD	TBD	TBD	-	TBD	\$ 5,071,000	TBD					
Winn Residential / Walden Square 2	Walden Square Road	TBD (proposed)	new construction	rental	30%, 60% & 80% AMI	103	103	-	TBD	TBD		9	7	43	35	9
POAH & Urban Spaces / Sacred Heart Redevelopment	Thorndike / Sixth / Seventh Streets	TBD (proposed)	adaptive re-use	rental	30%, 60% & 80% AMI	46	46	-	TBD	TBD	TBD					
Subtotal - Other Affordable Housing Providers						705	189	0	\$ 64,469,513	\$ 52,516,385	0	10	156	394	90	9

Inclusionary Housing											Unit Size					
Project	Project Address	Completion Date	Project Type	Housing Type	Affordability	Affordable Units	New Units	Commercial SF	Total Development Cost	City / CAHT Funding Committed	SRO	OBR	1BR	2BR	3BR	4BR+
Prism	50 Rogers Street	2021	new construction	rental	80% & 120% AMI	44	44						28	16		
Saint James Place	1991 & 2013 Mass Ave	2021	new construction	homeownership	80% AMI	5	5						1	3	1	

Inman Crossing	305 Webster Ave	2021	new construction	homeownership	80% AMI	4	4						2	2		
	212 Hampshire Street	2021	new construction	rental	80% AMI	1	1						1			
The Brook	95 Fawcett Street	2021	new construction	rental	80% AMI	5	5						3	1	1	
Flats on First	Charles & Hurley Street	2021	new construction	rental	80% AMI	16	16					6	6	3	1	
Hanover North Cambridge	50 Cambridgepark Drive	2022	new construction	rental	80% AMI	55	55					5	30	12	8	
	165 Main Street	2022	new construction	rental	80% & 120% AMI	63	63					10	35	14	4	
Cambridge Crossing	Building I	2022	new construction	rental	80% AMI	54	54					28	10	12	4	
	95-99 Elmwood Street	2022	new construction	homeownership	80% AMI	4	4					1		2	1	
The Laurent	55 Wheeler Street	2023	new construction	rental	80% AMI	99	99					14	48	24	13	
Forty Thorndike	40 Thorndike	2023	new construction	rental	80% AMI	48	48					13	25	5	5	
Subtotal - Inclusionary Housing						398	398				0	77	189	94	38	0

						Affordable Units	New Units	Commercial SF	Total Development Cost	City / CAHT Funding Committed	SRO	0BR	1BR	2BR	3BR	4BR+
TOTAL						2,814	940	103,777	\$ 1,056,812,287	\$ 120,601,363	0	147	1,151	935	360	37