SPECIAL BOARD MEETING
CAMBRIDGE HOUSING AUTHORITY
TUESDAY, NOVEMBER 28, 2023– 5:30 P.M.
POST DATE: NOVEMBER 22, 2023

ANNOUNCEMENT OF OPEN MEETING TO BE HELD VIA TELECONFERENCE

In accordance with the Declaration of Emergency by Governor Charles Baker due to the COVID-19 outbreak, and the Order issued by Governor Baker which was updated on March 29, 2023 by Governor Maura Healey, the Special Meeting of the Board of Commissioners of the Cambridge Housing Authority, scheduled to occur November 8, 2023, at 5:30 PM, will be held in person with the option of Commissioners and members of the public to participate remotely. All members of the public are invited to join the special meeting virtually, as well as attending in person. Those wishing to attend virtually should dial the following number and follow the instructions to log into the Special Meeting:

To listen to the meeting online:

By computer or smartphone, go to:
https://us02web.zoom.us/j/89632612642?pwd=VDBVKytIQ3Bjb0RpeExET2V5aG9qQT09

If necessary, enter Meeting ID: 896 3261 2642

If necessary, enter Passcode: 147537

To listen by telephone:

Dial: 1 646 558 8656 OR 1 301 715 8592

When prompted, enter Meeting ID: 896 3261 2642

If prompted, enter # When prompted, enter Passcode: 147537

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1. **LAST CALL FOR PUBLIC COMMENTS (PUBLIC COMMENT WILL BE ALLOWED VIRTUALLY OR IN PERSON)**

2. **CHAIRPERSON CALLS SPECIAL BOARD MEETING OF NOVEMBER 28, 2023, TO ORDER**

3. **EXECUTIVE DIRECTOR CONDUCTS ROLL CALL**

   The Executive Director will conduct the Board of Commissioners roll call on behalf of the Chairperson.

4. **EXECUTIVE DIRECTOR'S REPORT**

   The Executive Director will report on the various activities of the Authority at this time.

5. **PUBLIC COMMENT**

Members of the public may comment either in person or virtually on agenda items for this meeting in accordance with CHA's Policy for Public Participation at Board Meetings, which can be found on CHA's website. Members of the public are reminded that they must sign up for public comment *before* the Board Meeting is called to order by logging in (calling in) to the Board meeting no later than 5:30 PM or by completing this form:

https://www.cognitoforms.com/CambridgeHousingAuthority3/PublicCommentSignUp.

6. **FY2024 Small Area Fair Market Rents (SAFMRs)**

Approve and adopt the proposed FY 2024 Voucher Payment Standards for the Leased Housing units.

7. **Award of Contract to Republic Services for Solid Waste Pick-Up and Disposal**

Authorized to enter into a three-year contract with Republic Services of Revere, MA for Solid Waste Pick-Up and Disposal at Various Location

8. **Award CHA Authorizations to Execute Documents Associated with JP Clifton Place**

a. Authorized and execute and deliver any documents necessary or proper to ground lease certain property located at 1100 Jackson Place, 1300 Jackson Place, 1000 Jackson Place and 1200 Jackson Place

b. Execute and deliver any documents necessary or proper to perform and be obligated for the payment of certain work as the ground landlord under the Ground Lease

c. Execute and deliver any documents necessary or proper to assign all of the CHA's rights, title, and interest in and to any and all contracts and agreements, any and all plans, specifications and drawings, any and all governmental approvals, permits or licenses, and any and all financing and equity commitments, related to the construction, design, and development.

d. Cambridge Housing Affordable Lending LLC ("CHAL"), authorized, empowered and directed to guaranty the performance of Clifton Place Manager LLC (the "Manager"), as managing member of the Company, and the Company of their obligations to USA Institutional Jefferson Park LLC

e. Execute and deliver any documents necessary or proper to enter into a reconciliation agreement and zoning-based affordable housing overlay housing covenant with the Company, Yi-An Huang, et al, Trustees of Cambridge Affordable Housing Trust and the City of Cambridge, Massachusetts

f. Execute and deliver any documents necessary or proper to direct, carry out and effectuate the leasing, financing, construction, development and operation of the Project or any of the foregoing resolutions

g. Authorize Michael Johnston, John Filip or Margaret Donnelly Moran as authorized signatories of CHA

h. Authorize Executive Director, Deputy Director, Development Director or any CHAL Authorized Signatory, acting singly, be, and hereby is authorized, empowered and directed to execute, seal, acknowledge and deliver on behalf of the CHAL

i. That any and all previous actions taken in connection with the effectuation of the foregoing votes by any commissioner, officer, trustee, Executive Director, Deputy Director, Development Director, Authorized Signatory or CHAL Authorized Signatory are hereby ratified and confirmed.

9. Award of Contract to Stock Pot Malden

Award of Contract to Stock Pot Malden for the Fresh Meals Program

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NOTICE OF SPECIAL MEETING

Notice is hereby given in accordance with Section 23B of Chapter 39 of the General Laws, that a Special Meeting of the Cambridge Housing Authority will be held at 5:30 P.M. on Tuesday November 28, 2023.

Cambridge Housing Authority

By_____
Executive Director

Post Date: November 22, 2023