CAMBRIDGE AFFORDABLE HOUSING CORPORATION

362 Green Street
Cambridge, MA 02139

M E M O R A N D U M

TO: Cambridge Affordable Housing Corporation Board of Directors

FROM: Michael Johnston, Clerk

DATE: May 17, 2024

RE: Meeting of the Board of Directors

There will be a brief meeting of the CAHC Board of Directors on May 22, 2024, after the CHA Board meeting.
A copy of the related memorandum is attached for your review.

CAMBRIDGE AFFORDABLE HOUSING CORPORATION

362 Green Street
Cambridge, MA 02139

May 8, 2024

AGENDA

1. **Changes to the JP State Ground Lease in Conjunction with the Financial Closing for Phase 1 of the Revitalization of Jefferson Park Federal (Clifton Place)**

    a. Deliver any documents necessary or proper to amend the JP State Lease, including executing and delivering that certain First Amendment to Ground Lease Agreement
    b. Execute and deliver any documents necessary or proper to direct, carry out and effectuate the JP State Lease Amendment and any of the foregoing resolutions, on such terms and conditions as the Clerk of the Corporation
    c. Foregoing votes, the President, Treasurer or Clerk of the Corporation, or an Authorized Signatory, acting singly, be, and hereby is authorized, empowered and directed to execute, seal, acknowledge and deliver on behalf of the Corporation, acting in its own capacity and in its capacity as the sole member of the JP State Manager
    d. All prior actions taken by the Clerk of the Corporation or any Authorized Signatory to effectuate the foregoing votes are hereby ratified and confirmed.

2. **Amendment Phase 1 of the Revitalization of Jefferson Park Federal (Clifton Place) - CAHC Authorizations to Execute Documents Associated with Project Financing and Closing**

    a. Deliver the manager of the Company, be, and it hereby is, authorized, empowered and directed to take all action and execute and deliver any documents necessary or proper to amend the Lease
    b. Execute execute and deliver any documents necessary or proper to assign all of the Company's rights, title, and interest in and to (i) any and all contracts and agreements, (ii) any and all plans, specifications and drawings, (iii) any and all governmental approvals, permits or licenses concerning the construction, design, development and operation
    c. Take all actions and execute and deliver any documents necessary or proper to assign all of the Company's rights, title, and interest in and to (i) any and all contracts and agreements, (ii) any and all plans, specifications and drawings, (iii) any and all governmental approvals, permits

or licenses concerning the construction, design, development and operation

d. Actions and execute and deliver any documents necessary or proper to assume all of the Company's rights, title, and interest in and to (i) any and all contracts and agreements, (ii) any and all plans, specifications and drawings, (iii) any and all governmental approvals, permits or licenses concerning the construction, design, development and operation of the portion of the JP Federal Project concerning the Jackson Place Property
e. Deliver any documents required by U.S. Department of Housing and Urban Development ("HUD") as a condition to the mixed finance application of the Company related to the construction and operation of the JP Federal Project
f. empowered and directed to take all actions and execute and deliver any documents necessary or proper to direct, carry out and effectuate the Lease Amendments, the HUD Requirements and any of the foregoing resolutions
g. The President, Treasurer or Clerk of the Corporation, or Margaret Donnelly Moran or John Filip (each, an "Authorized Signatory"), acting singly, be, and hereby is authorized, empowered and directed to execute, seal, acknowledge and deliver on behalf of the Corporation, acting in its own capacity and in its capacity as the sole member of the Manager
h. All prior actions taken by the Clerk of the Corporation or any Authorized Signatory to effectuate the foregoing votes are hereby ratified and confirmed.