



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

The Planning Board of the City of Cambridge will hold a public hearing on August 4, 2020, at 6:30 p.m., conducted remotely (see below for directions) on a petition by the City Council to amend the Zoning Ordinance of the City of Cambridge by creating a new Section 11.207 entitled "Affordable Housing Overlay" and by making corresponding amendments elsewhere within the Zoning Ordinance.

The Affordable Housing Overlay (AHO) would apply to all zoning districts in the City of Cambridge. The purpose of the AHO is to promote the public good by supporting the development of housing that is affordable to households earning up to 100% of area median income. The intent of the AHO is to allow increases in density, limited increases in height, and relaxation of certain other zoning limitations for residential developments in which all units are made permanently affordable to households earning up to 100% of area median income (referred to as "AHO Projects," as defined in Article 2.000 of this Zoning Ordinance); to incentivize the reuse of existing buildings in order to create AHO Projects that are more compatible with established neighborhood character; to promote the city's urban design objectives while enabling AHO Projects to be permitted as-of-right, subject to non-binding advisory design consultation procedures; and to apply such standards throughout the City, to promote city planning goals of achieving greater socioeconomic diversity and a more equitable distribution of affordable housing citywide.

The new Section 11.207 would contain: standards for eligibility, rent, and initial sale price for dwelling units in AHO Projects; modifications to use regulations, development standards, and parking and bicycle parking requirements for AHO Projects; building and site design standards for new development of AHO Projects; advisory design consultation procedures for AHO Projects; and provisions for implementation and enforcement.

Copies of the petition are on file in the Office of the City Clerk, City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts and at the Community Development Department, 344 Broadway, and online at [www.cambridgema.gov/cdd/zoninganddevelopment/zoning/amendments](http://www.cambridgema.gov/cdd/zoninganddevelopment/zoning/amendments). Questions concerning the petition may be addressed to Liza Paden at 617/349-4647 or [lpaden@cambridgema.gov](mailto:lpaden@cambridgema.gov).

PLEASE NOTE: Due to statewide emergency orders limiting the size of public gatherings in response to COVID-19, this meeting will be held with remote participation and will be closed to in-person attendance. Members of the public can view the meeting online or on cable television within Cambridge, provide comments before the meeting in writing to [planningboardcomment@cambridgema.gov](mailto:planningboardcomment@cambridgema.gov), and attend virtually online or by telephone.

Review Information about Remote Planning Board Meetings:

[www.cambridgema.gov/CDD/zoninganddevelopment/planningboard/remotepanningboardmeetings](http://www.cambridgema.gov/CDD/zoninganddevelopment/planningboard/remotepanningboardmeetings)

A link to attend the meeting virtually will be posted in advance on the Meeting Agenda:

<https://cambridgema.iqm2.com/Citizens/Default.aspx?DepartmentID=1071>

If you do not have a computer or e-mail address, please call Swaathi Joseph at 617-349-4668.

The City of Cambridge does not discriminate on the basis of disability. The City of Cambridge will provide reasonable accommodations to people with disabilities upon request. Please make requests for alternative formats at least two weeks in advance by contacting Liza Paden, Planning Board staff, at 617/349-4647, [lpaden@cambridgema.gov](mailto:lpaden@cambridgema.gov).