



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 Tuesday, December 20, 2016 at 7:00 p.m. in the City Hall Annex, Second Floor, 344 Broadway, Cambridge, Massachusetts on a petition by the City Council to amend provisions of the Zoning Ordinance related to Inclusionary Housing, including the insertion of new definitions into Article 2.000 and the substitution of revised zoning text for the current text of Sections 11.200 through 11.206. The petition would adjust and clarify some of the current provisions related to the inclusionary housing requirement, standards for affordable units, eligibility and pricing standards, implementation, enforcement, and the activities of the Affordable Housing Trust as they relate to the zoning requirements. The most substantive elements of the proposal are summarized below.

New residential projects of at least ten (10) units or ten thousand (10,000) square feet of gross floor area would be required to contain, in total, at least fifteen percent (15%) affordable units in the case of projects permitted on or before June 30, 2017, and at least twenty percent (20%) affordable units in the case of projects permitted after June 30, 2017. The requirement would be based on the total net floor area of dwelling units within the project rather than the total number of dwelling units. Where the exact floor area requirement is not met by affordable units, the remaining requirement would be met through a per-square-foot contribution to the Affordable Housing Trust for the remainder of the required square footage. New provisions would encourage family-sized units of three bedrooms or more, and would require a minimum proportion of such units in residential projects with at least fifty thousand (50,000) square feet of gross floor area. For affordable rental units created through inclusionary housing, the income range of eligible households upon initial occupancy would be fifty percent (50%) to eighty percent (80%) of area median income. For affordable owner-occupied units created through inclusionary housing, the maximum income for eligible households upon initial occupancy would be one hundred percent (100%) of area median income. Limitations on housing costs would be established such that eligible households generally pay no more than thirty (30%) of gross household income on housing payments, except in the case of studio units, for which the price standard would be (25%) of gross household income. Inclusionary housing projects would continue to receive an as-of-right increase of thirty percent (30%) in allowed Gross Floor Area and allowed number of dwelling units above normal zoning limitations.

Copies of the full 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.

Questions concerning the petition may be addressed to Liza Paden at 617/349-4647 or lpaden@cambridgema.gov.

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.