

City of Cambridge Inclusionary Housing Petition

COMMUNITY DEVELOPMENT DEPARTMENT

JANUARY 4, 2017



Inclusionary Housing – Current Stats

- **Over 960 affordable units created or under construction**
- **Approximately 200 ownership and 760 rental**
- **Over 815 units completed**
- **Over 145 units under construction or permitted**



Interior, Aberdeen Lofts

6 affordable homeownership units

Inclusionary Housing Changes - Timeline

2016

April: Inclusionary Housing Study submitted to City Council

May – September: Housing Committee holds six public hearings

May 18 – Public comment with questions for Study Consultant

May 31 – Presentation by Study Consultant

July 11- Discussion of Affordable Housing Trust Recommendations

August 15 – Discussion of CDD Recommendations and Chamber of Commerce Peer Review

August 30 – Continuation of discussion of CDD Draft Recommendations

September 8 - Recommendations finalized and referred to City Council

June: Affordable Housing Trust submits recommendations to Housing Committee

July: Presentation to Planning Board

April – September: Meetings with and recommendations submitted by business and other members of the community

September: Housing Committee recommendations

November 17: Inclusionary Housing Petition filed with City Clerk

November 21: City Council refers Petition to Ordinance Committee and Planning Board

December 20: Planning Board meeting

2017

January 4 – Ordinance Committee meeting



Key Provisions of Current Inclusionary Housing Ordinance

- **Adopted 1998 – end of rent control**
- **Applies to projects of at least 10 units or 10,000 square feet**
- **15% of units affordable; typically 11%-13% after application of density bonus**
- **Density bonus: 30% increase in unit count and floor area**
- **Affordability targeted to households at 65% AMI**
- **Eligibility up to 80% AMI for rental housing**
- **Affordable units provided on-site**
- **Permanent affordability through a long-term deed restriction**

Key Provisions of Inclusionary Housing Petition

Provisions Maintained

- Threshold of 10 units or 10,000 square feet
- Density bonus: 30% increase in unit count and floor area
- Units located on site
- Units marketed according to CDD policies
- Units to mirror building (following provision of family sized units)



Key Provisions of Inclusionary Housing Petition

Set Aside Percentages

- Set aside to be based on amount of floor area rather than the number of units, to create opportunities for larger units
- 15% of total dwelling unit net floor area to be affordable for projects permitted on or before June 30, 2017; 20% of total dwelling unit net floor area thereafter



Bolton Street –20 condominiums, 2 inclusionary



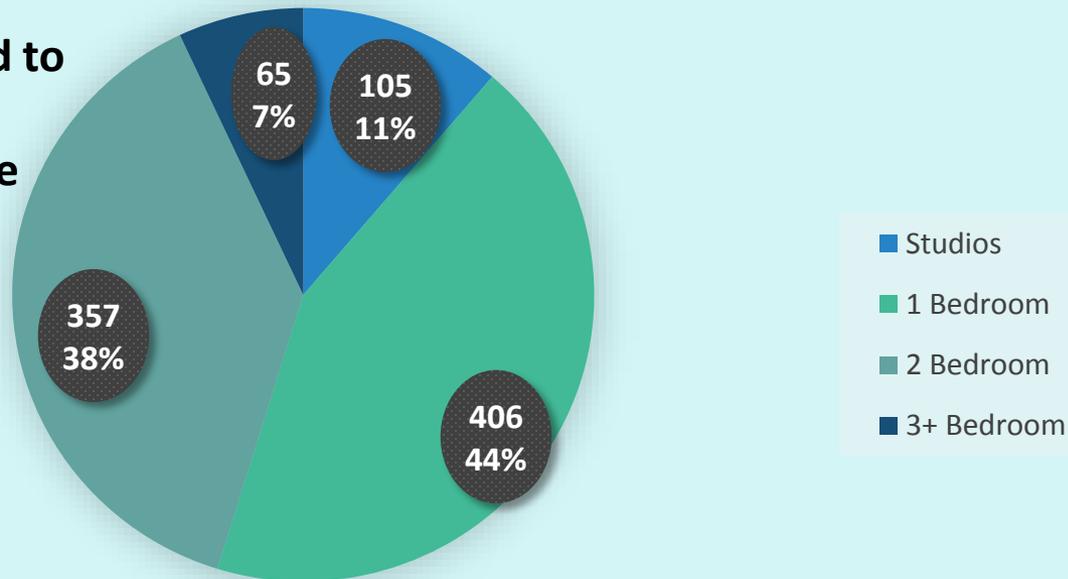
Cameron St.- rental, 37 units, 4 inclusionary

Key Provisions of Inclusionary Housing Petition

Requirement of Family-Sized Units

- Projects over 50,000 square feet, 20% of affordable floor area must be 3 bedroom units
- Affordable Units must have same or greater proportion of family sized units as whole project

Inclusionary units created to date by bedroom size



Key Provisions of Inclusionary Housing Petition

Fractional Unit Requirement

- Monetary contribution to Cambridge Affordable Housing Trust (CAHT) if remaining square feet is less than a unit
- Contribution based on amount of subsidy needed to create equivalent floor area in affordable building funded by CAHT



Key Provisions of Inclusionary Housing Petition

Income Eligibility at Initial Occupancy

- **Rental: eligibility 50% to 80% AMI or lower than 50% AMI with a housing voucher**
- **Ownership: increase eligibility up to 100% AMI**

Rents and Sale Prices

- **Rents at 30% AMI of household income**
- **For studio rents, rents at 25% of household income**
- **Ownership units priced so housing costs are 30% of 90% AMI**



Sierra + Tango Condominiums, above, and 20/20 Apartments, below, part of the North Point PUD.



Key Provisions of Inclusionary Housing Petition

Current Program Policies Added to Ordinance

- **Minimum Rent for households under 40% AMI**
- **Annual Recertification – Tenants recertified annually for rent determination and continued eligibility**
- **Annual Income Recertifications – Existing tenants remain eligible until income exceeds 100% AMI**



Prospect St. - 26 condominiums, 3 affordable

Key Provisions of Inclusionary Housing Petition

Additional Provisions

- Ordinance review within no less than 5 years
- CDD develops policies, standards; procedures; Assistant City Manager promulgate regulations
- Voluntary compliance for projects with less than 10 units – projects may receive bonus (without special permit)

