

PB. 2/24/17

40B COMPREHENSIVE PERMIT APPLICATION



HRI CONCORD HIGHLANDS

671-675 CONCORD AVENUE, CAMBRIDGE

JANUARY 19, 2017

40B COMPREHENSIVE PERMIT APPLICATION

HRI Concord Highlands

671-675 Concord Avenue, Cambridge MA 02138

Submitted to The Board of Zoning Appeal, City of Cambridge
By Homeowner's Rehab, Inc., HRI Concord Highlands LLC
Date January 19, 2017

TABLE OF CONTENTS

- 1) Cover Letter
- 2) Comprehensive Permit Application Form
- 3) Evidence of a Need for Affordable Housing
- 4) Eligibility Standards, Long-Term Affordability and Funding
- 5) Existing Site Conditions
- 6) Drawings: Site Development & Utility Plans
- 7) Building Tabulation
- 8) Photographs
- 9) Concord Avenue Parkway Zoning Overlay Map
- 10) Enterprise Green Communities Sustainability Reporting Program comparison
- 11) Assessor's Plat
- 12) Ownership Certificates
- 13) Articles of Organization and 501(c)3 status
- 14) Massachusetts LIHTC 2016 Qualified Allocation Plan (Draft) – Section 54.04 and 54.05
- 15) \$100 Filing Fee

40B COMPREHENSIVE PERMIT APPLICATION

HRI Concord Highlands

671-675 Concord Avenue, Cambridge MA 02138

SECTION 1
COVER LETTER

COMPREHENSIVE PERMIT APPLICATION

HRI Concord Highlands LLC, "HRI Concord Highlands"

671-675 Concord Avenue, Cambridge MA 02138

January 19, 2017

Board of Zoning Appeal
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

Re: Comprehensive Permit Application for HRI Concord Highlands, 671-675 Concord Avenue

Dear Board of Zoning Appeal Members,

In May 2016, Homeowner's Rehab, Inc. (HRI) acquired the approximately 1.0-acre site at 671-675 Concord Avenue in the Alewife-Cambridge Highlands neighborhood to develop new construction, multi-family, 100% affordable housing units, in partnership with the City of Cambridge. The Ownership entity, HRI Concord Highlands, LLC, is please to submit a Comprehensive Permit application in accordance with Massachusetts General Laws Chapter 40B, Section 20-23 for the development of 98 units of affordable rental housing, community space, outdoor passive recreation areas, and other site improvements in a project called "HRI Concord Highlands" (the Property).

The following documents are attached in support of this application:

- Comprehensive Permit Application Form
- Evidence of a Need for Affordable Housing
- Eligibility Standards, Long-Term Affordability and Funding
- Drawings: Site Development Plans and Utility Plans
- Report on Existing Site Conditions
- Photographs; maps; zoning guidelines; legal documentation; certifications and fees
- Under separate cover: Letter of Support from the Cambridge Affordable Housing Trust

Development Background

The Sponsor of this Project is HRI Concord Highlands, LLC, an affiliate of HRI, a non-profit organization located at 280 Franklin Street in Cambridge. HRI has a long-standing track record as a successful developer working closely with the City of Cambridge, Massachusetts Department of Housing and Community Development and other public and quasi-public entities to develop and operate quality affordable housing in Cambridge. The HRI Concord Highlands site was acquired from a private property owner in May 2016 with acquisition financing support from the Cambridge Affordable Housing Trust (CAHT) with a CAHT Mortgage covenant to develop the site as 100% affordable housing. The Mortgage encumbers the property to be entered into an Affordable Housing Covenant to develop Affordable Housing in a form required by the City of Cambridge. All units to be constructed to be available solely to households whose income does not exceed a percentage of Area Median Income (AMI) approved by the

Trust. The Property is expected to be further encumbered by affordability restrictions from MA DHCD and MassHousing.

HRI, in conjunction with Icon Architecture (Icon), designed the HRI Concord Highlands project to meet the deep need for affordable housing in the City. HRI and Icon have a proven track record in new construction, extending back to the 2011 development of Putnam Green at 625 Putnam Avenue. This project created 40 affordable units of new construction, with LEED Platinum designation. At HRI Concord Highlands, HRI proposes a 98-unit, new construction, multifamily building at the site. The site is located across Concord Avenue from Fresh Pond in the Alewife-Cambridge Highlands neighborhood, an area targeted for long-term redevelopment, including new residential uses, in the City of Cambridge's 2005 Concord-Alewife Study, and currently through the Envision Cambridge master planning process. HRI will repurpose the existing site, which was previously occupied by private businesses, for new housing development. The proposed development will provide crucial affordable housing units in this area of Cambridge which is rapidly transforming from an industrial/manufacturing district into a new mixed-use neighborhood. This would be the largest new construction, affordable housing project built in Cambridge in over 40 years, and will maximize both the City and Commonwealth's sustainable development principles.

Project Priorities

The development of 98 affordable housing units at HRI Concord Highlands responds to several local and state development priorities. First, it addresses the deep need for affordable housing in Cambridge. Production of affordable housing in Cambridge is extremely challenging in today's market conditions. The cost of acquisition in Cambridge is a significant challenge for nonprofit ownership and development of new affordable units. At HRI Concord Highlands, HRI would be able to create 98 new affordable units, providing quality housing for families that are forced to leave the City for more affordable housing. HRI Concord Highlands corresponds directly to the Commonwealth's 2017 Low Income Housing Tax Credit (LIHTC) Draft Qualified Allocation Plan (QAP) priority category of Family Housing in Neighborhoods and Communities that provide access to opportunities, like Cambridge.

Not only does HRI Concord Highlands provide additional housing units to families, it is strongly aligned with existing zoning priorities for the Alewife and Cambridge Highlands neighborhoods. The site is approximately one acre and located across Concord Avenue from Fresh Pond, which is a unique area targeted for long-term redevelopment, including new residential uses, in the City of Cambridge's 2005 Concord-Alewife Study, and currently through the Envision Cambridge master planning process. The 2005 plan specifically encourages a mix of uses, including housing, throughout the plan's study area (Chapter 4, Recommendations, Zoning Recommendations). HRI will repurpose the existing site, which was previously occupied by private businesses for new housing development. The site is located on the #74 and #78 MBTA bus routes, with bus stops directly in front of the site that will connect future residents to Harvard Square. It is also within walking distance of the Alewife T Station (Red Line), and thus provides valuable access to employment and education opportunities in the City of Cambridge and beyond. The site is directly adjacent to the 162-acre Fresh Pond Reservation park system with a variety of passive and active recreation activities available. Future residents at the HRI Concord Highlands project will have access to transit, open space, community services, and retail available nearby in both the Alewife and Cambridge Highlands neighborhoods.

HRI Concord Highlands will provide Cambridge families with quality affordable housing with a variety of active design focused resident services and outdoor open space. Approximately 67% of the units will be

family-sized units (two- or three-bedrooms), and approximately 21% of the total units will be three-bedroom units. The proposed unit mix is 32 one-bedroom units, 45 two-bedroom units, and 21 three-bedroom units. HRI is the first non-profit partner in the Partnership for Healthier America, and will certify the HRI Concord Highlands building as an Active Design Verified property through the Center for Active Design review process. HRI's current design shows resident activities spaces in the form of a multi-purpose community room on the top floor with a rooftop terrace accessible to all residents. This area will be used to program health and wellness programs for residents through the HRI Resident Services program. There will also be two locations for outdoor passive recreation with outdoor seating areas both in front of and in the rear of the building. The front area will provide residents a pedestrian connection from Concord Avenue into the lobby area of the building, with a protected and shaded seating area for residents waiting for transit options as well as a short-term bicycle parking area. The front area will also link residents with the Fresh Pond Reservation park system directly across Concord, and reachable by a dedicated pedestrian crosswalk nearby at Smith Place. The rear area is connected to the building lobby by a walking path along the site perimeter, and will consist of a landscaped seating area that could potentially serve as a point of entry from the HRI Concord Highlands site to the future development of a pedestrian trail suggested in the 2005 plan. With this combination of indoor and outdoor amenities, residents at HRI Concord Highlands will have many opportunities to interact with neighbors and nature in a holistic approach that encourages healthy and active use throughout the building on a daily basis.

Sustainability is important to the City and State, and to HRI, and the proposed building will adhere to the Enterprise Green Communities program, and equivalent to a LEED-Silver certifiable project. Green features will include an energy-efficient building envelope, high-performing mechanical and ventilation systems, low-flow water fixtures, and other potential measures include renewable solar energy. Five percent of project units will be designed for accessibility and compliance with all MAAB requirements, in addition to two percent of units designed for persons with visual and hearing impairments. Universal Design measures will be incorporated into all common areas of the building, including corridors, community room and any public outdoor space. The site is near, but not directly in, the 100-year flood zone of the nearby Alewife Brook. Resilient site planning and building design measures will include a defensible first floor built primarily as car and bicycle parking, raising critical building systems wherever possible, and keeping all residential units and other building resources above the 2030 and 2070 flood elevations, as recommended by the 2015 City of Cambridge Climate Change Vulnerability Assessment, the ongoing Alewife Resiliency Working Group planning objective, and project review by the Department of Public Works.

Community Outreach and Project Timeline

HRI is currently seeking all zoning and funding approvals in order to finance construction as early as Winter 2017 into 2018. HRI began due diligence on site acquisition in December 2015, and acquired the site in May 2016. HRI began community outreach in August 2016, meeting with key community and citywide resident groups, including Fresh Pond Residents Alliance, Cambridge Highlands Neighborhood Association, and the Cambridge Residents Alliance. HRI also held a series of Community Meetings beginning in Fall 2016 through Winter 2017 on September 15, 2016, December 13, 2016, and January 11, 2017. For each meeting, HRI reached out to over 75 abutting property owners and other community groups, and posted all community meeting information, including building designs, on the HRI website.

HRI submitted a funding Pre-Application to DHCD in December 2016 for State financing resources, including State Low Income Housing Tax Credits, Affordable Housing Trust, and Housing Stabilization

Funds. In early January 2017, DHCD conditionally approved the project to move forward with a full OneStop+ submission, which HRI will submit by the deadline of February 15, 2017.

If zoning is approved and the project is awarded DHCD State financing sources in Summer 2017, financial closing will begin as early as July 2017, and financing closing for construction sources could take place in December 2017 or early 2018, and construction would begin immediately thereafter.

Zoning Analysis: Request for Zoning Relief

Icon Architecture completed an analysis of City of Cambridge Zoning Ordinance, looking specifically at guidelines related to residential floor area ratio, parking, and other urban design criteria. The HRI Concord Highlands site is situated in an Office 1 District, and also lies within the Southeast Quadrangle of the Alewife Overlay District (Southeast Quadrangle of AOD-4) and Concord Avenue Parkway Sub-district of the Parkway Overlay District (boundary extends 200' from the centerline of Concord Avenue into the site). HRI is seeking zoning relief from the Board of Zoning Appeal through the Comprehensive Permit application for the following issues:

- **Gross Floor Area and Unit Count.** Zoning Ordinance Article 20.95 provides Dimensional Regulations and Unit Count requirements for the Southeast Quadrangle of AOD-4. In 20.95.1, the Floor Area Ratio (FAR) requirement is stated as a Maximum FAR of 2.0 for residential uses. To calculate the proposed FAR, the site is 43,398 square feet, and the proposed development is 125,276 square feet, or 2.89 FAR, and over the requirement by 38,480 SF. In Article 20.95.4 the required Minimum Lot Area Per Dwelling Unit is 600 SF. The proposed Lot Area Per Dwelling Unit is calculated by using the site area of 43,398 SF, and the proposed dwelling count of 98 units, and the lot area per dwelling unit is 442 SF. The proposed FAR and unit count is slightly higher than the prescribed FAR and Unit Counts for the Alewife overlay zoning district, however overall is contextual with other recent developments in terms of massing and height. All other setback requirements will follow the Zoning Ordinance.
- **Parking.** Zoning Ordinance Article 6.12 lists the current car parking requirement for the site under the zoning districts listed above as 1.0 space per dwelling unit, with 50 percent of the spaces designated as compact spaces. The proposed building has 65 parking spaces, or 0.66 per dwelling unit. Within the HRI housing portfolio, utilization averages approximately 52 percent of parking in similar mixed-income, new construction projects upon initial lease amongst low-income households. HRI will provide residents with access to the Alewife TMA shuttle bus that connects several nearby office and residential buildings through bus service to the Alewife T Station. The HRI Concord Highlands site has strong public transit connectivity and is located directly on the MBTA Bus Route #74 and #78 that runs along Concord Avenue from Harvard Square, past the City line, and into Belmont center. The site is an approximately 15-20 minute walk to the T Red Line station at Alewife. Through our Resident Services programming, we will also provide direct transit options to local grocery store for residents, like several of our other developments. We will fully comply with all bicycle parking requirements, which under the applicable zoning district has two categories: 1) Long Term provision of 104 bicycle parking spaces, calculated by 1.0 bicycle space per dwelling units for the first 20 units, and 1.05 bicycle space per dwelling units for the balance of units; and 2) Short Term provision of 10 bicycle parking spaces, calculated by 0.1 bicycle space per dwelling unit.

- Sustainability Rating System.** Zoning Ordinance Article 22.23 requires all new construction projects with 50,000 square feet or more of gross floor area to meet the requirements of the Leadership in Energy and Environmental Design (LEED) Green Building Rating System at the level 'Silver' or better. HRI Concord Highlands is requesting relief from this requirement by replacing LEED certification with Enterprise Community Partners Green Communities 2015 certification. The Enterprise Green Communities (EGC) certification system is more appropriate to this building because it was specifically developed for affordable multifamily buildings, in contrast to the LEED certification system which was developed based on office buildings (see attached comparison of both programs for full details). The Cambridge Housing Authority has used this certification, as have hundreds of low income multifamily developers across the nation. The pre-requisites for LEED and EGC are substantially the same, although EGC 2015 utilizes a more stringent energy efficiency baseline than the current LEED rating system, LEED Version 4. The EGC certification has several additional pre-requisites that LEED does not, including those relating to resilience, active and healthy living, and indoor air quality and occupant health. EGC requires all ENERGY STAR appliances and that all paints, coatings and adhesives be low- or no-VOC while these are optional points under the LEED system. The City is currently considering amendments to Article 22 that would allow the replacement of EGC for LEED on affordable low income housing. EGC is a better fit for this project than LEED while delivering comparable, or superior, energy and sustainability results.
- Ground Floor Transparency.** Zoning Ordinance Article 20.64.3 requires that ground floor levels include a minimum of thirty percent transparency to enliven and enrich the public environment of the Concord Avenue parkway district. HRI Concord Highlands is seeking relief as the proposed transparency of the ground floor, or first floor, is approximately 23 percent. The percentage of transparency for the lobby area, which is highly visible from the Parkway and serves as the focal point for pedestrians entering the building, is approximately 37 percent. As the design set indicates, all residential areas of the first floor are raised above the 2030 and 2070 flood elevations for long-term protection of residential units. By raising this portion of the first floor, there is a slightly less area as allowable transparency in this portion of the Concord Avenue façade. Overall, the ground floor, landscaping, and urban design features in the Concord Avenue Parkway overlay provide a strong connection between the street, sidewalk, and building to visually engage passing pedestrians.

HRI believes that requests for zoning relief for HRI Concord Highlands are reasonable for the following reasons:

- 1) The City fully supports the HRI Concord Highlands project to repurpose the formerly industrial / commercial site to a residential use with 98 new housing units, community room with an outdoor terrace, and outdoor open space. The project serves a public benefit by providing Cambridge families with quality affordable housing in a transforming neighborhood with access to transit, open space, and other services.
- 2) Following the requirements of the Concord Avenue Parkway district and the 2005 Concord-Alewife Plan, the proposed HRI Concord Highlands building sets an enhanced precedent for quality design in this transforming Alewife Quadrangle area, and along Concord Avenue. Given the existing surrounding context is primarily one-story industrial, office, and commercial uses, the proposed new building marks the beginning of establishing a renewed context that is

pedestrian-friendly and engaging with both the Concord Avenue Parkway and the scenic Fresh Pond landscape across the street.

- 3) After careful analysis of parking utilization rates within our affordable housing portfolio, we are providing strong transit options through a reduced parking ratio, access to the Alewife TMA shuttle, locating the building directly on the MBTA bus route and within walking distance to the Alewife T station, and robust bicycle storage options. Through this approach, we are encouraging residents to consider automobile-free transit options, which will contribute to the City's goals to reduce impacts on local traffic and environmental quality.
- 4) Through the combination of smartly designed and efficient front and rear yard open spaces, as well as a rooftop terrace, the proposed HRI Concord Highlands building provides future residents with a variety of open space options to explore on-site. Additional resident programming will link residents with these open space assets in an active and healthy approach that contributes to an enhanced quality of life for all residents.
- 5) This request for zoning relief fit development priorities articulated by the City and the community in recent public memos related to production and the City's Housing Plan, as well as the Commonwealth's sustainability principles. New affordable units and transit-oriented housing production are both well-supported development goals in the City.

Comprehensive Permit

This application is being submitted in conformance with MGL Chapter 40B, Sections 20-23. The provisions of this statute empower the BZA to grant exceptions from local ordinances, acting on behalf of all local boards if the proposed housing is "reasonable and consistent with local needs." This standard requires the BZA to consider the following factors in their decision: local and regional need for low-income housing; the number of low-income individuals affected by the lack of sufficient housing; the need to protect the health and safety of potential building occupants and City residents; and the promotion of better site and building design. HRI believes this project meets all Chapter 40B standards. Furthermore, developing a project that emphasizes family-sized units is important to HRI's mission of producing affordable family housing in Cambridge, and the City's housing priorities.

Conclusion

Approval of this Comprehensive Permit Application is critical to the success of the HRI Concord Highlands. All requested variances are rooted in the goal for building affordable family housing as efficient as possible while achieving the City's goals of sustainability and resiliency. We sincerely hope that the BZA will look favorably upon this request and the benefits of creating new affordable units for families and individuals in need of quality housing.

Sincerely,



Jane Carbone

Director of Housing, HRI

40B COMPREHENSIVE PERMIT APPLICATION

HRI Concord Highlands

671-675 Concord Avenue, Cambridge MA 02138

SECTION 2

COMPREHENSIVE PERMIT APPLICATION FORM



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

TO: Board of Zoning Appeal
(Specify Local Board or Agency)

NOTICE OF FILING OF A COMPREHENSIVE PERMIT APPLICATION

REGARDING: 671-675 Concord Avenue, Cambridge, MA 02138
(Address of Property)

Please be informed that an application for a Comprehensive Permit for the development of low or moderate income housing at the above referenced property has been filed with the Cambridge Board of Zoning Appeals, and is scheduled for a hearing at _____ p.m., on Thursday, _____, at the Ackerman Hearing Room (Rm. 200) in City Hall.

A copy of the Comprehensive Permit application is attached. The relief requested in the application includes: Article 6.12: parking reduction relief for 1:1 car parking;

Article 20.64.3: Ground floor transparency; Article 20.95.1: dimensional relief for Floor Area Ratio;

Article 20.95.4: Minimum Lot Area per Dwelling Unit; 22.23: LEED Green Building System Reporting

In acting on Comprehensive Permit applications, the Board of Zoning Appeals has the power to grant any permits or approvals, which would otherwise be required from other local agencies. The Board requests that _____ and other applicable agencies and boards appear at this hearing to make recommendations relative to this application, and/or that written recommendations be submitted to the Board prior to that hearing date.

Please contact the Zoning Specialist at (617) 349-6100, to receive further information on this Comprehensive Permit proceeding.

COMPREHENSIVE PERMIT APPLICATION

PETITIONER: Homeowner's Rehab, Inc.

PETITIONER'S ADDRESS: 280 Franklin Street, Cambridge, MA 02139

PETITIONER'S TELEPHONE: (617) 868-4858 (main)

NAME, ADDRESS, AND PHONE NUMBER OF CONTACT PERSON
(If different from Petitioner): Jane Carbone, x212

LOCATION OF SITE: 671-675 Concord Avenue, Cambridge, MA 02138

DESCRIPTION OF PROJECT: HRI Concord Highlands is a new construction, multi-family affordable housing project with 98 residential rental units. Proposed 6-story building with open-air structured parking at grade below building. Open space provided at front and rear yards of building.

SPECIFY LOCAL REGULATIONS OR REQUIRMENTS FROM WHICH RELIEF IS REQUESTED:

Relief Requested:	Applicable Local Board or Authority:
<u>6.12</u>	<u>Board of Zoning Appeal</u>
<u>20.64.3</u>	<u>Board of Zoning Appeal</u>
<u>20.95.1</u>	<u>Board of Zoning Appeal</u>
<u>20.95.4</u>	<u>Board of Zoning Appeal</u>
<u>22.23</u>	<u>Board of Zoning Appeal</u>

- Please specify whether Petitioner is:
 A public agency
 A non-profit organization
 A limited divided organization
- Is the proposed project new construction? Yes If not, please explain. _____

3. Does the Petitioner own and control the site? Yes If not, please describe the anticipated circumstances and time frames under which the Petitioner will acquire ownership and control of the site. If there are additional owners, please identify each owner, including name, address and the ownership interest for each owner identified. Please ATTACH a copy of the deed, purchase and sale agreement or option agreement.

See Section 12, which describes the ownership structure defined by the Quitclaim Deed.

4. What are the sources of the public subsidy for the proposed project? Please ATTACH project eligibility letter, site approval letter, or other evidence of subsidy for this project.

The proposed HRI Concord Highlands project will be financed through 4% Low Income

Housing Tax Credits (LIHTC) as part of a financing request to DHCD, along with

permanent and construction debt, and other state sources. City of Cambridge has committed funds through the CAHT for acquisition and predevelopment, and for construction.

5. Total number of dwelling units proposed: 98
Total number of affordable rental units: 98
Total number of affordable home ownership units: n/a

6. Please describe the eligibility standards for low and moderate income occupants and the duration of the affordability restrictions for the project. If you refer to program regulations or guidelines, please attach copies.

The development will be financed in part by LIHTC, and 60 of the units will be certified as LIHTC

eligible with maximum income set at 60% AMI. See Section 14 for DHCD LIHTC guidelines for eligibility.

21 moderate units with incomes between 60% and 80% AMI, and 17 middle income units with incomes

between 80% and 100% AMI.

7. How will this project meet local needs for low income and moderate income housing?

The 98 units at HRI Concord Highlands help meet the significant local need for affordable housing in

Cambridge. The units will be restricted to households with varying income levels up to 100% AMI.

The development is transit accessible and provides affordable housing in Alewife, a neighborhood

with many community amenities, and helps meet goals for sustainable development. 67% percent of units will be family sized units (2- or 3- bedroom units) and addresses City's priority to provide more affordable family housing.

8. Please provide a complete description of the proposed project, and include with this Comprehensive Permit Application, each of the following items:
- a. Site Development Plans – site development plans showing locations and outlines of proposed buildings; the proposed locations, general dimensions for streets, drives, parking areas, walks and paved areas; and proposed landscaping improvements and open areas within the site; (2 copies)
 - b. Report on Existing Site Conditions – a summary of conditions in the surrounding areas, showing the location and nature of existing buildings, existing street elevations, traffic patterns and character of open areas, if any, in the neighborhood;
 - c. Drawings – scaled, architectural drawings, including typical floor plans, typical elevations and sections, and identifying construction type and exterior finish. All projects of five or more units must have site development plans signed by a registered architect;
 - d. Building Tabulations – a tabulation of proposed buildings by type, size (number of bedrooms, floor area) and ground coverage, and a summary showing the percentage of the tract to be occupied by buildings, by parking and other paved vehicular areas, and by open areas; (2 copies)
 - e. Subdivision Plan – where a subdivision of land is involved, a preliminary subdivision plan; (2 copies)
 - f. Utilities Plan – a preliminary utilities plan showing the proposed location and types of sewage, drainage, and water facilities, including hydrants;
 - g. Dimensional Form – provided with application; (2 copies)
 - h. Photographs – photographs of site and existing buildings;
 - i. Assessor's Plat – available at City of Cambridge, Engineering Department, 147 Hampshire Street, Cambridge, MA.;
 - j. Ownership Certificate – 2 Notarized copies, provided with application.

I certify that the information contained herein is true and accurate to the best of my knowledge and belief.

Jane Carbone
Petitioner's Signature

1/19/17
Date



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

COMPREHENSIVE PERMIT APPLICATION PROCESS

ADDRESS OF PROPERTY: 671-675 Concord Avenue, Cambridge, MA 02138

A copy of the proposed plan with description of the project be submitted to the following City Agencies. Please provide evidence of submission to these agencies. Upon completion, this sheet must be submitted to the Board Zoning Appeals case file.

Signature and Date

City Department/Address

Community Development Department,
57 Inman Street

Conservation Department,
57 Inman Street

Fire Department,
489 Broadway Street

Historical Department,
831 Massachusetts Avenue

Law Department,
795 Massachusetts Avenue

Public Works Department,
147 Hampshire Street

Traffic and Parking Department,
57 Inman Street



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

TO: Board of Zoning Appeal

FROM: Homeowner's Rehab, Inc. (HRI)

RE: HRI Concord Highlands, 671-675 Concord Avenue, Cambridge, MA 02138

PETITIONER: Jane Carbone, HRI

The Petitioner has applied to the Cambridge Zoning Board of Appeals for a comprehensive Permit to create affordable/low income housing at the above referenced property.

Pursuant to Chapter 774 of the Massachusetts General Laws, the Zoning Board of Appeals by the Comprehensive permit process is empowered to grant all necessary permits and licenses that are normally granted by other City agencies or Boards.

If any city agency or board is interested in this case or normally they would grant relief for this development, they should forward all correspondence to the Board of Zoning Appeal before the scheduled hearing dated, as there will be no other hearings will be scheduled for this case.

If you have any questions, please call Ranjit, or Maria at (617) 349-6100.

DIMENSIONAL FORM

LOCATION: 671 Concord Avenue ZONE: 0-1 A0D-4
 APPLICANT: _____ REQUESTED USE/OCCUPANCY: RESIDENTIAL
 PHONE: _____ PRESENT USE/OCCUPANCY: RETAIL/DEMO

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>	
TOTAL GROSS FLOOR AREA:	10,000 SF	125,276 SF	86,796 SF	LOT SIZE X FAR
LOT SIZE:	43,398 SF	43,398 SF	5,000 SF MIN	
<u>RATIO OF TOTAL FLOOR AREA TO LOT AREA:²</u>	0.23	2.89	2.0	ARTICLE 5
<u>MINIMUM LOT AREA FOR EACH DWELLING UNIT:</u>	N/A	442.84 SF	600SF	
SIZE OF LOT:	WIDTH	166'-4 1/2"	166'-4 1/2"	50'
	LENGTH	420'-4 3/8"	420'-4 3/8"	N/A
(setbacks in feet):	FRONT	15'	25'	25'
	REAR	150'	155'	10'
	LEFT SIDE	0'	10'	10'
	RIGHT SIDE	0'	10'	10'
SIZE OF BLDG.:	HEIGHT	15' 12' 16'	70'-6"	85'
	LENGTH	35' 60' 92'	238'- 3"	385'-4 3/8" MAX
	WIDTH	60' 45' 40'	145'	146'-4 1/2" MAX
				ACTUAL DIM - SETBACK
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³	0	.24	.15	ARTICLE 5
<u>NO. OF DWELLING UNITS:</u>	0	98	72	LOT AREA/ 600
<u>NO. OF PARKING SPACES:</u>	10	65	98	ARTICLE 6
NO. OF LOADING AREAS:	2	1	N/A	
OTHER OCCUPANCIES ON SAME LOT:	0	0	N/A	
DISTANCE TO NEAREST BLDG.:	20'	30'	N/A	
SIZE OF BLDGS. ADJACENT ON SAME LOT:	N/A	N/A	N/A	
TYPE OF CONSTRUCTION: ⁴	N/A	IIIA/ IA	N/A	
SUBMIT: PLOT PLAN: _____	PARKING PLAN: _____	BUILDING PLAN: _____		

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
 2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-3" IN HEIGHT AND ATTIC AREAS GREATER THAN 5')
 DIVIDED BY LOT AREA.
 3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM
 DIMENSION OF 15'.
 4. E.G., WOOD FRAME, CONCRETE, BRICK, STEEL, ETC.

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

(To be completed by OWNER, signed before a notary, and returned to Secretary of Board of Appeal).

I/We Homeowner's Rehab, Inc.
(OWNER)

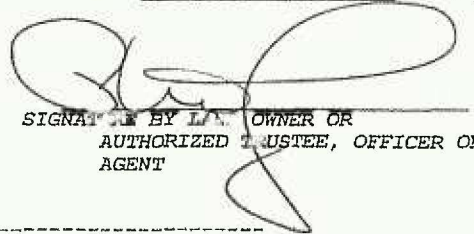
Address: 280 Franklin Street, Cambridge, MA 02139

State that I/We own the property located at 671-675 Concord Avenue which is

the subject of this zoning application.

The record title of this property is in the name of HRI Concord Highlands, LLC

*Pursuant to a deed of duly recorded in the date 06/01/2016, Middlesex South County Registry of Deeds at Book 67354, Page 28; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____


SIGNATURE BY LPA, OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT

Commonwealth of Massachusetts, County of MIDDLESEX

The above-name PETER DALY personally appeared before me, this 17th of JANUARY, 2017, and made oath that the above statement is true.

John W. Kelley Notary

My commission expires FEB 12, 2021 (Notary Seal).

* If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.



Ownership Form
(BZA - PG.5)

40B COMPREHENSIVE PERMIT APPLICATION

HRI Concord Highlands

671-675 Concord Avenue, Cambridge MA 02138

SECTION 3

EVIDENCE OF A NEED FOR AFFORDABLE HOUSING

COMPREHENSIVE PERMIT APPLICATION

HRI Concord Highlands

671-675 Concord Avenue, Cambridge MA 02138

EVIDENCE OF NEED FOR AFFORDABLE HOUSING

Affordable Housing Waiting Pools

There is a clear need for more affordable units in the City of Cambridge, based on the waiting pools of qualified applicants maintained by both the Cambridge Housing Authority and Winn Residential, HRI's selected property management company for HRI Concord Highlands. As of January 2017, there are approximately 2,139 current applicants in the City's Rental Applicant Pool of households seeking affordable rental units marketed by CDD.

Cambridge Affordability Ladder

Data on the sale prices and monthly rents of Cambridge housing highlight the rapidly rising cost of living in the City. U.S. Department of Housing and Urban Development (HUD) housing costs and income limits define Low Income Housing Tax Credit (LIHTC) unit eligibility; 60 of the new units at HRI Concord Highlands will be affordable to households earning up to 60% of Area Median Income (AMI), or up to \$58,860 for a four-person household, based on the most recent LIHTC eligibility standards from the Massachusetts Department of Housing and Community Development (DHCD). In addition to the low-income units, there will be 21 moderate income units for households earning between 60% to 80% AMI, or \$58,860 to \$78,480 for a four-person household, and 17 middle income units for households earning between 80% to 100% AMI, or \$78,480 to \$98,100 for a four-person household.

Market Information

According to Axiometrics Competitive Pricing Survey, June 2016, the current vacancy rate in the City of Cambridge is 3.2 percent, and the City's employment rate is 2.5 percent, based on statistics from U.S. Department of Labor, Bureau of Labor and Statistics. Per Rentometer in December 2016, median and average rents for rental units in Cambridge were:

	<u>Median Rent</u>	<u>Average Rent</u>
1-Bedroom	\$2,500	\$2,538
2-Bedroom	\$3,172	\$3,106
3-Bedroom	\$3,448	\$3,470

Furthermore, the median sales price of housing in the City of Cambridge is \$680,200, per Zillow in December 2016.

40B COMPREHENSIVE PERMIT APPLICATION

HRI Concord Highlands

671-675 Concord Avenue, Cambridge MA 02138

SECTION 4

ELIGIBILITY STANDARDS, LONG-TERM AFFORDABILITY AND FUNDING

40B SITE COMPREHENSIVE PERMIT APPLICATION

HRI Concord Highlands

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ELIGIBILITY STANDARDS, LONG-TERM AFFORDABILITY AND FUNDING

Of the 98 units at HRI Concord Highlands, 60 units will be Low Income Housing Tax Credit (LIHTC) eligible units for households earning 60% of Area Median Income (AMI), or below, as governed by the Internal Revenue Code Section 42 and the draft DHCD 2017 Qualified Allocation Plan (QAP). The balance of 38 units will be rent restricted for 21 Moderate Income households between 60% to 80% AMI, and 17 Middle Income households between 80% to 100% AMI, under the Mortgage Covenant with the City and other lenders including DHCD and MassHousing. HRI is pursuing 4% LIHTC as part of the overall financing plan for this project, which will make the development of HRI Concord Highlands financially feasible. Additional funds will be requested from the Cambridge Affordable Housing Trust, the City of Cambridge, MassHousing, and an investor to be determined.

HRI Concord Highlands is currently secured with a Cambridge Affordable Housing Trust Mortgage that encumbers the property to be entered into an Affordable Housing Covenant to develop Affordable Housing in a form required by the City of Cambridge. All units to be constructed to be available solely to households whose income does not exceed an AMI approved by the Trust. The Property will be further encumbered by affordability restrictions from MA DHCD and MassHousing. The proposed development will add 98 long-term affordable units within the City of Cambridge.

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SECTION 5
EXISTING SITE CONDITIONS

40B SITE COMPREHENSIVE PERMIT APPLICATION

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REPORT OF EXISTING SITE CONDITIONS

Proximity to Services

The Alewife and Cambridge Highlands neighborhoods host a range of services and community resources. Restaurants and groceries, retail, recreation, and entertainment services are all within a 10-15 minute walk of the HRI Concord Highlands site. Additional health and other services, like doctors, dentists, banks, etc. are also available in that same walking range. Neville Place, an assisted living and nursing home facility, is located approximately 0.1 mile from the site. The Cambridge Hospital, Cambridge Public Library, the City's High School, several elementary schools, and other valuable resources are approximately 2.5 miles from HRI Concord Highlands. The site's proximity to retail options along Alewife Brook Parkway and the MBTA Alewife T station also provides future residents with access to a range of employment and education opportunities within Cambridge and beyond. The site is directly adjacent to the 162-acre Fresh Pond Reservation park system with a variety of passive and active recreation activities available, and Rafferty Park is approximately 0.3 mile from the site and provides active recreation space.

Accessibility

HRI Concord Highlands is located near the intersection of Concord Avenue and Smith Place. The project will have on-site parking for approximately 65 parking spaces located at the ground floor level of the building. Concord Avenue has a dedicated cycle track for cyclists. MBTA Bus Routes #74 and #78 both provide service along Concord Avenue, connecting the site to Harvard Square and Belmont town center, and the stops for these bus routes are located directly in front of the building at Concord Avenue and Smith Place. The site is also a 15-20 minute walk to the Alewife T Station (Red Line), which provides service to parts of Cambridge, Somerville, and Boston. These transit options provide frequent and inexpensive access to regional centers of employment and other opportunities. There is a direct access to local highways, including Route 2, from the Alewife Brook Parkway.

Neighborhood Context

The site is located across Concord Avenue from Fresh Pond. This is a unique area of Cambridge targeted for long-term redevelopment, including new residential uses, in the City of Cambridge's 2005 Concord-Alewife Study, and currently through the Envision Cambridge master planning process. The 2005 plan specifically encourages a mix of uses, including housing, throughout the plan's study area. This area of Cambridge is rapidly transforming from an industrial/manufacturing district into a new mixed-use neighborhood. To date, there has been significant new mixed-use development, primarily residential, on Concord Avenue, closer to the intersection of Concord Avenue and Alewife Brook Parkway, and along nearby Fawcett Drive.

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SECTION 6

DRAWINGS: SITE DEVELOPMENT & UTILITY PLANS