City of Cambridge Inclusionary Housing Petition

COMMUNITY DEVELOPMENT DEPARTMENT
DECEMBER 20, 2016
Inclusionary Housing – Current Stats

• Over 960 affordable units created or under construction
• Approximately 200 ownership and 760 rental
• Over 815 units completed
• Over 100 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 and Income Eligibility at Initial Occupancy

• 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

• Rental: eligibility 50% to 80% AMI or lower than 50% AMI with a housing voucher

• Ownership: increase eligibility up to 100% AMI
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

- Studios: 65 (7%)
- 1 Bedroom: 357 (38%)
- 2 Bedroom: 406 (44%)
- 3 Bedroom or more: 105 (11%)

Studios
1 Bedroom
2 Bedroom
3+ Bedroom
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

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, left, 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)
Scheduled Next Steps

- January 4 – Ordinance Committee public hearing