
City of Cambridge
Community Development Department
Annual Housing Review

Neighborhood and Long Term Planning + Housing Committees
March 25, 2026



**CITY OF
CAMBRIDGE**

CDD
Community
Development

Background

- Zoning Ordinance Section 1.80 – adopted as part of Multifamily Housing Reform (2/10/2025)
- Annual Housing Report. “Beginning in 2026, an annual housing report will **summarize changes to the housing stock that have occurred within the previous year, including both market-rate housing and housing with affordability restrictions.**”

Future Study

- Five-Year Housing Evaluation. “Beginning in 2030, a **five-year housing evaluation will analyze longer-term trends in the city's housing stock**, including overall growth and changes in affordability, as well as other public planning objectives that may be impacted by housing growth such as open space, tree canopy, public infrastructure, and resident services, and will recommend potential changes to zoning policy that would further the purpose of this Zoning Ordinance.”
- Beyond the scope of this annual review

Report Goals

- Provide a picture of how the overall housing stock has changed since previous year
- Look at different “slices” of information – hard to tell the full story with any one set of numbers
- Two main perspectives: a look into the future and a snapshot of 2025
- Set a baseline to build on in future years – hard to draw firm conclusions without longer-term data

Notes

- Information is about housing except where otherwise indicated
- Sources include CDD reviews, Historical Commission reviews, demolition and building permits (ISD)
- Focus is on development that changes the housing stock – doesn't include rehab/alteration unless it increases or decreases housing units
- “New units” count units in new buildings and additional units created in existing buildings; “net new units” count change in total number of units on a lot
- Projects can range from one accessory unit to a 2,000+ unit PUD
- Data is imperfect – each development is unique and complex
- All figures are approximate

Report Sections

Section	What We're Looking At
Big Picture	Highlights of this review, larger context around housing development, major policy changes
Development Review Pipeline	Current status of housing proposals in the pre-construction phase
Permit Data	Building permits, demolition permits, and other construction-related activity in 2025



Big Picture

Context and Main Takeaways

Report Highlights

- In 2025 and 2026 so far, roughly 40 housing proposals of varying scales have started or finished some form of required review (Planning Board, Community Development Department staff, Historical Commission, neighbors)
 - These proposals add to an existing future “pipeline” of housing units
- Within 2025, roughly 50 building permits issued for housing development in 2025 – relative increase in permits from 2024
 - Fewer housing units received building permits in 2025 because no large-scale (100+ unit) housing projects were included
 - Among smaller-scale projects, there was a shift away from decreasing units toward increasing units

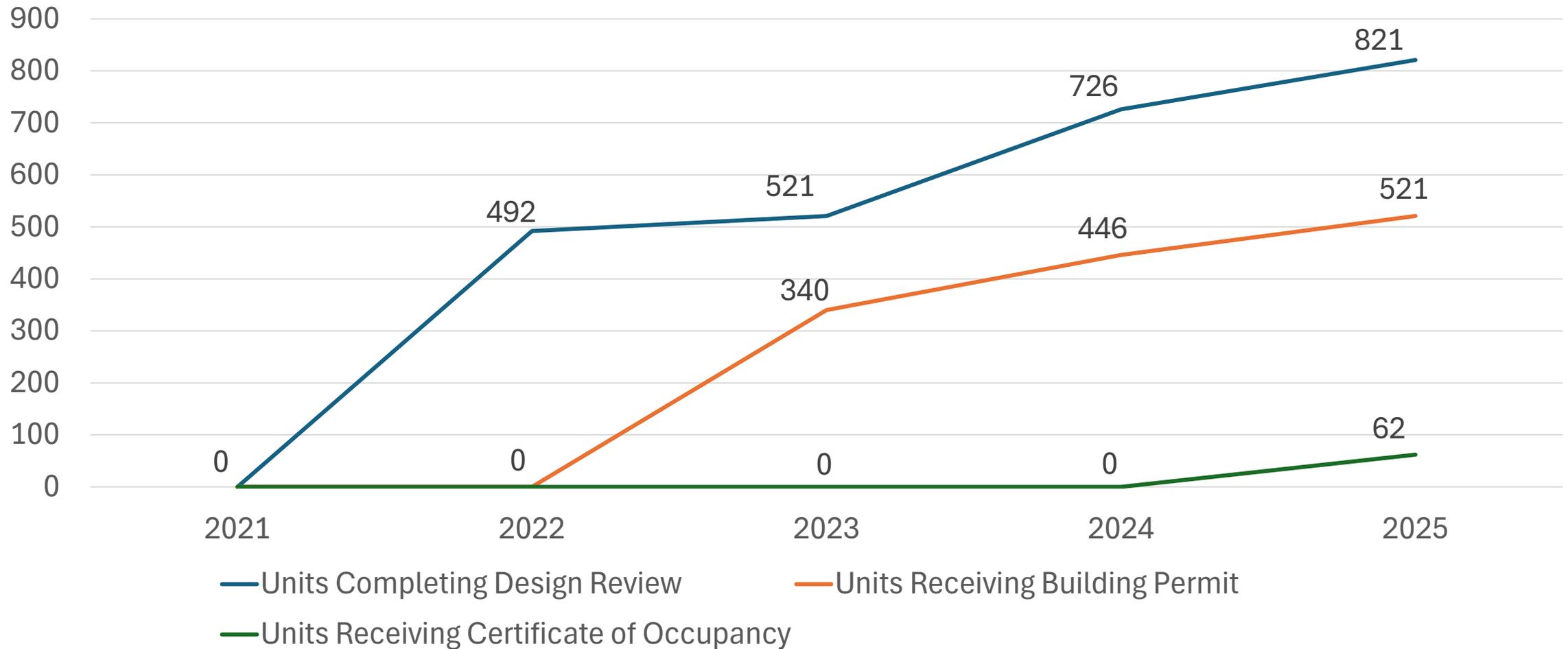
Economic Context

- Economic conditions are uniquely challenging for all types of urban development at this time – residential and commercial
- Uncertainty around many factors including material and labor costs, interest rates, tariffs, etc.
- There is still strong interest in building housing in Cambridge – market and affordable – but private funding for market-rate housing remains difficult to secure

Context: AHO Five-Year Progress

- AHO was adopted in late 2020
- Developers began making use of the AHO relatively quickly, but it still took years for zoning changes to begin delivering units
- Five years later, the AHO has led to a consistent pipeline of affordable housing development that could not have been proven after one year

Context: AHO Five-Year Progress



Key Policy Changes in 2025(+)

Zoning and other regulatory changes that affect housing

- Citywide Zoning Reform for Multifamily Housing (2/10/2025)
- Mass Ave Rezoning (12/22/2025) and Cambridge Street Rezoning (1/26/2026)
- Flood Risk Updates:
 - Floodplain Zoning Amendment – alignment with new FEMA maps and Massachusetts model bylaw – special permit no longer required
 - FloodViewer Updates – 2070 projected flood elevations updated as basis for city’s Flood Resilience Standards

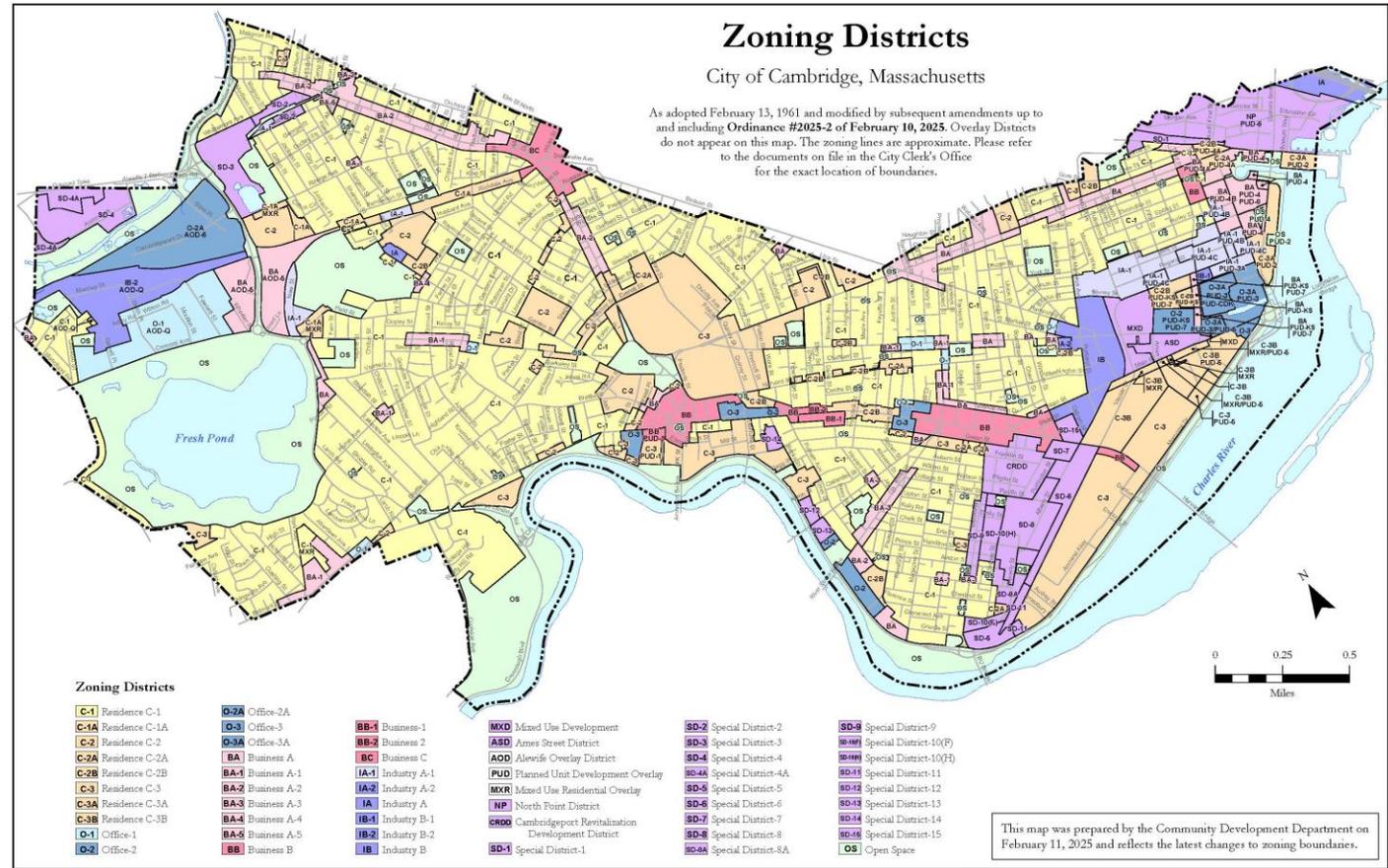
Goals of Multifamily Zoning

Policy Order (May, 2024):

- End “exclusionary zoning” in Cambridge
- Promote more multi-family housing, including income-restricted affordable housing (through inclusionary program), throughout the city
- Make multifamily housing more conforming and easier to build by removing barriers that add cost

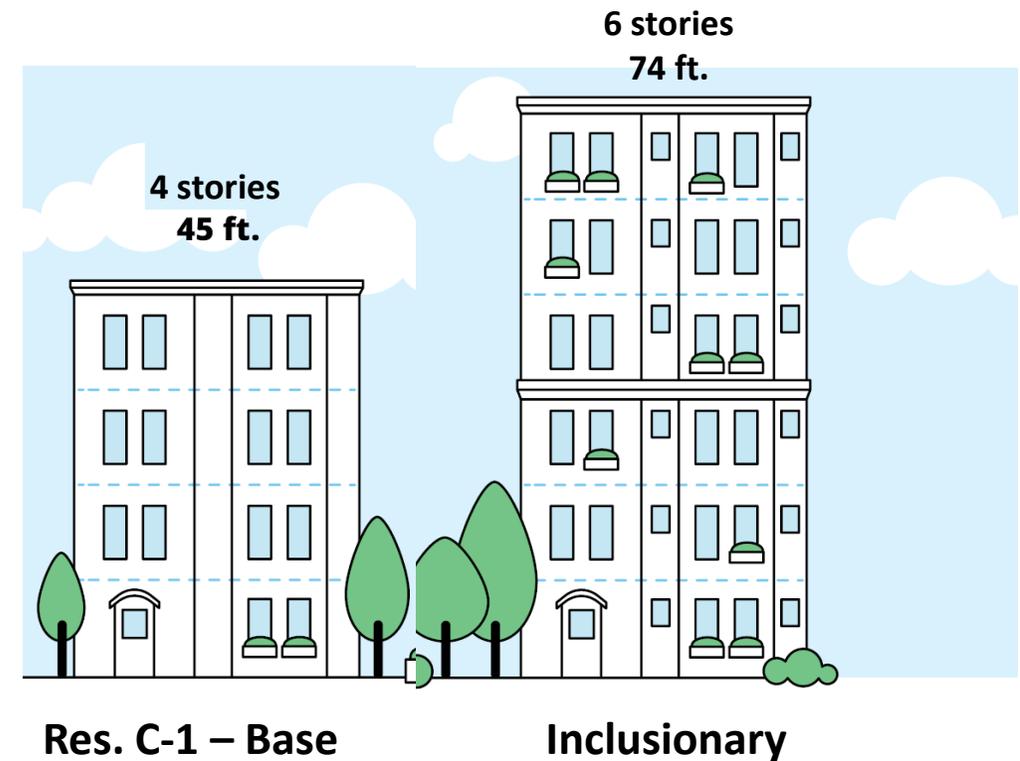
Multifamily Zoning Reform (2/10/2025)

- Biggest change to housing regulations in 100 years
- Residential neighborhoods citywide zoned Res. C-1, allowing multifamily as-of-right
- Dimensional controls limited to height (stories), setbacks, open space
- Special permits only for very large projects (75,000+ SF), advisory review for smaller



New Citywide Height Limits for Housing

- 4 stories in Res. C-1 – up to 6 stories for inclusionary projects
- 6-10 stories in mixed-use and higher-scale residential districts
- Taller heights still allowed in special districts (Kendall, North Point, Alewife)
- Affordable Housing Overlay still permits greater height for all-affordable (9-15 stories)



Mass Ave and Cambridge Street

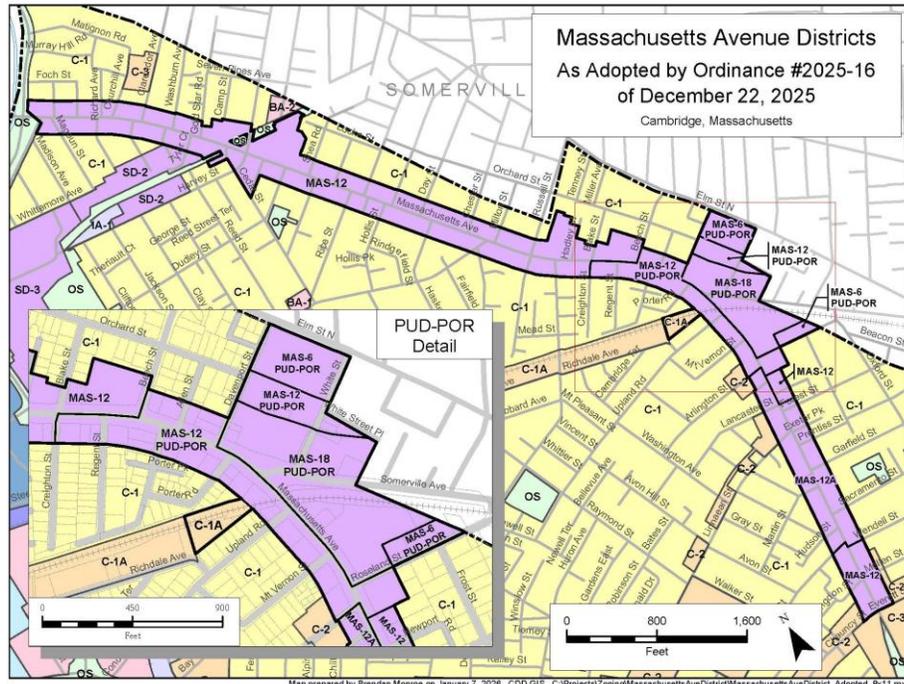
- Based on 2025 *Mass Ave Planning Study (MAPS)* and 2023 *Our Cambridge Street*
- Separate petitions advanced in parallel

Shared goals:

- Taller heights for housing, no change to non-residential
- Active ground floors
- Building and site design standards that support an active streetscape

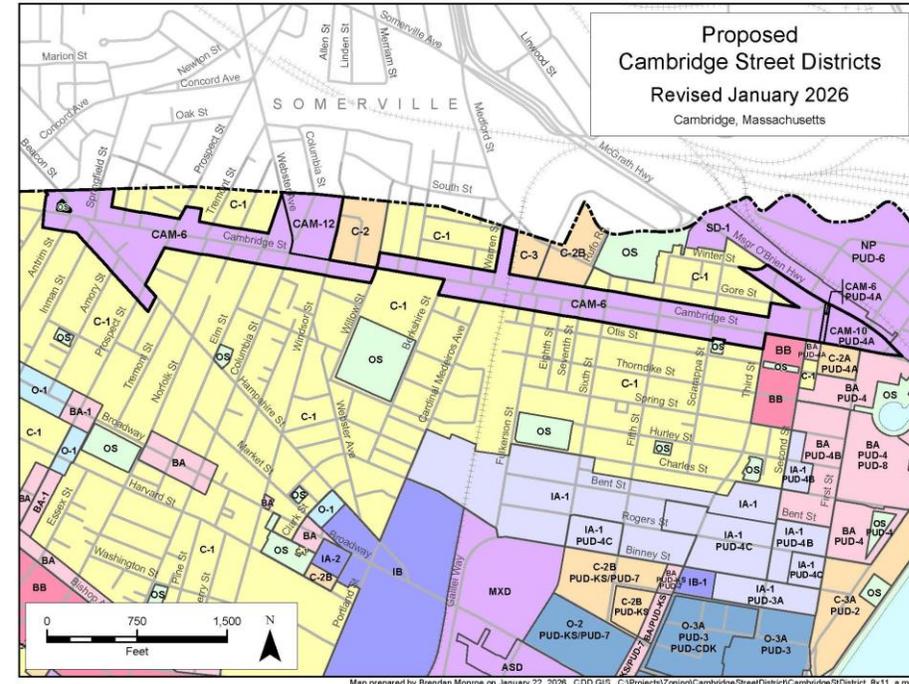


Mass Ave and Cambridge Street



Mass Ave (adopted Dec. 2025)

- Residential up to 12 stories with active ground floor use
- Up to 18 stories in Porter Square by PUD special permit

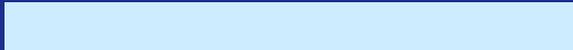


Cambridge Street (adopted Jan. 2026)

- Residential up to 6 stories
- Up to 10 stories in Lechmere, 12 stories at Webster/Windsor with active ground floor use

Key Administrative Efforts in 2025

- Implementation of CDD and Planning Board Advisory Consultation procedures
- ISD and CDD implementation of Neighborhood Notification procedures
- Ongoing monthly inter-department meetings to discuss housing proposals, emerging trends, and related issues



Development Review Pipeline

Proposals undergoing pre-building permit
review procedures

Included in this Section

- Proposals that have started or completed a City-mandated development review process
- Proposals not necessarily in the construction phase yet
- “New” means the review was started and/or completed in 2025
- “Older” includes proposals that were reviewed and/or approved before 2025, but not did not start construction in 2025
- Gives an overview of anticipated future housing development as of today – though not all projects will necessarily move forward

Types of Development Review

Review	Applicability	Action
Planning Board Special Permits	75,000+ SF GFA, plus mixed-use PUDs	Approval/Denial
Planning Board Advisory Consultations	50,000+ SF GFA, plus some AHO	Advisory
CDD Staff Advisory Consultations	25,000+ SF GFA	Advisory
Public Advisory Consultations	2,000+ SF GFA in areas of special planning concern	Advisory
Historical Review (Demolition)	Demolition of significant buildings > 50 years old	Potential delay up to 12 months
Historical Review (Districts)	Development in Historic and Neighborhood Conservation Districts	Approval/Denial
Neighbor Notification Meetings	Height over 3 stories and 35 feet in Res. C-1	Advisory

Planning Board Special Permits – New

75,000+ SF GFA, plus mixed-use PUD development and other

Address	Zoning District	Lot Area (SF)	Proposed Stories	Proposed GFA (SF)	Units (Ext→Prop)	Status
745 Concord Ave	AOD-Q	48,463	12	232,464	0→236	Special permit granted 2025; no further activity
Healthpeak PUD – Alewife Quadrangle	AOD-Q	Approx. 1.9 million	13 (multiple bldgs.)	Approx. 2 million	0→2,300 (approx.)	Application under review 2026
9 & 25 Birch Street and 30 Bay State Road	C-1A	Approx. 13,000	6	TBD	0→85 (approx.)	Community engagement meeting 2026

Planning Board Special Permits – Older

75,000+ SF GFA, plus mixed-use PUD development and other proposals requiring special permits before 2025

Address	Zoning District	Lot Area (SF)	Proposed Stories	Proposed GFA (SF)	Units (Ext→Prop)	Status
North Point Remaining PUD	PUD-6, PUD-4A	Approx. 1.7 million	Multiple bldgs.	Approx. 1.2 million	0→1,000 (approx.)	Some housing phases completed, some not yet in construction
Kendall Common (Volpe) PUD	PUD-7	455,750	Multiple bldgs.	Approx. 1.1 million	0→1,400 (approx.)	Housing phases not yet in construction
Cambridgeside PUD	PUD-8	Approx. 300,000	12	175,000	0→170	Housing phases not yet in construction
75 First Street (First Street PUD)	PUD-4B	9,749	6	80,698	0→90	Building permit under review
2400 Mass. Ave	MAS-12	27,786	6	87,706	0→56	Sp. permit granted 2024
544 Mass. Ave	BB	4,394	6	16,807	0→27	Sp. permit granted 2024
57 JFK Street	BB	14,506	6	30,150	0→38	Sp. permit granted 2024

Planning Board Special Permits – Takeaways

- Some projects are slowed or might not proceed although the permits remain valid – some projects might change after 2025 zoning amendments
- Some earlier SP projects (e.g., 75 First Street) beginning to advance to construction
- Birch Street / Bay State Road proposal (in pre-application) would be first new special permit case since 2025 citywide rezoning
- PUD proposals - Healthpeak (Alewife), Cambridge Crossing (North Point) and Kendall Common (Volpe) – make up a large pipeline of market housing over long term (5,000± units)

Planning Board Advisory Consultations - New

50,000-75,000 SF GFA, plus larger and some smaller AHO development

Address	Zoning District	Lot Area (SF)	Proposed Stories	Proposed GFA (SF)	Units (Ext→Prop)	Status
AHO: 28-30 Wendell St	C-2A	22,545	8	112,066	0→95	Consultation completed 2025; building permit under review
AHO: 2072 Mass Ave	MAS-12	8,515	12	90,472	0→73	Consultation completed 2026
AHO: 8-12 May St/53 Lawn St (Corcoran Pk)	C-1	66,647	4	82,407	29→67	Consultation completed 2026
AHO: 240 Broadway	C-1	4,675	6	24,278	0→16	Consultation completed 2026
16-28 Porter St	C-1	12,916	6	59,464	8→68	Consultation postponed
1740 Mass Ave	MAS-12	12,430	6	60,896	0→71	Consultation #1: 2/10/2026

Planning Board Advisory Consultations – Older

50,000-75,000 SF GFA, plus larger and some smaller AHO development

Address	Zoning District	Lot Area (SF)	Proposed Stories	Proposed GFA (SF)	Units (Ext→Prop)	Status
AHO: 102 Sherman St (Walden Square II)	C-2	319,049	7	84,421	0→95	Consultation completed 2024; building permit under review
AHO: 87-101 Blanchard Rd	C-1 / BA	138,844	6	182,867	0→190	Consultation completed 2024; building permit under review

Planning Board Advisory Consultation – Takeaways

- Affordable Housing Overlay (AHO) development still makes up most of this part of the pipeline – before 2025, this review only applied to AHO proposals
- Beginning to see first market-rate proposals begin this consultation procedure
- Some proposals are in Res. C-1, but many are in other districts that allow greater height and density

CDD Staff Advisory Consultations – New

25,000-50,000 SF GFA

Address	Zoning District	Lot Area (SF)	Proposed Stories	Proposed GFA	Units (Ext→Prop)	Status
49 Sheridan St	C-2	17,075	7	49,113	0→32	Completed consultation 2025; building permit under review
34 Wendell St	C-2A	6,625	6	28,655	0→43	Completed consultation 2025; building permit under review
9 Wyman Rd	C-1	7,151	6	29,187	1→56	Completed consultation 2026
235 Third St	IA-1	5,563	6	29,653	1→55	Consultation to be completed

Public Advisory Consultations – New

2,000+ SF GFA in Areas of Special Planning Concern

Address	Zoning District	Lot Area (SF)	Proposed Stories	Proposed GFA	Units (Ext→Prop)	Status
322 Prospect St	C-1/ CAM-6	3,354	4	11,263	2→9	Completed consultation 2026; building permit under review

CDD Staff and Public Advisory Consultations – Takeaways

- Increasing number of proposals in this size range/type, but still a small total number
- Proposals moving into building permit review relatively quickly
- Consultation process is helping developers understand applicable requirements and how they are met – e.g., Green Building, Green Factor

Historical Review (Demolition) – New

Demolition of significant buildings requiring a Historical Commission hearing

Address	Zoning District	Lot Area (SF)	Proposed Stories	Proposed GFA (SF)	Units (Ext→Prop)	Status
24 Newell Street	C-1	2,900 (approx.)	3	3,658	1→1	Demolition approved 2025; under construction
26 Jay Street	C-1	5,700 (approx.)	3	9,090	3→3	Demolition approved 2025; under construction
73 Kirkland Street	C-1	5,756	4	TBD	1→4	Demolition approved 2025
AHO: 37 Brookline Street	C-1	6,582	4	14,361 (approx.)	3→13	Demolition approved 2025
122-132 Western Ave	C-1	10,500 (approx.)	6	65,000 (approx.)	3→TBD (50±)	Demolition approved 2025
37-39 Essex Street	C-1	6,600 (approx.)	4	TBD	2→10	Approved as partial demolition + addition 2025
24R Winter Street	C-1	N/A	3	1,917 (approx.)	1→1	Demolition approved 2025

Historical Review (Districts) – New

Proposals in designated Historic Districts or Neighborhood Conservation Districts

Address	Zoning District	Lot Area (SF)	Proposed Stories	Proposed GFA (SF)	Units (Ext→Prop)	Status
60 Ellery St (Mid-Camb. NCD)	C-1	5,404	6	TBD	9→29	Approved 2025 – demolition + new const.
84-86 Ellery St (Mid-Camb. NCD)	C-1	10,864	6	TBD	7→TBD (50±)	Approved 2025 – partial demo. + addition
406 Broadway (Mid-Camb. NCD)	C-1	6,031	6	TBD	2→34	Approved 2025 – demolition + new const.
29 Follen St (Old Cambridge HD)	C-1 / C-3	13,529	4	TBD	2→5	Approved 2025 – restoration + infill
17 Story St (Harvard Sq. NCD)	C-2 / C-1	13,968	8	74,000 (approx.)	0→TBD (40± and hotel)	Approved 2025 – restoration + addition
22-24 Myrtle Ave (Mid-Camb. NCD)	C-1	2,408	4	TBD	2→4	Approved 2026 – partial demo. + added story

Historical Reviews – Takeaways

- Many cases have finished historical review but have not yet started zoning review procedures or filed for building permits – final GFA and unit counts unknown
- Substantial public testimony included concerns about:
 - design and massing different from the surrounding area
 - loss of light and privacy for abutters due to height and minimal setbacks
 - traffic, parking and noise resulting from increased density
 - loss of mature trees and green space
- Review processes have resulted in approvals, some with modifications to design, materials, or preservation scope

Neighbor Notification Meetings

Over 3 stories / 35 feet above grade in Res. C-1

Cases To-Date	27
Total Units	142
Net New Units	87

2-3 unit proposals	13
4-6 unit proposals	8
8-9 unit proposals	3
10+ unit proposals	3

3-story proposals	11
4-story proposals	15
6-story proposals	1

Lot Area < 5,000 SF	19
Lot Area ≥ 5,000 SF	8

In Construction	11
Building Permit Review	15
Application Pending	1

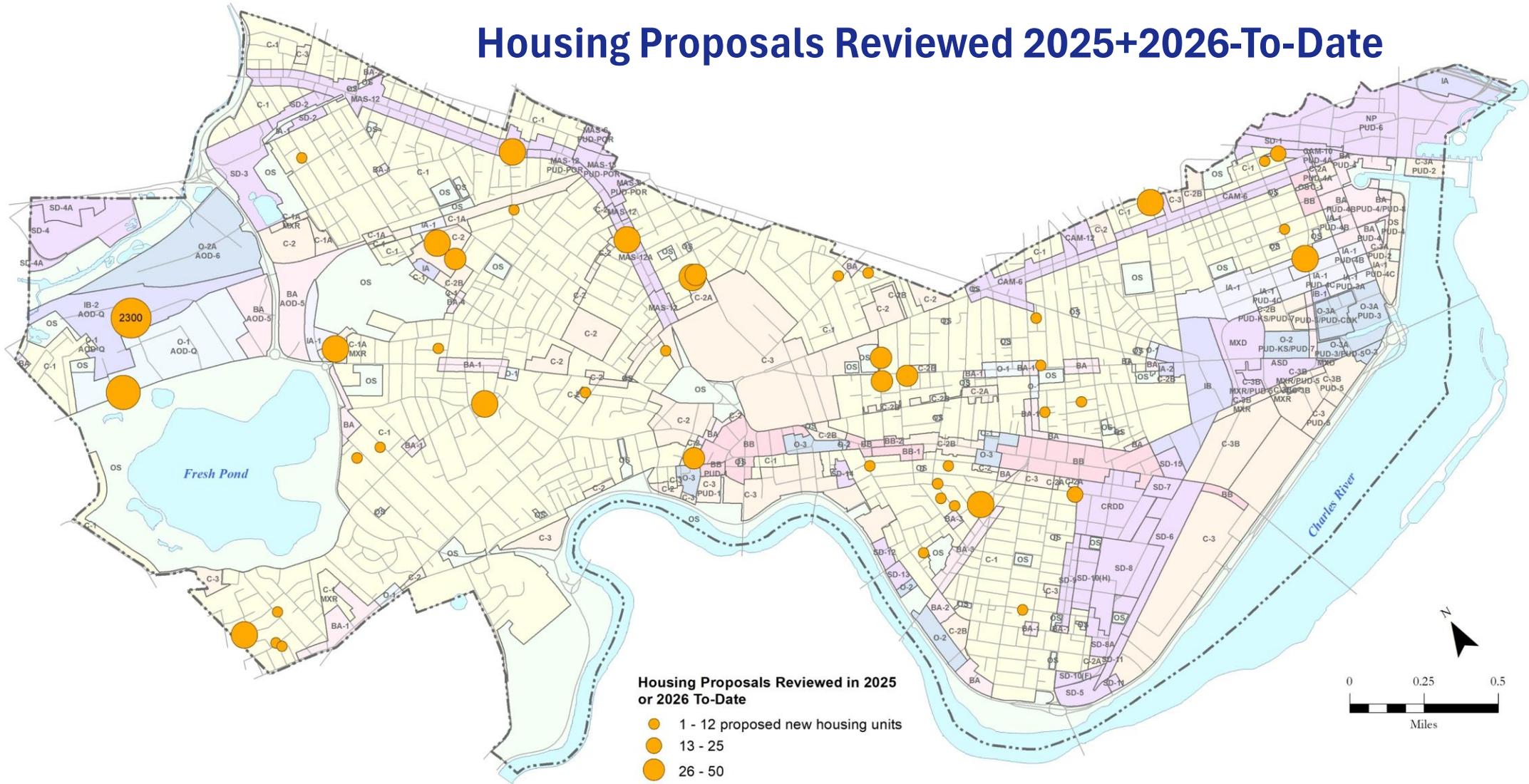
Neighbor Notification – Takeaways

- Most proposals requiring notification in Res. C-1 are relatively small buildings on small lots
- Nearly all proposals are 4 stories or 3 stories with usable roof space / headhouses that trigger requirement – 7 of these are on lots of 5,000 SF or more
- Only one 6-story development so far has completed neighbor notification, which is only partially in Res. C-1
- Some overlap with proposals reviewed by Historical
- Neighbor notification happens during building permit phase; most 6-story proposals have not yet entered this phase

Development Review “Pipeline” – Summary

Review Type	Future Net New Units (approx.)		
	Reviewed before 2025	Reviewed since 2025	Total
Planning Board Special Permits	2,700±	2,600±	5,300±
Planning Board Advisory Consultations	285	353	638
CDD Staff Advisory Consultations	N/A	184	184
Public Advisory Consultations	0	7	7
Historical Reviews (Demolition)	N/A	71±	71±
Historical Reviews (Districts)	N/A	140±	140±
Neighbor Notification Meetings	N/A	55	55

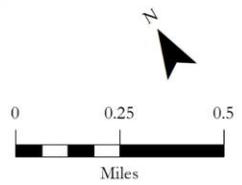
Housing Proposals Reviewed 2025+2026-To-Date



Housing Proposals Reviewed in 2025 or 2026 To-Date

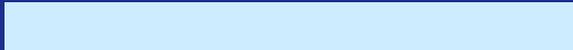
- 1 - 12 proposed new housing units
- 13 - 25
- 26 - 50
- 51 - 100
- 236
- 2300 (Healthpeak PUD)

Housing Proposals Reviewed include: proposals reviewed by the Planning Board or Community Development Department under Article 19.000 of the Zoning Ordinance; proposals reviewed by the Cambridge Historical Commission or a Neighborhood Conservation District Commission; proposals subject to Neighbor Notification requirements under Article 5.000 of the Zoning Ordinance. Proposals are not necessarily at building permit phase.



Takeaways from Development Review Activity

- Strong interest in six-story multifamily development
 - 11 proposals since 2025 rezoning
 - 7 proposals primarily in Res. C-1 district
 - Most – but not all – below special permit threshold
 - Most have not proceeded to building permit stage so far
- Other new proposals:
 - Many smaller three-story and four-story proposals in C-1
 - Many proposals in other districts (varying heights)
- Robust pipeline of all-affordable housing development
- Most of future development pipeline in larger PUD projects
- Unclear which proposals will move into construction and when



Permit Data

Building Permits, Demolition Permits, and
other Construction-Related Data

Included in this Section

- Snapshots of projects entering construction phase in 2025
- Permits issued in 2025 – building permits, demolition permits
- Requests for historic significance (pre-demolition permit review)
- BZA applications (variances and other relief)
- Green Factor data (pre-building permit review)
- Comparison to 2024 data where available

Demolition Reviews – Historic Significance

All requests considered by Cambridge Historical Commission or staff

Type of Request/Application	Total Cases/Determinations	
	2024	2025
Informal Requests for Historic Significance (Staff)	43	232
Requests Considered Significant	13	58
Requests Considered Not Significant	30	174
Historical Commission Demolition Hearings (Unique Projects)	2	8
Determined Preferably Preserved	1	2
Determined Significant but NOT Preferably Preserved	1	6
Total Demolition Permit Applications Approved by Historical	41	71

2024-2025 Demolition Permits

Demolition permits issued for removal of residential units

Demolition Permits Issued		Total Housing Units Approved for Demolition	
2024	2025	2024	2025
12	18	15	88*

*Includes approved demolition of 66 units in a 9-story structurally unsound condominium building at 221 Mt Auburn St.

Demolition Permits – Takeaways

- Requests for initial determination of significance have greatly increased – sometimes from homeowners or prospective buyers
- Percentage of existing buildings determined to be significant and requiring hearings by the full Historical Commission has dropped
- Actual demolition permits have also increased, but by a smaller margin than significance requests
- Atypically high number of units demolished in 2025 due to 221 Mt. Auburn Street (Riverview)

2024-2025 Housing Project Types

Sites receiving one or more building permits that change number of housing units – combines all permit data

Type of Project	Number of Projects		Net Change in Units	
	2024	2025	2024	2025
New Construction, No Demolition	8	8	+452	+34
New Construction w/Demolition (Residential)	7	16	(-4)	+1
New Construction w/Demolition (Non-Res.)	4	1	+138	+1
Addition/Alteration to Increase Units	1	19	+1	+25
Addition/Alteration to Decrease Units	17	5	(-26)	(-5)
Conversion of Accessory Structure	2	2	+2	+2
Conversion of Non-Residential Structure	2	7	+3	+69
Totals	38	53	+566	+127

Project Types - Takeaways

- Among small additions/alterations, many more permits to add units than remove units in 2025 compared to 2024
- Increase in permits for conversion from non-residential to residential units in 2025 – former Lesley University properties, 49 Sixth Street affordable housing
- Difference in net new units due to one large multifamily permit in 2024 (121 Broadway, 439 units)

2024-2025 Building Permits by Zoning District

Building permits issued for new buildings and additions/alterations that change number of housing units

Permits/Units	Permits		Total New Housing Units	
	2024	2025	2024	2025
Res. C-1 (formerly Res. A-1 or A-2)	0	0	0	0
Res. C-1 (formerly Res. B)	13	21	10	20
Res. C-1 (formerly Res. C)	1	3	1	3
Res. C-1 (formerly Res. C-1)	26	17	22	73
Other Residence District (C-2, C-2A, C-2B)	3	5	3	40
Office, Business, Industry or Other District	7	7	571	17
Totals	50	53	607	153

Current/Former Zoning District – Takeaways

- Formerly single-family/two-family districts (especially Res. B) seeing more permits to add units in 2025 than 2024
- Similar number of permits in formerly multifamily residential districts (C-1, C-2, etc.) from 2024 to 2025, but increase in units receiving permits in those districts
- 121 Broadway (MXD district) accounts for the major change in units permitted in mixed-use districts

2024-2025 Building Permits by Size/Type

Building permits issued for new buildings and additions/alterations that increase housing units

Permits/Units	Permits		Total New Housing Units	
	2024	2025	2024	2025
Single-Family and Two-Family	26	26	35	30
Multifamily 3-5 units	0	15	0	31
Multifamily 6-9 units	2	3	7	18
Multifamily 10 units – 25,000 SF	1	0	19	0
Multifamily 25,000-49,999 SF	0	1	0	25
Multifamily 50,000-74,999 SF	1	2	1	47
Multifamily 75,000+	2	1	545	2
Totals	32	48	607	153

Housing Size/Type – Takeaways

- Increase in small multifamily development from 2024 to 2025
- Many permits in 2024 were for multiple single-family or two-family residences on the same lot – more sites were permitted for multifamily or townhouse buildings in 2025
- No large-scale (100+ unit) buildings received building permits in 2025, compared to one project (121 Broadway) in 2024

2025 Building Permits – Height in Stories

Building permits issued for new residential buildings and residential stories added to existing buildings

Number of Stories Above Grade	Permits	Total Housing Units Added
< 3 stories	8	9
3 stories	16	37
4 stories	2	2
5 stories	1	46
6 stories	1	25
7-12 stories	0	0
12+ stories	0	0
Totals	28	119

Height in Stories – Takeaways

- Most new housing building permits in 2025 were still three stories, some less
- Two permits for 5-6 story new construction – both affordable housing
- Two permits to add a fourth story to a three-story building
- Other permits (not shown in this table) were for additions/alterations that added units but did not change building heights
- Permits for four-story, six-story, and taller housing developments expected to increase in 2026 due to pipeline

2025 Building Permits – Affordability

- 2 Projects with all-affordable units were permitted in 2025

Project/Address	New Units	Stories
49 Sixth St	46	5
4 Mellen St	25	6
Total	71	
% Affordable/Total New Units Permitted	46%	

- No projects with inclusionary units were permitted in 2025

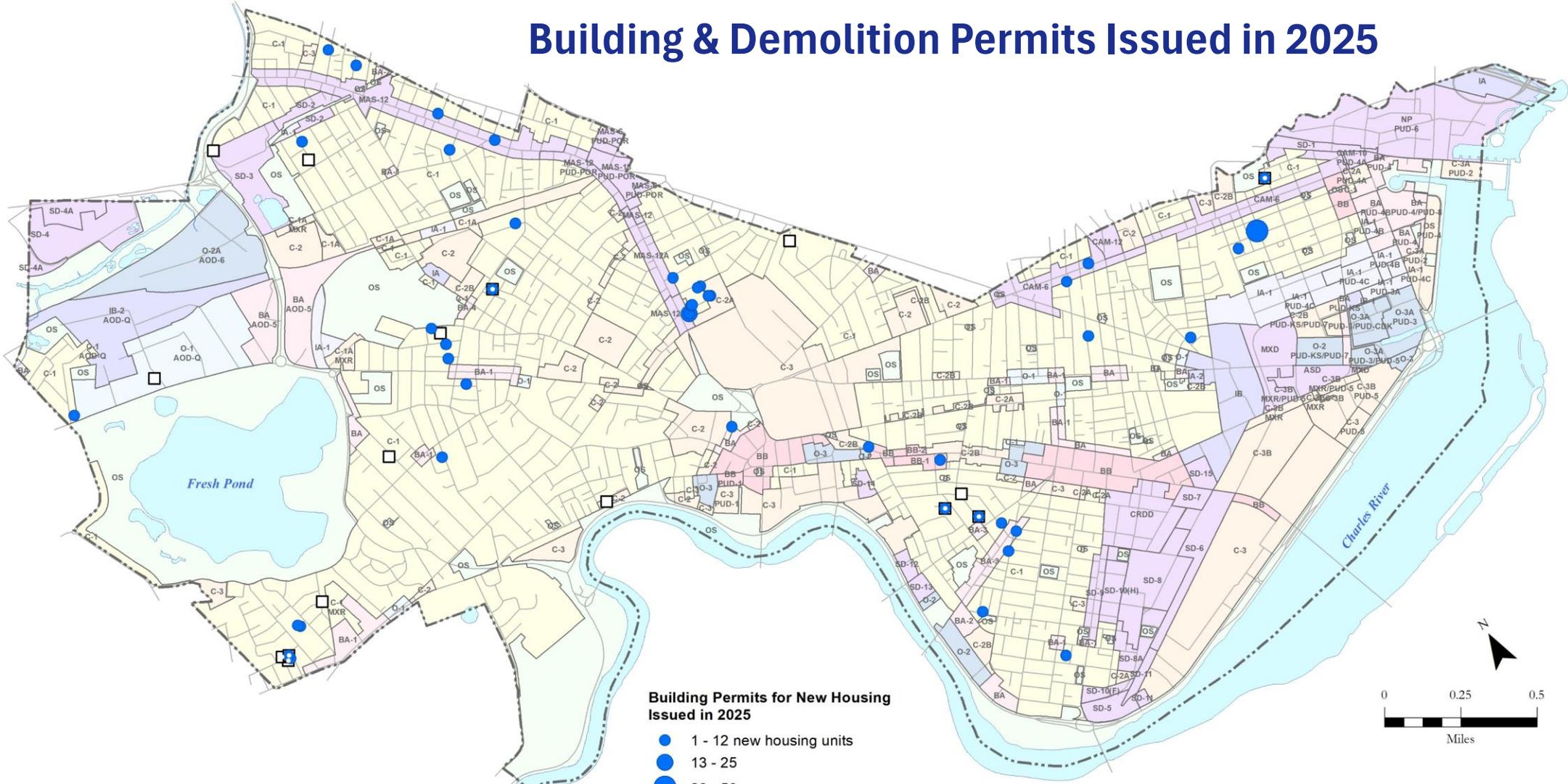
Affordability – Takeaways

- Still a high ratio of new affordable to market rate units due to permits for AHO projects
- Some inclusionary projects in building permit review, may show up in 2026 data

BZA Relief – Notes

- Several developments permitted in 2025 received BZA approval before the multifamily zoning amendment – some of those projects were modified after the zoning amendment, but others were not
- Total BZA applications decreased by about 70% from 2024 to 2025, mostly due to changes in housing regulations

Building & Demolition Permits Issued in 2025



Building Permits for New Housing Issued in 2025

- 1 - 12 new housing units
- 13 - 25
- 26 - 50

Demolition Permits to Remove Housing Issued in 2025

- Demolition Permit only
- At Same Site as a Building Permit

New Housing Units include total housing units in newly constructed buildings (including on sites where housing units were demolished) and housing units created through additions and alterations to existing buildings

2025 Building Permits – Lot Size and GFA/unit

Lot Size and GFA/Unit	Lot Size Median	Lot Size Range	GFA/Unit Median	GFA/Unit Range
Single-Family and Two-Family	4,992	1,646 – 14,050	2,230	760 – 4,980
Multifamily 3-5 units	4,731	3,113 – 10,080	1,679	730 – 2,499
Multifamily 6-9 units	5,814	4,828 – 7,529	1,037	782 – 1,413
Multifamily 10 units – 25,000 SF	10,271	10,271	1,418	1,418
Multifamily 25,000-50,000 SF	14,465	14,465	1,197	1,197
Multifamily 50,000-75,000 SF	n/a	n/a	n/a	n/a
Totals	5,020	1,646 – 14,465	1,883	730 – 4,980

Lot Size and GFA/unit – Takeaways

- Average lot size of roughly 5,000 square feet for single-family, two-family, or multifamily with fewer than 10 units – but a wide range
- Average GFA/unit ratios are generally consistent with existing housing – but a wide range across projects
- Exclusion of finished basements from GFA might make some unit sizes larger than the GFA/unit ratio would suggest, particularly for single-family, two-family and townhouse development
- Overall figures may change as more four-story and six-story projects move into construction

2025 Green Factor Reviews

Required for new construction and increase to building footprint by 50% or more (data for housing only)

Open Space and Green Factor by 2025 Permits	Open Space by % Lot Area Median	Open Space % Range	Green Factor Median	Green Factor Range
Single-Family and Two-Family	44%	35.6-60%	1.63	1.04-6.19
Multifamily 3-5 units	48.46%	0-56%	1.25	1.00-3.45
Multifamily 6-9 units	30%	16-44%	1.03	1.02-1.04
Multifamily 10 units – 25,000 SF	n/a	n/a	n/a	n/a
Multifamily 25,000-50,000 SF	33%	33%	2.37	2.37
Multifamily 50,000-75,000 SF	n/a	n/a	n/a	n/a
Totals	45%	0-60%	1.40	1.00-6.19

Total Green Factor Reviews	Reviews		Median Score (min. 1)	
	2024	2025	2024	2025
Special Permit/Design Review	3	4	1.48	1.00
Building Permit	24	35	1.68	1.57
Certificate of Occupancy	1	8	4.20	2.36
Totals	28	47	1.68	1.66

2025 Canopy/Significant Trees

Based on Green Factor reviews and Tree Removal Permits associated with housing development

Activity	Trees
Existing canopy trees preserved (Green Factor Reviews)	61
New canopy trees proposed (Green Factor Reviews)	26
Significant trees (≥ 6 " DBH) removed (Tree Removal Permits)	37

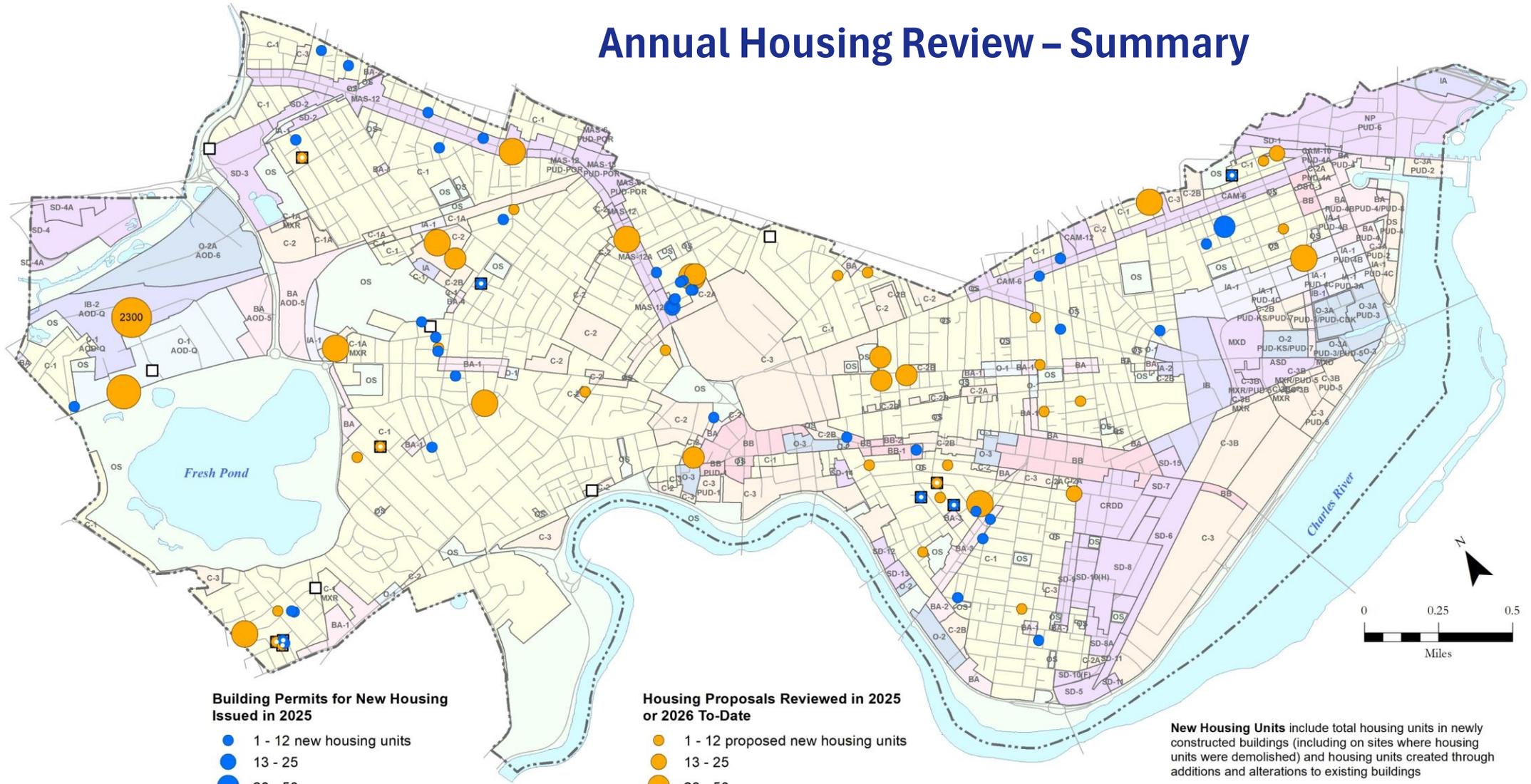
Green Factor/Trees – Takeaways

- Projects are meeting Green Factor and Open Space requirements, but some proposals are closer to the minimum
- Many canopy trees are being preserved where they can be accommodated
- Difficult to compare tree planting to removal figures because not all removals are for projects subject to Green Factor, and Green Factor does not account for all new tree planting
- More analysis is part of five-year evaluation



Final Takeaways

Annual Housing Review – Summary



Building Permits for New Housing Issued in 2025

- 1 - 12 new housing units
- 13 - 25
- 26 - 50

Demolition Permits to Remove Housing Issued in 2025

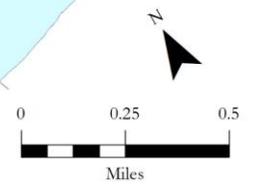
- Demolition Permit only
- At Same Site as a Building Permit
- At Same Site as a Housing Proposal

Housing Proposals Reviewed in 2025 or 2026 To-Date

- 1 - 12 proposed new housing units
- 13 - 25
- 26 - 50
- 51 - 100
- 236
- 2300 (Healthpeak PUD)

New Housing Units include total housing units in newly constructed buildings (including on sites where housing units were demolished) and housing units created through additions and alterations to existing buildings

Housing Proposals Reviewed include: proposals reviewed by the Planning Board or Community Development Department under Article 19.000 of the Zoning Ordinance; proposals reviewed by the Cambridge Historical Commission or a Neighborhood Conservation District Commission; proposals subject to Neighbor Notification requirements under Article 5.000 of the Zoning Ordinance. Proposals are not necessarily at building permit phase.



Final Takeaways

- 2025 zoning reform has generated strong interest in multifamily development, but more time is needed for clear trends to emerge
- Pipeline of future housing development continues to grow, but actual construction and timing of housing unit production is uncertain due to economic factors
- All-affordable housing development remains strong due to alternate funding sources and reliable permitting (AHO)
- So far, the observable changes in permit activity have been on smaller sites – more small multifamily/townhouse, more adding units to sites, fewer “downconversions” that reduce units