

“Living in inclusionary housing has allowed me to live in the city that I grew up in. This in turn has allowed me to raise my children in a place that I hold dear to my heart. If it weren’t for this program I would have never been able to afford to stay in my city.”

-Inclusionary Housing Renter

2018 Inclusionary Housing Report

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INTRODUCTION

This report presents the current status of the City of Cambridge's Inclusionary Housing Program. Since the beginning of the Inclusionary Housing Program in 1998, 1102 affordable units have been successfully created through the inclusionary zoning ordinance or through similar zoning provisions. This includes 891 rental units and 211 homeownership units.

In April 2017, the City Council adopted revisions to the inclusionary provisions in the zoning ordinance. The new provisions call for an annual review and report on the Inclusionary Housing Program. This is the first annual report since the enactment of the new provisions. The report provides information on inclusionary housing production, the status of the inclusionary rental housing program, and information on the homeownership program. The report is divided into three parts:

Part I – Production: This section details the status of all inclusionary units – both rental and ownership. It describes the current status of inclusionary housing production and describes the activity in the program since the adoption of the revisions to the Ordinance in April 2017.

Part II – Rental Program: A report on the Rental Program was provided to the Housing Committee in April 2017. This section provides updates to the 2017 report and includes information on the status of applicants to the rental program and on the current tenants in inclusionary units.

Part III – Homeownership: This section provides information on the resales and tenure of inclusionary ownership units.

The changes to the inclusionary zoning ordinance approved in April 2017 were the first changes in nearly 20 years. These changes, effective as of December 1, 2016, include:

- The set aside for affordable units is now based on a percentage of residential net floor area rather than a percentage of units.
- The set aside for affordable units is 20% of total dwelling unit net floor area after the application of the inclusionary zoning density bonus (for a transition period from 12/1/16 to 6/30/17, the set aside for affordable floor area was 15% of total net residential floor area). Previously the set aside was calculated at 15 % of the units before the application of the bonus, which typically resulted in 11-12% of the units as affordable.
- A monetary contribution is required if the dwelling unit net floor area designated for affordable units is less than the required 20% of floor area and the remaining floor area is not enough for a unit.
- The monetary contribution is based on the amount of subsidy needed to create equivalent floor area in an affordable building funded by the Cambridge Affordable Housing Trust - currently \$397 per square foot.
- The inclusion of three-bedroom units is required in larger projects (over 30,000 square feet). For smaller projects, in which there are any three-bedroom units, an affordable three-bedroom unit is required.
- Income eligibility for rental units remains at 80% of Area Median Income (AMI). The income eligibility for homeownership is increased to 100% of AMI. Ownership units will be priced at 30% of the income of a household at 90% AMI.
- **Rents for all units were based on 30% of a household's gross income. The rent for studio units under the revised ordinance is based on 25% of a household's gross income. Rents for all other units will continue to be calculated based on 30% of a household's income.**
- **Tenants' incomes continue to be recertified annually; however, households remain eligible so long as their income is less than 100% AMI.**
- **If a household's income falls below 40% of AMI when they are recertified, they will pay a minimum rent which is equivalent to the affordable rent for a tenant at 40% AMI.**

PART I: PRODUCTION REPORT

Production of new affordable housing through the inclusionary housing program has continued at a rapid pace over the last year. This new production includes developments approved both under the revised inclusionary provisions and those in effect prior to the 2017 amendments. Although the new provisions were adopted in April 2017, with an effective date of December 1, 2016, there continues to be a pipeline of developments that were permitted prior to the effective date of the new requirements and have yet to get approvals for their inclusionary units or sought a building permit. It is expected that these developments will continue to be added to the inclusionary housing portfolio over the next two or more years along with those subject to the new provisions.

The information on inclusionary housing production which follows looks at inclusionary housing developments in two time frames: analysis of the totality of inclusionary developments to date (and those in the pipeline) and data on the changes in production since April 2017 when the revised ordinance was adopted. Data is provided on: the status of the affordable housing stock, specifically the inclusionary housing developments; the bedroom size of inclusionary housing units; and the pipeline of inclusionary developments.

HOUSING STOCK

Affordable Housing Stock: Inclusionary housing is one of the ways that affordable units are created in Cambridge. Below is a chart showing the different types of affordable housing in Cambridge as of June 30, 2018. In the past few years, most of the new affordable housing units in the City have been created through inclusionary housing. However, affordable housing owned and operated by the Cambridge Housing Authority and non-profit and private affordable housing providers makes up most of the City's affordable housing stock. Affordable units make up 14.84% of the 54,713 units of housing in the City. This inventory is updated at the end of each fiscal year.

Cambridge Affordable Housing Stock (as of 6/30/2018)
Total=8,117

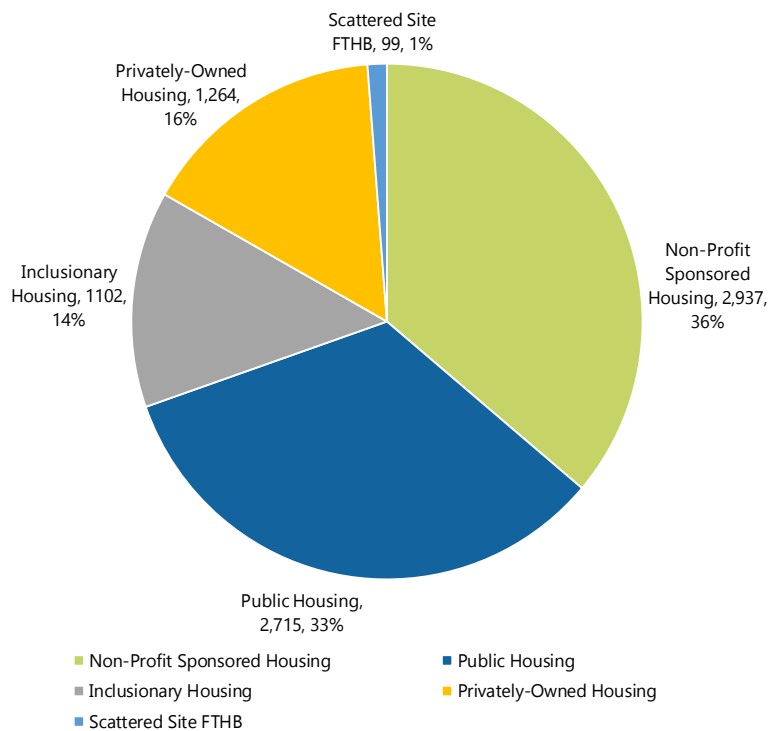


Figure 1: Cambridge Affordable Housing Stock, as of 6/30/17).

Housing Starts: The following table shows the number of units for which building permits were issued for new housing starts in all housing from 2015 to the first half of 2018. This includes building permits for projects of all sizes—from single-family homes to multi-family residential projects with hundreds of units. Larger market rate developments with inclusionary units are included in these total as are new units built in all affordable developments.

| Calendar Year | # of Permits |
|-------------------------|---------------------|
| 2015 | 485 |
| 2016 | 892 |
| 2017 | 409 |
| 2018 - First six months | 733 |

Table 1: Housing starts by year

INCLUSIONARY PROJECTS COMPLETE AND IN DEVELOPMENT

All Inclusionary Units: As of September 1, 2018, there are 1,102 affordable units approved under inclusionary zoning or similar zoning requirements. Of these, currently 935 units are complete and an additional 167 units are under construction. Fourteen of the units under construction will be ready for occupancy within the next two months.

Approved Units - Complete and In Development 9/1/2018

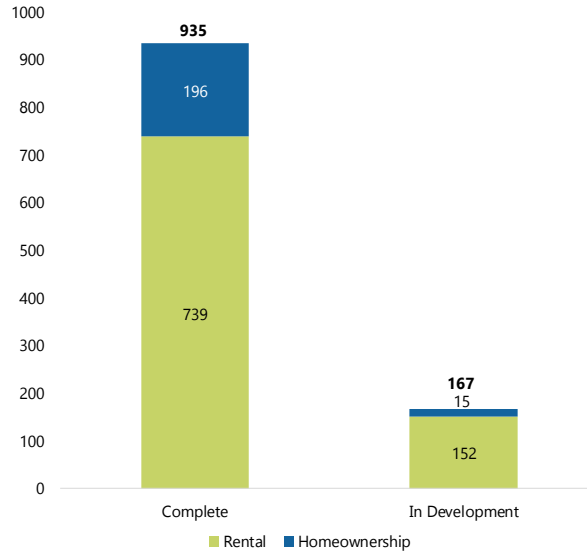


Figure 2: Approved Units, completed and in development as of 9/1/18

Growth: The chart below shows the growth of the inclusionary housing program since its inception in 1998 and the projected growth for the next three years based on developments currently in the pipeline. The majority of the growth in the program since 2011 is due to an increase in the development of rental units.

Inclusionary Housing Stock Growth

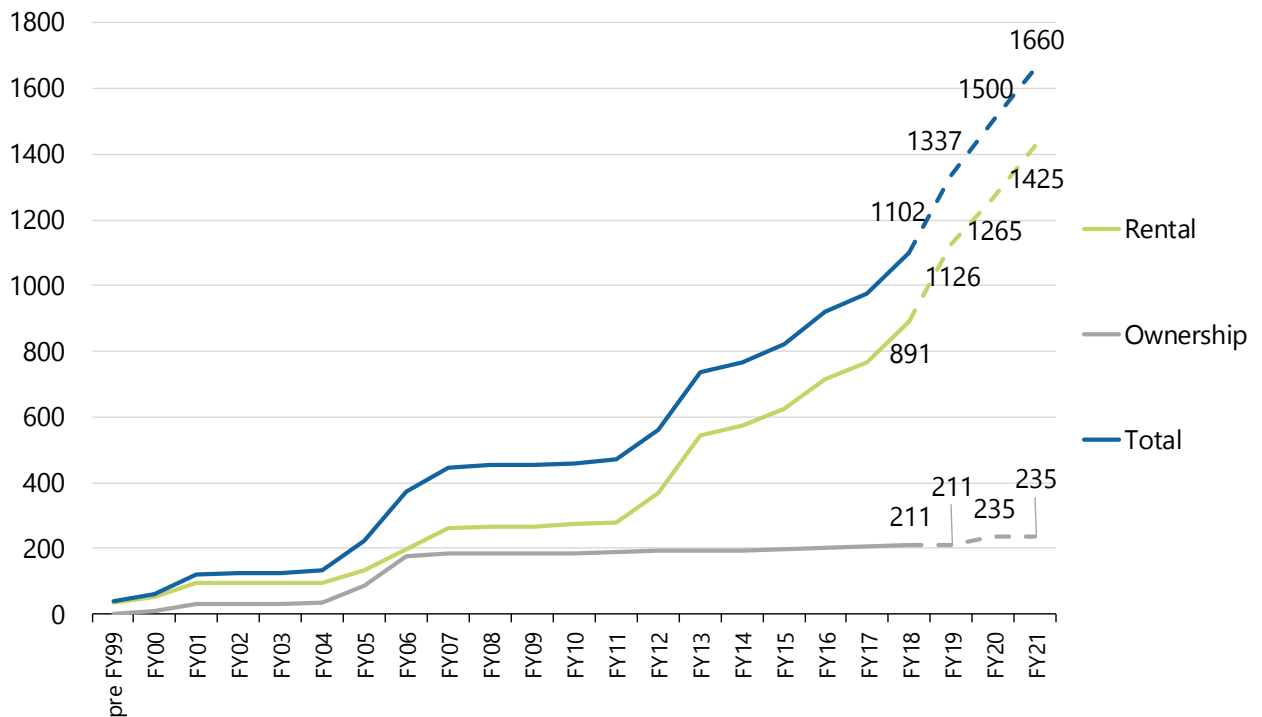


Figure 3: Inclusionary Housing Stock Growth, current and projected.

ACTIVITY SINCE 2017: COMPLETE AND APPROVED INCLUSIONARY PROJECTS

Developments and Units: Inclusionary housing units are counted when they are approved, just prior to the issuance of a building permit. From April 1, 2017, when the revised inclusionary ordinance was approved, through September 1, 2018, seven new inclusionary housing projects have been approved and are currently in development. These seven projects include a total of 127 affordable units, 123 rental units and 4 homeownership units. During the same time period, 56 new rental and 3 new homeownership units were complete.

Units Complete and In Development

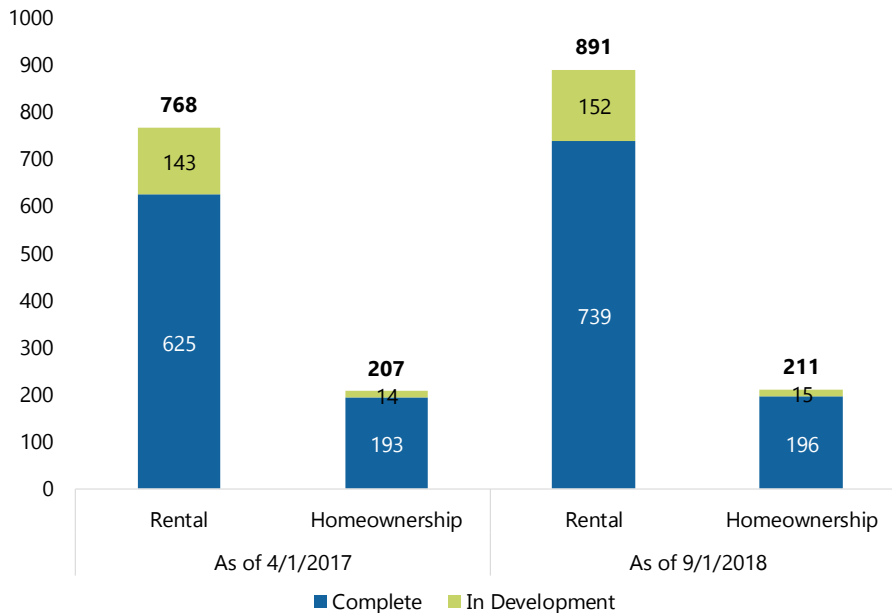


Figure 4: All units complete and in development, 2017 and 2018

Of the approved projects, the revised inclusionary provisions apply to three projects – 47 Bishop Allen Drive, 195 -211 Concord Turnpike, and 1699 Massachusetts Avenue. These are all rental projects which were permitted between December 1, 2016 and June 30, 2017. Therefore, 15% of the net residential square feet is devoted to affordable units. These 3 projects include a total of 49 new affordable units. The total size of the approved projects ranged from 17 units to 320 units.

As the inclusionary requirement is now calculated as a percentage of net residential square feet in order to increase the production of family size units, the resulting percentage of affordable units is less than the percentage of affordable square feet in a development. In the three developments cited above there are 49 affordable units are out of a total of 360 units, or 13.6% of the units. It is expected that the percentage of units in developments which will be subject to the 20% net residential square foot requirement will be between 17%- 18% of all units.

Monetary Contribution with New Ordinance: The net residential square feet of affordable units will not always add up to the required percentage of floor area. The aggregate amount of inclusionary floor area will be as close as possible to the required amount, while also meeting other requirements for the inclusionary units, such as the provision of three-bedroom units in certain developments, location of units, and bedroom size distribution. To make up this difference, a monetary contribution to the Affordable Housing Trust is required for the difference between the required residential floor area and the residential floor area of the inclusionary units. The contribution rate is currently \$397 per square foot. The contribution for the three approved projects will amount to a combined total of \$32,633. When the project is nearing completion, this amount will be confirmed and due prior to the issuance of a Certificate of Occupancy for each building.

Homeownership Increase: Although new rental housing development has continued over the last several years and, as a result, the most significant increase in the number of inclusionary units is through rental developments, we have seen a few homeownership developments in the last two years. For three years, from March 2013 to April 2016, no new homeownership projects were produced. Since April 2016, 4 new developments with a total of 17 affordable homeownership units have been approved.

UNITS BY BEDROOM SIZE—CURRENT AND CHANGES IN PAST YEAR

Family Sized Units—Changes Under New Ordinance: While the prior inclusionary housing provisions required affordable units to be provided in proportion to the bedroom size of all the units in the project, a goal of the 2017 amendments was to increase the proportion of family sized units and reduce the proportion of studio units. The revised inclusionary ordinance contains provisions to promote family sized units, which are defined as units with three or more bedrooms and at least 1,100 square feet of floor area. For buildings with more than 30,000 square feet of net residential floor area, a family sized unit is required for every 6,000 square feet of inclusionary housing floor area. Applying this requirement at 195-211 Concord Turnpike, resulted in six of the twelve, or 50%, of the three-bedroom units in the project, being designated as affordable. Although 23% of all the units in the property are studio units, only 8% of the inclusionary units are studios.

For smaller projects, the proportion of affordable family sized units to all affordable housing units must be equal to or greater than the ratio of all family sized market rate units to all market rate units. For example, one of the inclusionary developments to which the new inclusionary provisions apply has a total of 17 units with two family sized units (three or more bedrooms). The result is that at least one affordable unit must be a family sized unit, while the previous inclusionary provisions would not have required any affordable family sized units for this project.

The following chart compares the percentage of rental units approved by bedroom size under the prior ordinance and under the revised ordinance.

Bedroom Sizes of Rental Units Created Before and After Ordinance Revisions

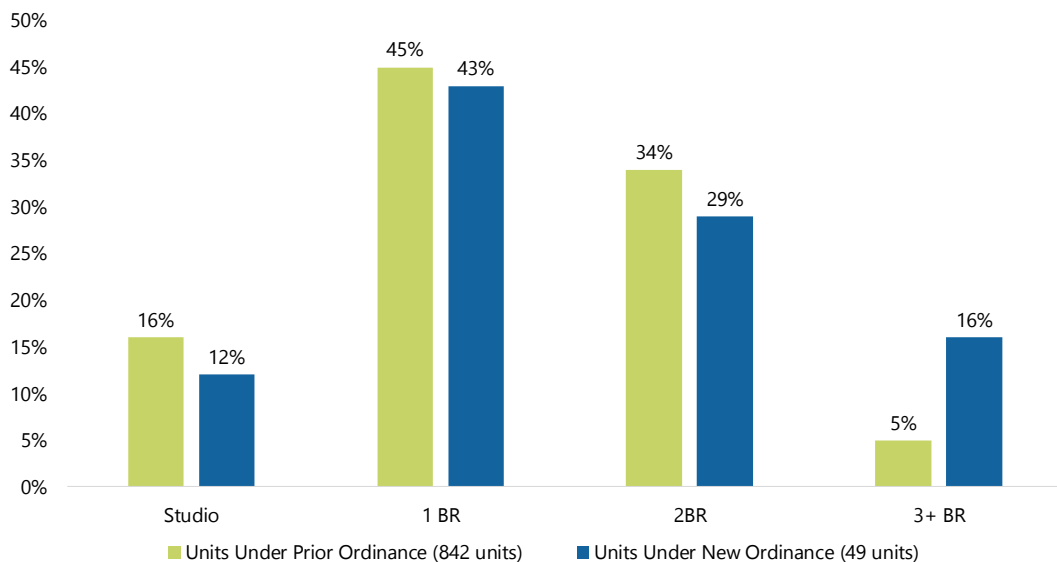


Figure 5: Bedroom sizes of rental units created before and after the ordinance revisions.

Changes in Number and Percentage of Units by Bedroom Size Since April 1, 2017: The chart below illustrates the change in the number and percentage of approved rental and ownership units by bedroom size, since April 2017. This includes developments which are complete and those in construction. It also includes middle income units.

Distribution of Rental and Homeownership Unit Sizes, 2017 and 2018

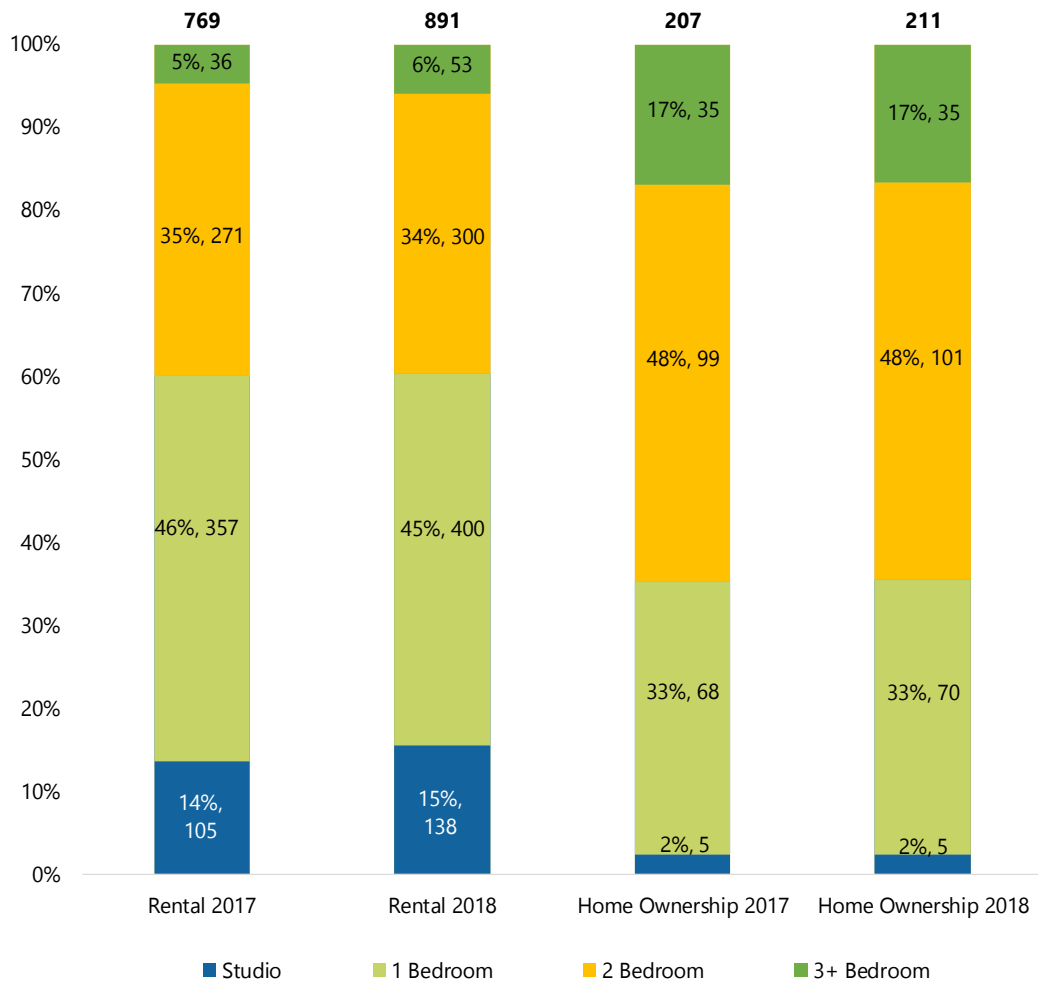


Figure 6: Rental Homeownership Units, 2017 and 2018.

Three-bedroom units: Significantly, there are currently 30 completed rental units with three or more bedrooms. This number will significantly increase to 53, as 23 three-bedroom rental units are now under construction. This includes units in developments that are subject to the old or the new inclusionary housing provisions.

Homeownership: There have not yet been new homeownership developments approved under the 2017 amendments to the inclusionary zoning provisions. Homeownership projects have always had more three-bedroom units than rental projects. Three-bedroom units account for 17% of all inclusionary homeownership units.

Studio Units: The impact of the change to rents for studio units in the revised ordinance, which reduces the rent from 30% to 25% of a household’s income, will not be evidenced until the first studio units built under the revised ordinance are complete in approximately 18-24 months.

MIDDLE INCOME (80-120% OF AMI)

Middle income units have been required to be included in some rental projects. There is one occupied project with middle income units at 270 Third Street. There are additional projects which require middle income units in the pipeline. Two buildings are currently under construction: 249 Third Street with two middle income units and Mass & Main with nine middle income rental units. In addition, the second residential building to be developed by Alexandria also requires middle income units. The unit distribution is currently under review and is estimated to have 25 to 29 middle income units. Finally, the special permit for 40 Thorndike Street (the Sullivan Courthouse redevelopment) requires 8 of the 24 residential units be middle income (along with 8 low and moderate-income units).

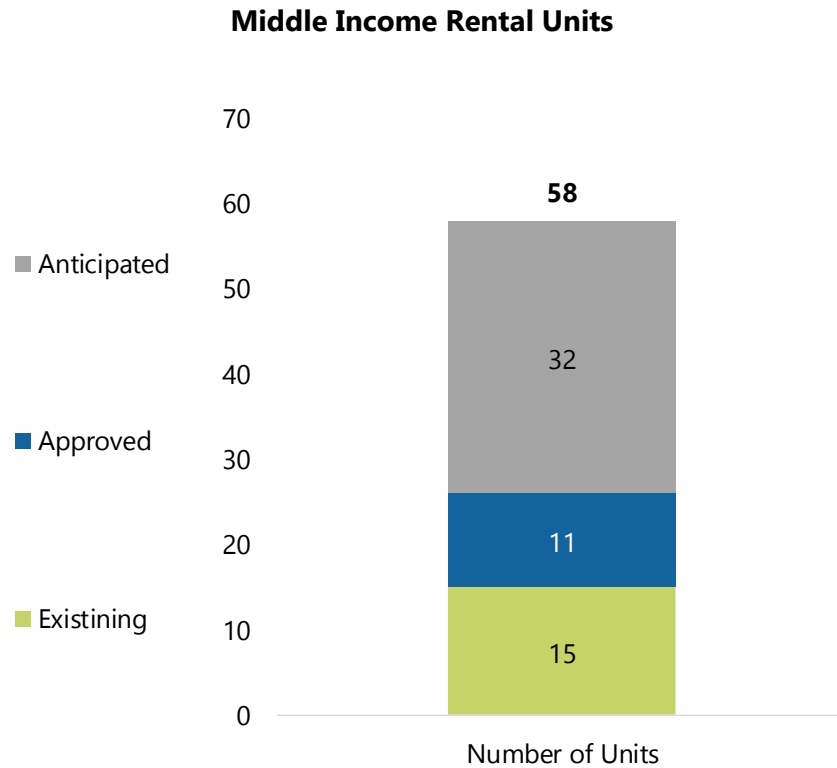


Figure 7: Middle Income Rental Units

DEVELOPMENT PIPELINE

The pipeline of inclusionary housing developments has remained active over the past year. This is a summary of the projects that are currently permitted and expected to be developed in the future. Several developments in the pipeline were permitted prior to the enactment of the new inclusionary provisions and therefore remain subject to the former inclusionary housing provisions in the ordinance.

Developments Under Inclusionary Review: Four inclusionary developments are currently under review by CDD staff and are expected to be approved in the coming months providing 72 affordable rental units. Of these, one inclusionary development, 605 Concord Avenue, was granted a special permit in December 2016 and is subject to the new inclusionary provisions in the ordinance at 15% requirement.

Permitted Pipeline Projects: There are several projects with approved special permits, including multi-phased planned unit development (PUD) projects, that are expected to result in applications for inclusionary housing approval over the coming months. Three developments with approved special permits will be subject to the new inclusionary provisions with a 20% affordability requirement. These are 50 Cambridge Park Drive with 294 approved rental units; 1043-1059 Cambridge Street with 18 approved rental units; and 55 Wheeler Street with 525 approved units. Discussions have begun on the inclusionary unit requirements for 50 Cambridge Park Drive. The development at 55 Wheeler Street would become the biggest producer of new inclusionary housing. Other projects which are permitted and in the pipeline are a mid-sized building in North Cambridge on Elmwood Street, **the next residential building in North Point (Parcel I) and MIT's residential building.**

Pre-approval Projects: In addition, there continue to be proposals for new residential projects submitted for approval to the Planning Board. Currently, the projects seeking approval include a small homeownership project and a mid-sized rental project. There are additional developments which are preliminary and have not yet submitted applications to the Planning Board.

CONCLUSION

Over the last year, residential projects have moved forward under both the old and new inclusionary housing provisions and new residential projects are continuing to be approved and proposed. While three projects have been permitted under the new inclusionary provisions, it will take some time to fully assess the impact of the revised ordinance. One early finding is that the new ordinance is resulting in a greater proportion of larger, family size units. In addition, there continues to be a pipeline of residential projects that will create new affordable inclusionary units throughout the city.

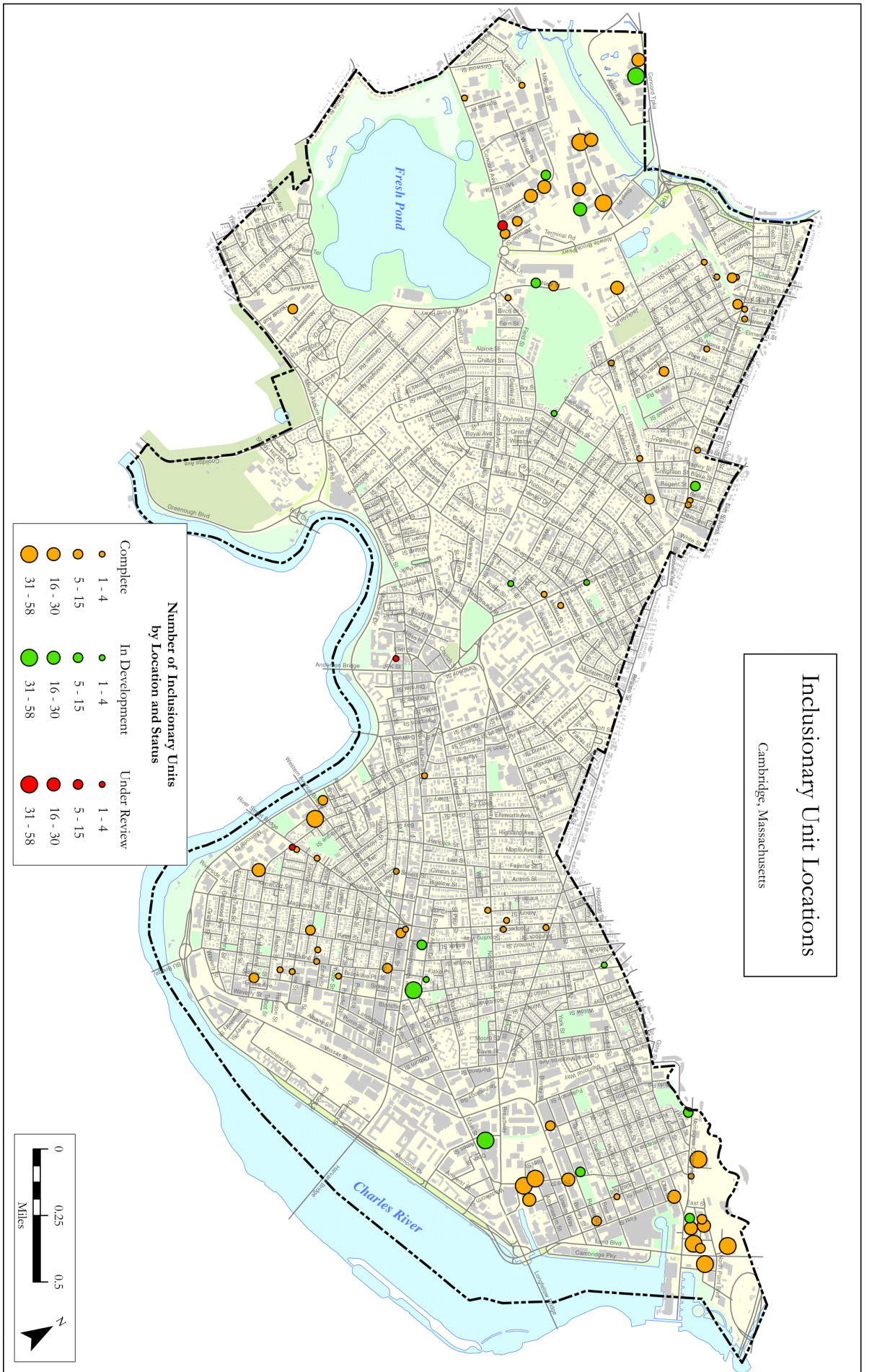


Figure 8: Map of Inclusionary Unit Locations by status, September, 2018

PART II: INCLUSIONARY RENTAL PROGRAM

The last overview of the Inclusionary Rental Program was completed in May 2017 and provided data on tenants **housed during the period of April 1, 2016 to March 31, 2017. This report summarizes the program's data on** recently housed tenants up to April 1, 2018 and compares tenant characteristics as of that date to April 1, 2017. The report also looks at approval and denial rates of applications from 2010 to April 1, 2018, and data on the middle-income portfolio.

As for applicants, a detailed summary report of the applicant pool as of May 1, 2018 is attached. The waiting pool consists of 3,075 applicants. Of these, 767 are Cambridge residents, 361 non-residents who work in Cambridge and 1,947 non-resident applicants. Of the 767 resident applicants, 270 hold a Section 8 Mobile Voucher through the Cambridge Housing Authority.

In addition to working with applicants and tenants, the Housing Division maintains a continuous relationship with the property managers of inclusionary buildings. Staff works with the property management staff on all lease-ups, annual recertifications, and other issues as may arise. CDD meets with property managers regularly to review the goals and requirements of the program, train new staff, and to respond to concerns and resolve identified issues.

OVERVIEW OF COMPLETE RENTAL UNITS

Since April 2017 many developments which were in construction have been completed. As of September 1st 2018, the City's Inclusionary Rental Program consists of 736 completed rental units, an increase of 114 units. This includes 15 units which are affordable to middle income households. (There are three rental units which are included in the Production section that are not included in this section, because those three units are owned and managed by the Cambridge Housing Authority, not CDD).

As the tables below illustrate, more than half of the low-moderate completed units are studios and one-bedrooms. About 40% of the completed units are two bedrooms or larger. Though there has not been an increase in completed three-bedrooms over the last year, we expect to see an increase in family sized units in the future because of the new inclusionary provisions in the zoning ordinance.

| Completed Units by Bedroom Size, 2018 | | | | | | |
|--|--------------------------|--------------------------|--------------------------|------------------------|-------------------------|---------------------------|
| | 0BR | 1BR | 2BRs | 3BRs | 4BRs | Total |
| Low-Mod Program | 100 <i>14%</i> | 341 <i>47%</i> | 250 <i>35%</i> | 29 <i>4%</i> | 1 <i>0.1%</i> | 721 <i>100%</i> |
| <i>Middle Income Pro-gram</i> | 0 <i>0%</i> | 7 <i>47%</i> | 8 <i>53%</i> | 0 <i>0%</i> | 0 <i>0%</i> | 15 <i>100%</i> |
| Total | 100 | 348 | 258 | 29 | 1 | 736 |

| Completed Units by Bedroom Size, 2017 | | | | | | |
|--|-------------------------|--------------------------|--------------------------|------------------------|-----------------------|---------------------------|
| | 0BR | 1BR | 2BRs | 3BRs | 4BRs | Total |
| Low-Mod Program | 73 <i>12%</i> | 287 <i>47%</i> | 221 <i>36%</i> | 25 <i>4%</i> | 1 <i>0%</i> | 607 <i>100%</i> |
| <i>Middle Income Program</i> | 0 <i>0%</i> | 7 <i>47%</i> | 8 <i>53%</i> | 0 <i>0%</i> | 0 <i>0%</i> | 15 <i>100%</i> |
| Total | 73 | 294 | 229 | 25 | 1 | 622 |

Tables 2 and 3: Total Completed Units by Bedroom Size, 2017 and 2018

CHARACTERISTICS OF HOUSEHOLDS LIVING IN INCLUSIONARY HOUSING

The data on households living in inclusionary units is analyzed as of April 1, 2017 and April 1, 2018. During this time 15 new tenants were added.

Household Size: Since 60% of complete inclusionary units are studio and one bedrooms, it follows that most households (58%) in the program are single person households. Nineteen percent of households are two-person households and the remaining 23% are three or more-person households. There is little change since last year.

| HH Sizes - Occupied Units, 2018 | | | | | | | |
|---|------------|------------|------------|-----------|-----------|-----------|-------------|
| Bedroom Size | 1pp | 2pp | 3pp | 4pp | 5pp | 6pp | Total |
| Studio | 72 | 1*** | 0 | 0 | 0 | 0 | 73 |
| 1 | 270 | 20 | 0 | 0 | 0 | 0 | 290 |
| 2 | 12* | 90 | 71 | 37 | 6 | 1 | 217 |
| 3 | 0 | 1*** | 10** | 5 | 5 | 3 | 24 |
| 4 | 0 | 0 | 0 | 0 | 0 | 1 | 1 |
| Total | 354 | 112 | 81 | 42 | 11 | 5 | 605 |
| Percent | 59% | 19% | 13% | 7% | 2% | 1% | 100% |
| * This includes residents with live-in aides or reasonable accommodations | | | | | | | |
| **This includes families with children of the opposite sex or with ages 10 years or more between them | | | | | | | |
| ***This includes families who have grown or shrunk in size while in the program | | | | | | | |
| Data does not include middle income units | | | | | | | |

| HH Sizes - Occupied Units, 2017 | | | | | | | |
|--|------------|------------|------------|-----------|-----------|-----------|-------------|
| Bedroom Size | 1pp | 2pp | 3pp | 4pp | 5pp | 6pp | Total |
| Studio | 67 | 0 | 0 | 0 | 0 | 0 | 67 |
| 1 | 265 | 18 | 0 | 0 | 0 | 0 | 283 |
| 2 | 13* | 93 | 70 | 36 | 3 | 0 | 215 |
| 3 | 0 | 0 | 11** | 4 | 6 | 3 | 24 |
| 4 | 0 | 0 | 0 | 0 | 0 | 1 | 1 |
| Total | 345 | 111 | 81 | 40 | 9 | 4 | 590 |
| Percent | 58% | 19% | 14% | 7% | 2% | 1% | 100% |
| *this includes residents with live-in aides or reasonable accommodation | | | | | | | |
| **this includes families with children of the opposite sex or with ages 10 years or more between | | | | | | | |
| Data does not include middle income units | | | | | | | |

Tables 4 and 5: Occupied Units by Household Size, 2017 and 2018. Does not include Middle Income Program

Families with Children: The tables below show the number of households with children. One hundred and ninety-four families in the portfolio have at least one child in their household. Of these families, 103, or 53%, have at least one child under 6. Ninety-one, or 47%, of families have children who are between the ages of 6 and 18. Eighty-seven percent of families with children reside in a two-bedroom apartment. The program's preference system prioritizes households with children under 6 followed by a preference for households with children under 18.

| Families with Children by Bedroom size, Occupied Units, 2018 | | | | |
|---|-------------------------|--------------------------|--------------|----------------|
| Bedroom Size | Children Under 6 | Children Under 18 | Total | Percent |
| Studio | 1 | 0 | 1 | 1% |
| 1 | 0 | 0 | 0 | 0% |
| 2 | 93 | 76 | 169 | 87% |
| 3 | 9 | 14 | 23 | 12% |
| 4 | 0 | 1 | 1 | 1% |
| Total | 103 | 91 | 194 | 100% |
| Percent | 53% | 47% | 100% | |
| <i>Data does not include middle income units</i> | | | | |

| Families with Children by Bedroom Size, Occupied Units, 2017 | | | | |
|---|-------------------------|--------------------------|--------------|----------------|
| Bedroom Size | Children Under 6 | Children under 18 | Total | Percent |
| Studio | 0 | 0 | 0 | 0% |
| 1 | 0 | 1 | 1 | 0% |
| 2 | 120 | 56 | 176 | 88% |
| 3 | 14 | 9 | 23 | 11% |
| 4 | 1 | 0 | 1 | 0.5% |
| Total | 135 | 66 | 201 | 100% |
| Percent | 67% | 33% | 100% | |
| <i>Data does not include middle income units</i> | | | | |

Tables 6 and 7: Families with Children by Bedroom Size, 2017 and 2018. Does not include Middle Income Program

Children in the Portfolio: These tables show the total number of children in the portfolio. In 2018, there are 304 children under 18 in the rental portfolio. Forty-one percent are under the age of 6 and 59% are between 6 and 18 years old. Eighty-one percent of children live in two-bedroom units. In 2017 there were 310 children under 18 in the rental portfolio. There has been a slight decrease in the number of children in the portfolio since 2017 (310). This is in part due to children aging in the portfolio.

| Total Number of Children by Bedroom Size, Occupied Units, 2018 | | | | |
|---|-------------------------|--------------------------|--------------|----------------|
| Bedroom Size | Children Under 6 | Children Under 18 | Total | Percent |
| Studio | 1 | 0 | 1 | 0% |
| 1 | 0 | 0 | 0 | 0% |
| 2 | 109 | 137 | 246 | 81% |
| 3 | 14 | 41 | 55 | 18% |
| 4 | 0 | 2 | 2 | 1% |
| Total | 124 | 180 | 304 | 100% |
| Percent | 41% | 59% | 100% | |

Data does not include middle income units

| Total Number of Children by Bedroom Size, Occupied Units, 2017 | | | | |
|---|-------------------------|--------------------------|--------------|----------------|
| Bedroom Size | Children Under 6 | Children under 18 | Total | Percent |
| Studio | 0 | 0 | 0 | 0% |
| 1 | 0 | 1 | 1 | 0% |
| 2 | 147 | 101 | 248 | 80% |
| 3 | 20 | 37 | 57 | 18% |
| 4 | 1 | 3 | 4 | 1% |
| Total | 168 | 142 | 310 | 100% |
| Percent | 54% | 46% | 100% | |

Data does not include middle income units

Tables 8 and 9: Total Number of Children by Bedroom Size 2017 and 2018. Does not include Middle Income Program

Resident Income Levels (not including voucher holders): When a household initially leases an inclusionary unit their gross income must be between 50% and 80% of the AMI or they must have a housing voucher. (A tenant with a mobile housing voucher may have an income lower the 50% AMI). Upon annual recertification of non-voucher tenants, incomes change and are sometimes below 50% or above 80% of AMI. Tenants whose income falls below 50% of AMI remain eligible for their unit. Tenants whose income rises above 80% AMI remain eligible so long as their income does not exceed 100% of AMI.

For these reasons, there are variations in the income levels of tenants who do not have vouchers. Most non-voucher residents still earn between 50% to 80% of AMI. There has not been a significant change to the proportion of tenants in this income range from 2017 to 2018. The percent of residents below 40% AMI also has not significantly changed. The significant changes are in the 40% to 50% AMI range, with an increase in households and a corresponding decrease in tenants with income over 80% AMI. Please note this chart does not include data from the middle-income program.

AMI Levels, All Non-Voucher Holders

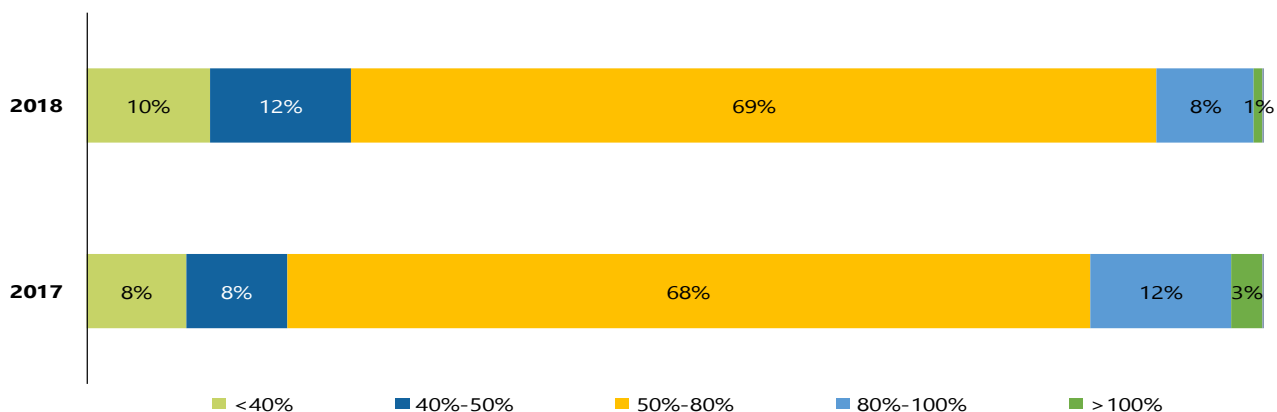
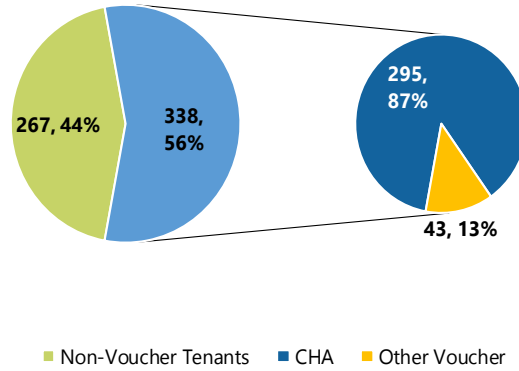


Figure 9: AMI Levels for all non-voucher holders, 2017 and 2018.

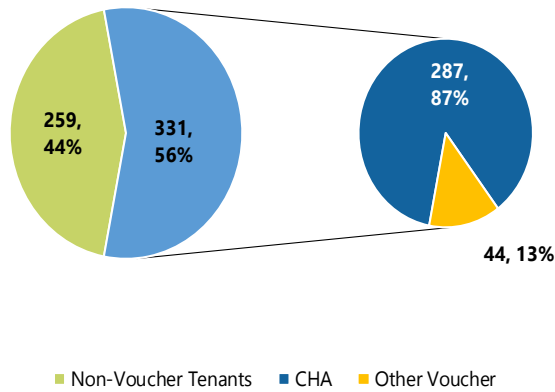
Voucher Utilization in Inclusionary Housing: The level of voucher utilization, as shown in the charts below, has remained the same between 2017 and 2018. Households with vouchers account for more than half of the portfolio.

Both 2017 and 2018 voucher utilization rates represent an increase from previous years. The percentage of residents with vouchers in inclusionary units was 45%. In 2016 that percentage rose to 53%, followed by 56% in 2017 and 2018. For the last two years, 87% of all voucher holders in the portfolio have received their voucher from the Cambridge Housing Authority.

Voucher Utilization, 2018



Voucher Utilization, 2017



Figures 10 and 11: Voucher Utilization rate, 2017 and 2018.

Length of Tenancy: Length of Tenancy: The chart below demonstrates that there has been a decrease in the households who have moved into their units in the last 24 months (49% in 2017 and 30% in 2018). It follows that there has been an increase in the length of time that households are staying in their units. The percentage of households in their units for two to five years has increased from 24% to 45%. The percentage of tenants staying over five years has remained steady.

Length of Tenancy

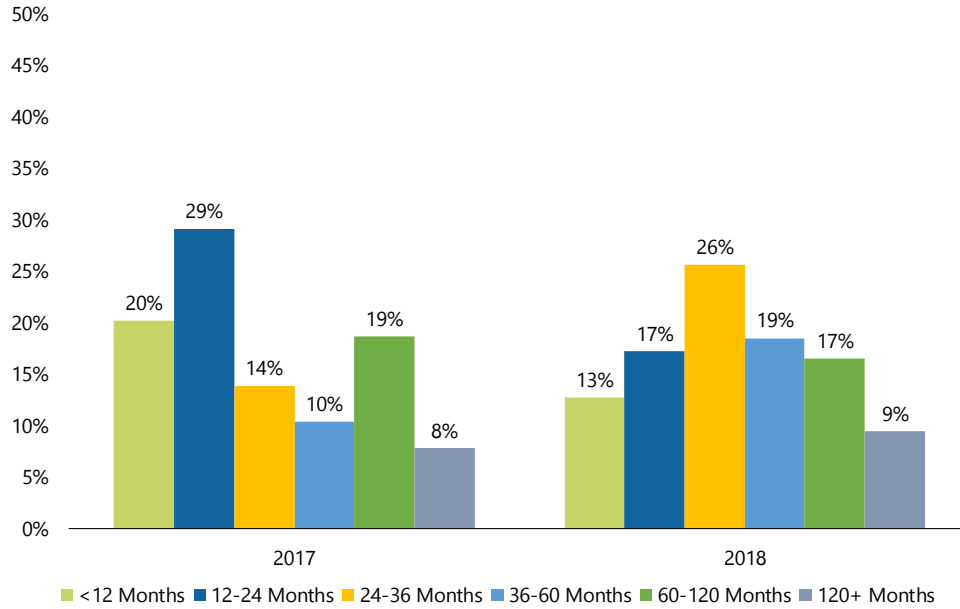


Figure 12: Length of Tenancy, 2017 and 2018. Does not include the Middle Income Program

Rental Turnover Rate: The chart below illustrates the number and percentage of occupied units which became vacant and leased to new households during each fiscal year during the past 5 years. In FY 2014, 11.2% of units turned over, followed by 10.8% in FY 2015 and 12.9% in FY 2016. In FY 2017, the turnover rate dropped to 6.8%.

Inclusionary Rental Turnover Rate, by Fiscal Year

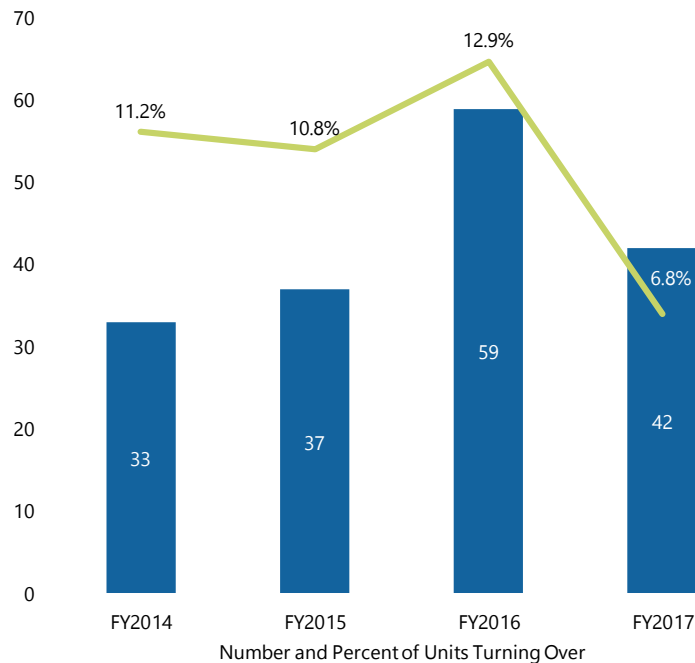


Figure 13: Inclusionary rental program turnover rate, FY2014—FY 2017.

Race of Head of Household: When applicants complete their initial applications, they are asked, but not required, to indicate their race and ethnicity. As of April 1, 2018, 344, or 66%, tenants have provided this information. 27% identified as Black/African American followed by 22% who selected White, 5% who selected Asian, 1% who selected Native Hawaiian/Other Pacific Islander or American Indian/Alaska Native.

Race of Heads of Household

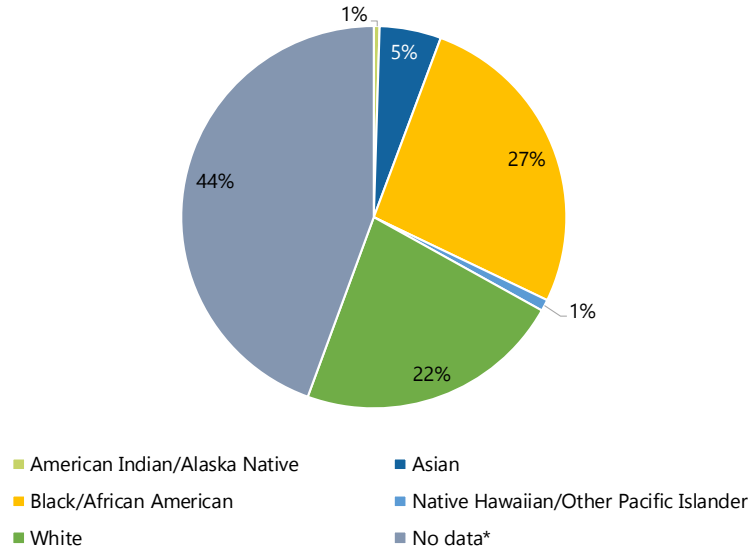


Figure 15: Race of Head of House Hold. Includes Middle Income Program

Ethnicity of Head of Household: Ethnicity was voluntarily provided by 73% of current residents. Ten percent identified as Hispanic or Latino.

Ethnicity of Heads of Household

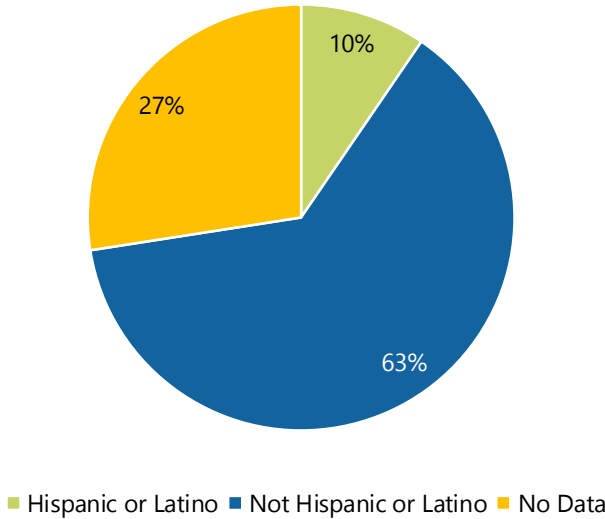


Figure 16: Ethnicity of Head of House Hold. Includes Middle Income Program

Age of Head of Household: The number of households in the age ranges of 30-39, 40-54, and 55-69 are evenly distributed and have remained largely the same since 2017, except the 55-69 age range, which saw an increase of 14 heads of household.

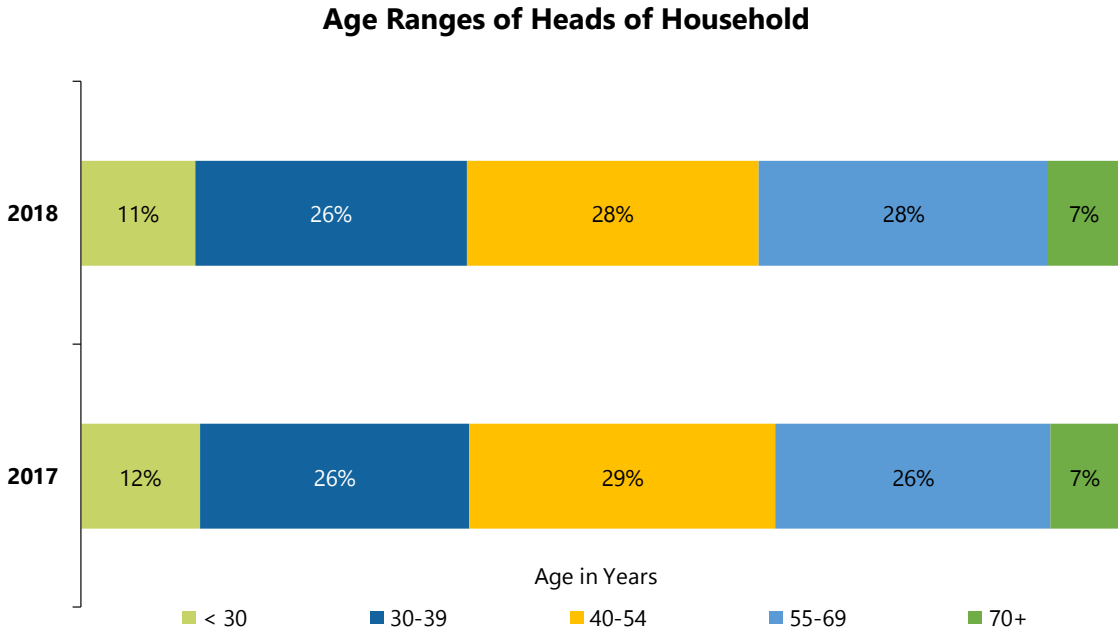


Figure 14: Age Ranges of Heads of Household, 2017 and 2018. Does not include the Middle Income Program

CHARACTERISTICS OF RECENTLY HOUSED TENANTS

Recent Lease-ups: Between April 1, 2017 and March 31, 2018, 77 new households were housed in rental units, 89% had Cambridge residency, which is the same percentage as the last overview (April 1, 2016 to March 31, 2017). Studio units were sometimes filled with applicants who did not receive Cambridge residency but who work in Cambridge.

Cambridge Residency Status of New Tenants

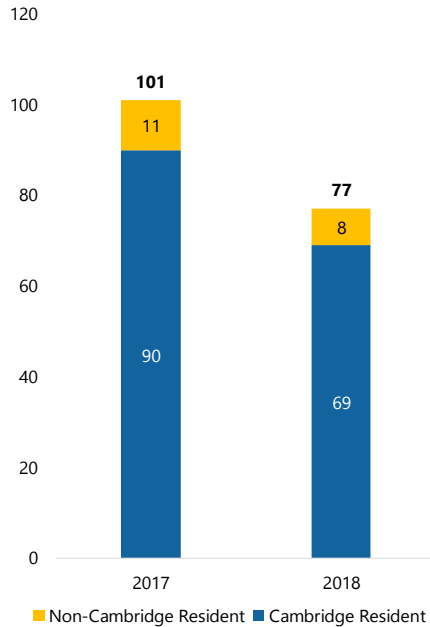


Figure 17: Recent Lease-ups by residency status, 2017 and 2018.

Families with Children: There were 22 families with children who entered leases during this time, representing 29% of all recent lease-ups. The percentage of families with children is driven by the size of units that are available. Most of these families had children under 6. This is a decrease from last year, when 39 families with children were newly housed.

New Tenants with Children

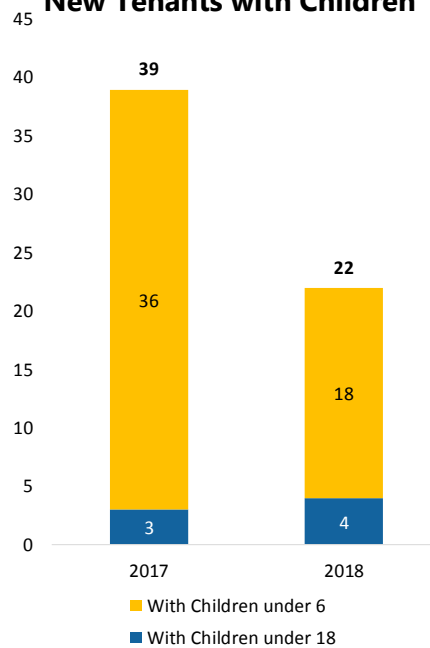


Figure 18: Recent Lease-ups by families with children, 2017 and 2018.

Emergency Need: During this time period there were 26 newly housed tenants, 34% of the total, who had an emergency need. Homelessness, overcrowding, paying more than 50% of income in rent were the most prevalent emergency needs.

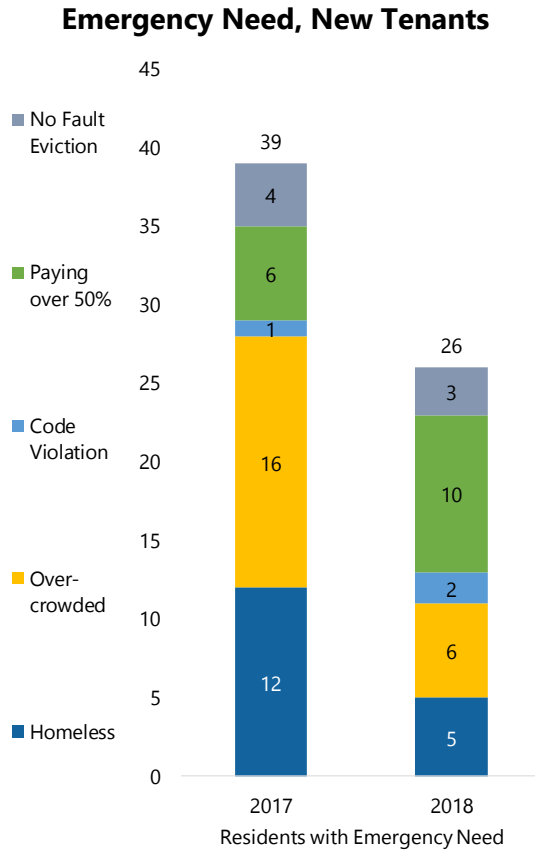


Figure 19: New tenants by emergency need, 2017 and 2018.

Voucher Utilization in New Tenants: Participation of voucher holders is lower than in previous years. Between April 1, 2017 and March 31, 2018, 25 voucher holders were successfully housed, representing only 32% of new lease-ups. This represents a decrease from last year, when voucher holders comprised 59% of new lease-ups. Of those 25 voucher holders, 21 (80%) obtained their voucher through the Cambridge Housing Authority. Most of the new units were one- and two-bedroom units.

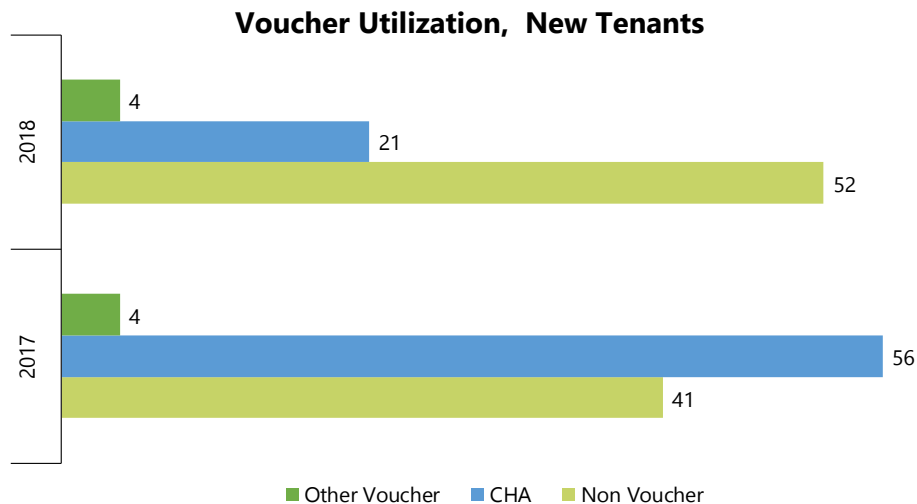


Figure 20: Voucher Utilization among recent lease-ups, 2017 and 2018

Type of Housing Prior to Entering Program: In both 2017 and 2018, prior to moving into inclusionary housing, most households new to the program were living in market rate housing. In 2018, 24 (31%) of new tenants lived in some type of affordable housing, were in a shelter, or had been homeless prior to moving to their inclusionary unit. In 2017, 30, (30%) of recent lease-ups were living in affordable housing, were in a shelter, or had been homeless prior to moving to their inclusionary unit.

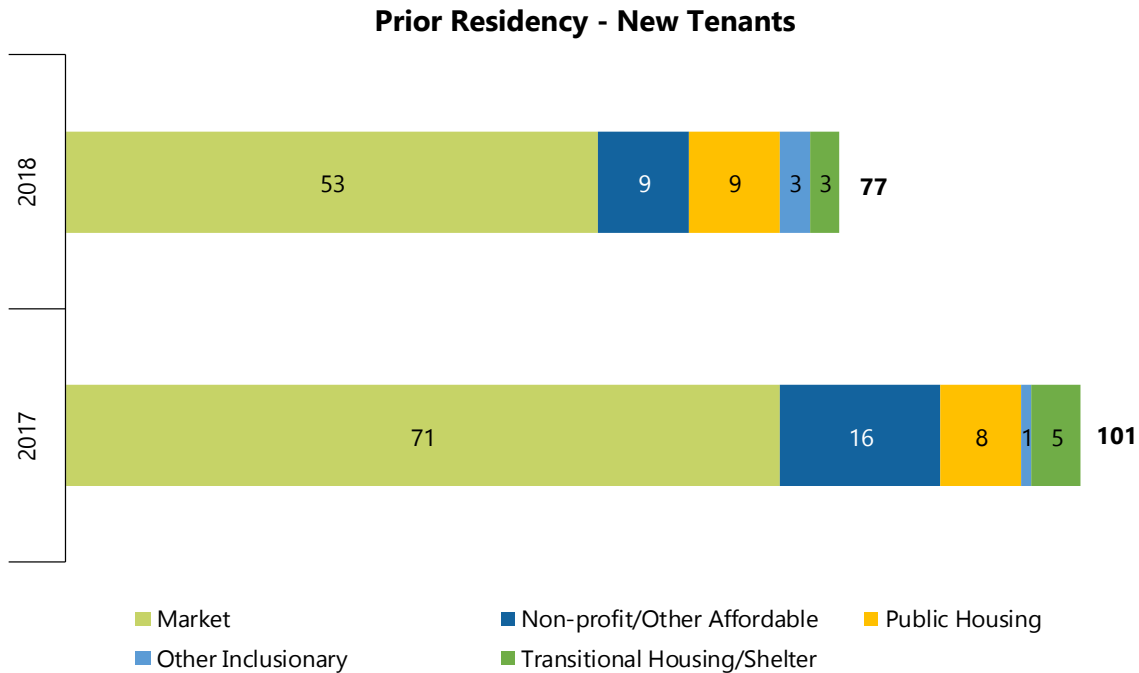


Figure 21: Prior residency among recent lease-ups, 2017 and 2018

SUMMARY OF PROPERTY MANAGEMENT REVIEW

The Community Development Department approves applicants for eligibility for the inclusionary program, based on their income and assets. When applicants are approved, their applications are sent to a property with an available appropriately sized unit. Property managers review applicants for credit, CORI, and, in some cases, landlord references. Each property has its own standards which are reviewed and approved by CDD prior to the leasing of the units in the building. The standards for tenant approval must be consistent with those of market rate tenants. For instance, landlord references can only be used as criteria for approval if they are also used for **market rate tenants. Applicants' incomes are not used to determine creditworthiness. Based on the property management review, applicants are approved or denied for the unit. If they are denied, applicants have five days to appeal the denial to the management company, who may or may not overturn it. This section provides information on the results of reviews by properties between 2010 to April 1, 2018.**

Total Reviews, 2010-April 1, 2018: Between the beginning of 2010 and April 1, 2018, 829 applicants were reviewed by a property management company in at least one building. One hundred and fifty-seven applicants (18%) were denied and 705 (82%) were approved.

Applicants Processed, Total =862

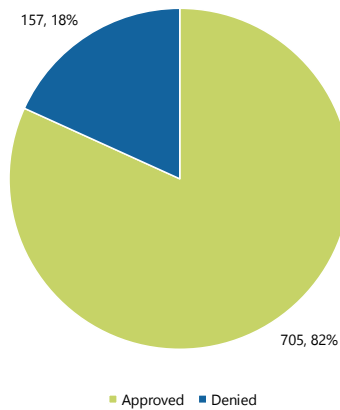


Figure 22: Approvals and denials, 2010 to 4/1/18

Reviews by Voucher Status, 2010– April 1, 2018: Between 2010 and April 1, 2018, 289 applicants were voucher holders and 573 were non-voucher holders. The overall approval rate for voucher holders was 81% and for non-voucher holders was 83%.

Approvals and Denials, 2010-4/1/2018

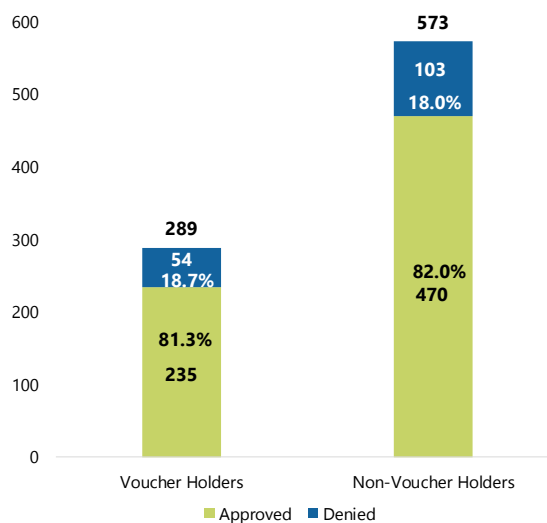


Figure 23: Approvals and denials, total, all years.

Applicant Appeals for Tenancy Denials, 2010-2018: If an applicant is denied by a property, they can appeal the denial to discuss reasons for the denial with the property management. There have been 57 appeals since 2010, of which 24 (40%) were by voucher holders and 33 (60%) were by non-voucher holders. Non-voucher holders have a slightly higher appeal success rate, at 41%, than voucher holders, at 33%.

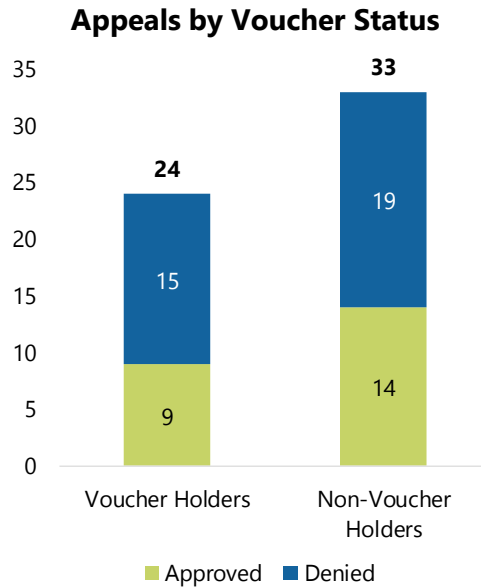


Figure 24: Appeal results, 2010-4/1/2018

Reasons for Denial: **Between 2010 and April 1, 2018, the most common reason for denial was an applicant’s credit, followed by eviction history, landlord reference, criminal history, and civil court.**

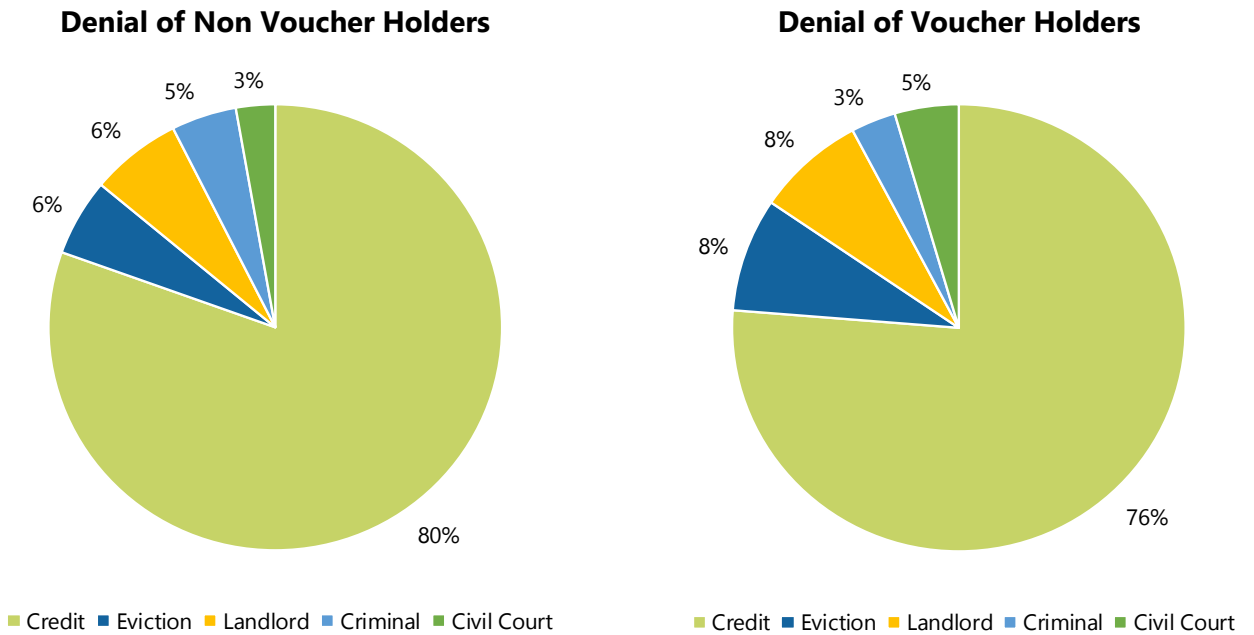


Figure 25 and 26: Reasons for Denial by Voucher Status, 2010-4/1/2018

MIDDLE INCOME PROGRAM

There are currently 15 middle income units in the rental portfolio for households whose incomes are between 80% to 120% AMI. The middle-income units are at one property in Kendall Square. They were first leased up in 2015. This is a small number of units from which to identify trends; however, a few characteristics can be noted. The information below, unless otherwise noted, is based on households in these units on April 1, 2018. On that date, 14 of the 15 units were occupied with one vacancy. Since the units were first leased up until April 1, 2018, there has been a total of four vacancies here.

Tenants by Household Size: There are 7 one-bedroom units and 8 two-bedroom units in the portfolio. The following chart shows the household size of all tenants. The seven one-bedroom units have one or two occupants and the two-bedroom units have two to five occupants.

Middle Income Tenants by Household Size

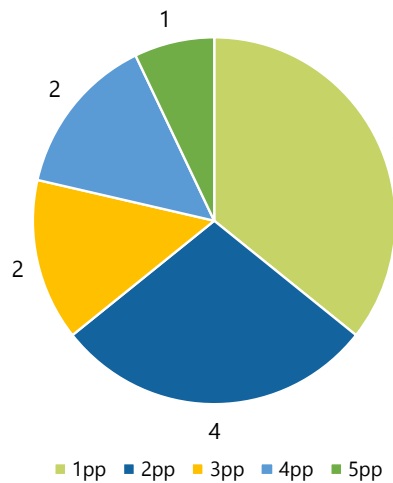


Figure 27: Middle Income Tenants by Household Size

Number of children: As of April 1, 2018, there were nine households with children under 18. The total number of children is 15 with 6 under 6 years old and 9 between 6-18 years old.

Children in the Middle Income Program

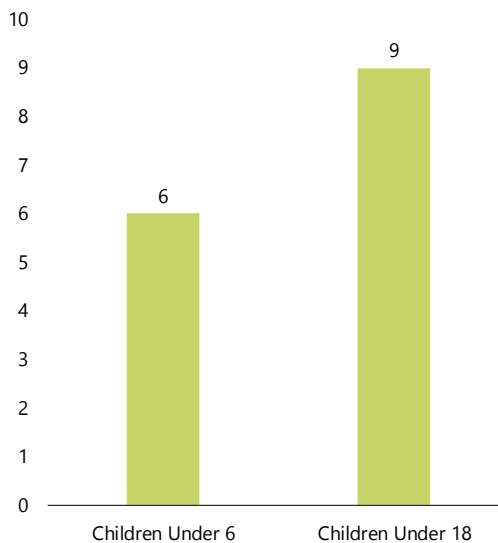


Figure 28: Middle Income Tenants by Household Size

Tenant Income: The following chart shows the percentage of AMI for the 14 occupied units. It should be noted that 8 of the 15 units are designated for households at 80%-100% AMI and 7 units are designated for households at 100%-120% AMI. The range of incomes are governed by this requirement. The vacant unit is a two-bedroom unit designated for a household in the 80%-100% AMI income range. The one household who is over 120% AMI moved out of the unit after April 1, 2018.

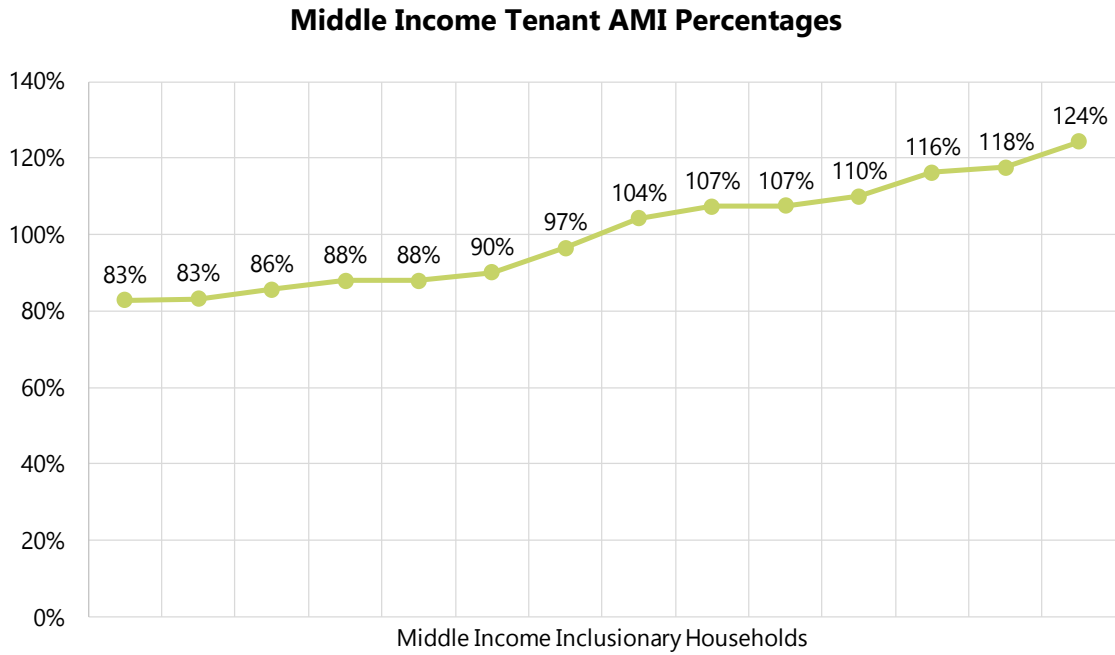


Figure 29: Middle Income Tenant AMI Percentages

PART 3: HOMEOWNERS

The Housing Division oversees sales and resales of affordable homeownership units which are developed through a variety of programs, including non-profit development, financial assistance, Homebridge, and inclusionary housing. Inclusionary homeownership units account for approximately 40% of all affordable ownership units. The data below provides information on the frequency of resales and the length of time that owners remain in inclusionary ownership units.

Turnover of Ownership Units: The first resale of inclusionary homeownership units was in 2008. There have been between one to five inclusionary homeownership units resold per year since that time. The chart below shows the number of units resold per year, the bedroom size, and the total inclusionary homeownership stock occupied each year. The rate of resale of inclusionary homeownership units is low. The highest rate of resales was in 2014 and 2016 when 2.4% of the units were resold.

Inclusionary Sales

| FY | IZ Total | 1 Bedroom | 2 Bedroom | 3 Bedroom | Total IZ HO Stock by Date Sold | Annual Turnover - % Occupied Units |
|------|----------|-----------|-----------|-----------|--------------------------------|------------------------------------|
| 2008 | 1 | 0 | 0 | 1 | 123 | 0.8% |
| 2009 | 1 | 0 | 1 | 0 | 158 | 0.6% |
| 2010 | 2 | 0 | 2 | 0 | 182 | 1.1% |
| 2011 | 4 | 1 | 2 | 1 | 187 | 2.1% |
| 2012 | 3 | 1 | 2 | 0 | 187 | 1.6% |
| 2013 | 2 | 0 | 2 | 0 | 189 | 1.1% |
| 2014 | 5 | 3 | 2 | 0 | 194 | 2.6% |
| 2015 | 2 | 1 | 1 | 0 | 194 | 1.0% |
| 2016 | 5 | 4 | 1 | 0 | 194 | 2.6% |
| 2017 | 4 | 2 | 1 | 1 | 195 | 2.1% |
| 2018 | 2 | 0 | 2 | 0 | 195 | 1.0% |

Table 10: Inclusionary Sales 2010 to present

Inclusionary Homeownership Tenure: Most inclusionary homeownership units were first occupied between FY2006 to FY2010. 152 of the 195 total occupied units, or 78%, were made available to buyers for the first time during that period. To date, there is not a lot of difference between the age of the unit and the length of current owner tenure. The chart below shows the median age of inclusionary units compared to the median length of time they have been occupied by bedroom size.

| Unit Size by Number of Bedrooms | Median Age of Unit in Years | Median Length of Ownership in Years |
|---------------------------------|-----------------------------|-------------------------------------|
| 0/1 | 9.5 | 8.8 |
| 2 | 11.1 | 10.6 |
| 3 | 12.1 | 10.6 |

Table 11: Homeownership Tenure

There are many reasons that owners sell an affordable unit. For units where the seller’s motivation is documented, the most common reason is a change in family size, such as a marriage, birth of a child, or addition of elderly parents to the household. This was the reason given in 36.2% of sales. Other common reasons were job relocation (18.8%); the desire to own an unrestricted home (15.9%); or the death of the owner (8.7%).

Summary of the Rental Applicant Pool by Preference Group on 5.1.18

| <u>Studio</u> | <u>tier</u> | <u>points</u> | <u>0-br applicants</u> | <u>% of total number of applicants in the pool</u> | <u>Non-Voucher applicants</u> | <u>non-Cambridge voucher applicants</u> | <u>"Cambridge" voucher*</u> | <u>oldest application not yet considered**</u> |
|---|-------------|---------------|------------------------|--|-------------------------------|---|-----------------------------|--|
| Cambridge resident, emergency need | 1 | 5 | 3 | 1% | 13 | 1 | 0 | March 2018 |
| Cambridge resident | | 4 | 11 | 4% | | | | July 2017 |
| resident subtotal | | | 14 | | 13 | 1 | 0 | |
| Non-resident, work in Cambridge, emergency need | 2 | 2 | 0 | 0% | | 24 | 23 | N/A |
| Non-resident, work in Cambridge | | 1 | 30 | 10% | | | | March 2016 |
| Non-resident, emergency need | | 1 | 48 | 4% | | | | October 2016 |
| Non-resident, no preference | | 0 | 210 | 70% | | | | May 2010 |
| non-resident subtotal | | | 288 | | 0 | 18 | 17 | |
| total | | | 302 | 100% | 13 | 19 | 23 | |
| <u>1 Bedroom</u> | <u>tier</u> | <u>points</u> | <u>1-br applicants</u> | <u>% of total number of applicants in the pool</u> | | | | |
| Cambridge resident, emergency need | 1 | 5 | 5 | 0% | 101 | 4 | 26 | N/A |
| Cambridge resident | | 4 | 126 | 12% | | | | December 2016 |
| resident subtotal | | | 131 | | 101 | 4 | 26 | |
| Non-resident, work in Cambridge, emergency need | 2 | 2 | 5 | 0% | 790 | 91 | 72 | April 2016 |
| Non-resident, work in Cambridge | | 1 | 150 | 14% | | | | May 2010 |
| Non-resident, emergency need | | 1 | 138 | 13% | | | | May 2010 |
| Non-resident, no preference | | 0 | 660 | 61% | | | | May 2010 |
| non-resident subtotal | | | 953 | | 790 | 91 | 72 | |
| total | | | 1084 | 100% | 891 | 95 | 98 | |
| <u>2 Bedroom</u> | <u>tier</u> | <u>points</u> | <u>2-br applicants</u> | <u>% of total number of applicants in the pool</u> | | | | |
| Cambridge resident, child under 6, emergency need | 1 | 7 | 6 | 2% | 180 | 15 | 123 | April 2017 |
| Cambridge resident, child under 6 | | 6 | 20 | 0% | | | | September 2017 |
| Cambridge resident, child under 18, emergency need | | | 4 | 0% | | | | August 2017 |
| Cambridge resident, child under 18 | | 5 | 141 | 13% | | | | May 2010 |
| Cambridge resident, emergency need | | | 19 | 2% | | | | June 2011 |
| Cambridge resident | 4 | 128 | 12% | May 2010 | | | | |
| resident subtotal | | | 318 | | 180 | 15 | 123 | |
| Non-resident, work in Cambridge, child under 6, emergency need | 2 | 4 | 17 | 2% | 633 | 48 | 61 | January 2013 |
| Non-resident, child under 6, emergency need | | 3 | 94 | 9% | | | | May 2010 |
| Non-resident, work in Cambridge, child under 6 | | | 35 | 3% | | | | October 2013 |
| Non-resident, work in Cambridge, child under 18, emergency need | | | 3 | 0% | | | | June 2014 |
| Non-resident, child under 6 | | 2 | 123 | 12% | | | | May 2010 |
| Non-resident, child under 18, emergency need | | | 52 | 5% | | | | May 2010 |
| Non-resident, work in Cambridge, child under 18 | | | 52 | 5% | | | | May 2010 |
| Non-resident, work in Cambridge, emergency need | | | 2 | 0% | | | | November 2014 |
| Non-resident, child under 18 | | 1 | 169 | 67% | | | | May 2010 |
| Non-resident, emergency need | | | 14 | 1% | | | | May 2014 |
| Non-resident, work in Cambridge | 23 | | 2% | May 2010 | | | | |
| Non-resident, no preference | | 158 | 15% | May 2010 | | | | |
| non-resident subtotal | | | 742 | | 633 | 48 | 61 | |
| total | | | 1060 | 100% | 813 | 63 | 184 | |

| 3 Bedroom | tier | points | 3-br applicants | % of total number of applicants in the pool | Non-Voucher applicants | voucher applicants | "Cambridge" voucher* | oldest application not yet considered** | | | | |
|---|-------------|---------------|------------------------|--|-------------------------------|---------------------------|-----------------------------|--|----------|----|-----|--|
| Cambridge resident, child under 6, emergency need | 1 | 7 | 14 | 2% | 160 | 17 | 113 | March 2016 | | | | |
| Cambridge resident, child under 6 | | 6 | 103 | 17% | | | | August 2012 | | | | |
| Cambridge resident, child under 18, emergency need | | | 15 | 2% | | | | June 2011 | | | | |
| Cambridge resident, child under 18 | | 5 | 130 | 21% | | | | May 2010 | | | | |
| Cambridge resident, emergency need | | | 5 | 1% | | | | May 2010 | | | | |
| Cambridge resident | | 4 | 23 | 4% | | | | June 2010 | | | | |
| resident subtotal | | | 290 | | 160 | 17 | 113 | | | | | |
| Non-resident, work in Cambridge, child under 6, emergency need | 2 | 4 | 9 | 1% | 250 | 42 | 27 | May 2014 | | | | |
| Non-resident, child under 6, emergency need | | 3 | 53 | 9% | | | | May 2010 | | | | |
| Non-resident, work in Cambridge, child under 6 | | | 12 | 2% | | | | May 2014 | | | | |
| Non-resident, work in Cambridge, child under 18, emergency need | | | 2 | 0% | | | | October 2012 | | | | |
| Non-resident, child under 6 | | | 2 | 71 | | | | 12% | May 2010 | | | |
| Non-resident, child under 18, emergency need | | 23 | | 4% | | | | May 2010 | | | | |
| Non-resident, work in Cambridge, child under 18 | | 10 | | 2% | | | | March 2013 | | | | |
| Non-resident, work in Cambridge, emergency need | | 1 | | 0% | | | | - | | | | |
| Non-resident, child under 18 | | 1 | 82 | 13% | | | | May 2010 | | | | |
| Non-resident, emergency need | | | 4 | 1% | | | | April 2013 | | | | |
| Non-resident, work in Cambridge | | | 7 | 1% | | | | December 2013 | | | | |
| Non-resident | | | 0 | 45 | | | | 7% | May 2010 | | | |
| non-resident subtotal | | | | 319 | | | | | 250 | 42 | 27 | |
| total | | | | 609 | | | | 100% | 410 | 59 | 140 | |
| 4 Bedroom | tier | points | 4-br applicants | % of total number of applicants in the pool | | | | | | | | |
| Cambridge resident, child under 6, emergency need | 1 | 7 | 2 | 10% | 6 | 0 | 8 | August 2015 | | | | |
| Cambridge resident, child under 6 | | 6 | 4 | 20% | | | | February 2012 | | | | |
| Cambridge resident, child under 18, emergency need | | | 3 | 15% | | | | June 2104 | | | | |
| Cambridge resident, child under 18 | | 5 | 5 | 25% | | | | April 2012 | | | | |
| Cambridge resident, emergency need | | | 0 | 0% | | | | N/A | | | | |
| Cambridge resident | | 4 | 0 | 0% | | | | | | | | |
| resident subtotal | | | 14 | | 6 | 0 | 8 | | | | | |
| Non-resident, work in Cambridge, child under 6, emergency need | 2 | | 1 | 5% | 1 | 1 | 4 | October 2017 | | | | |
| Non-resident, child under 6, emergency need | | | 2 | 10% | | | | December 2015 | | | | |
| Non-resident, work in Cambridge, child under 6 | | | 2 | 10% | | | | October 2015 | | | | |
| Non-resident, work in Cambridge, child under 18, emergency need | | | 0 | 0% | | | | N/A | | | | |
| Non-resident, child under 6 | | | 0 | 0% | | | | April 2015 | | | | |
| Non-resident, child under 18, emergency need | | | 0 | 0% | | | | N/A | | | | |
| Non-resident, work in Cambridge, child under 18 | | | 0 | 0% | | | | N/A | | | | |
| Non-resident, work in Cambridge, emergency need | | | 0 | 0% | | | | N/A | | | | |
| Non-resident, child under 18 | | | 0 | 0% | | | | N/A | | | | |
| Non-resident, emergency need | | | 0 | 0% | | | | N/A | | | | |
| Non-resident, work in Cambridge | | | 0 | 0% | | | | N/A | | | | |
| Non-resident | | | 1 | 5% | | | | December 2015 | | | | |
| non-resident subtotal | | | | 6 | | 7 | 1 | 12 | | | | |
| total | | | 20 | 100% | 7 | 1 | 12 | | | | | |

| TOTAL ALL POOLS | | | applicants | | Non- Voucher applicants | voucher applicants* | "Cambridge " voucher* | |
|---------------------------------|--|--|-------------------|------|--|--------------------------------|----------------------------------|--|
| All Applicants | | | 3075 | 100% | 2134 | 237 | 457 | |
| All Resident Applicants | | | 767 | 25% | 460 | 37 | 270 | |
| Non-resident, work in Cambridge | | | 361 | 12% | 1674 | 206 | 187 | |
| Non-resident | | | 1947 | 63% | | | | |

NOTES

*This is an accurate account at the time of application of Cambridge residents which have a "Cambridge" voucher and includes Cambridge residents who have a non-Cambridge Voucher. Non-residents are identified as having a "Cambridge" voucher and non-Cambridge voucher.

Applicants may be eligible for more than one bedroom size.

**oldest application not yet considered" are applicants who have not been sent to available property.

The data in this report is from the Rental Applicant Pool on 5/1/2018

Summary of the Rental Applicant Pool by Preference Group on 5.1.18

| <u>Studio</u> | <u>tier</u> | <u>points</u> | <u>0-br applicants</u> | <u>% of total number of applicants in the pool</u> | <u>Non-Voucher applicants</u> | <u>non-Cambridge voucher applicants</u> | <u>"Cambridge" voucher*</u> | <u>oldest application not yet considered**</u> |
|---|-------------|---------------|------------------------|--|-------------------------------|---|-----------------------------|--|
| Cambridge resident, emergency need | 1 | 5 | 3 | 1% | 13 | 1 | 0 | March 2018 |
| Cambridge resident | | 4 | 11 | 4% | | | | July 2017 |
| resident subtotal | | | 14 | | 13 | 1 | 0 | |
| Non-resident, work in Cambridge, emergency need | 2 | 2 | 0 | 0% | 24 | 23 | 23 | N/A |
| Non-resident, work in Cambridge | | 1 | 30 | 10% | | | | March 2016 |
| Non-resident, emergency need | | 1 | 48 | 4% | | | | October 2016 |
| Non-resident, no preference | | 0 | 210 | 70% | | | | May 2010 |
| non-resident subtotal | | | 288 | | 0 | 18 | 17 | |
| total | | | 302 | 100% | 13 | 19 | 23 | |
| <u>1 Bedroom</u> | <u>tier</u> | <u>points</u> | <u>1-br applicants</u> | <u>% of total number of applicants in the pool</u> | | | | |
| Cambridge resident, emergency need | 1 | 5 | 5 | 0% | 101 | 4 | 26 | N/A |
| Cambridge resident | | 4 | 126 | 12% | | | | December 2016 |
| resident subtotal | | | 131 | | 101 | 4 | 26 | |
| Non-resident, work in Cambridge, emergency need | 2 | 2 | 5 | 0% | 790 | 91 | 72 | April 2016 |
| Non-resident, work in Cambridge | | 1 | 150 | 14% | | | | May 2010 |
| Non-resident, emergency need | | 1 | 138 | 13% | | | | May 2010 |
| Non-resident, no preference | | 0 | 660 | 61% | | | | May 2010 |
| non-resident subtotal | | | 953 | | 790 | 91 | 72 | |
| total | | | 1084 | 100% | 891 | 95 | 98 | |
| <u>2 Bedroom</u> | <u>tier</u> | <u>points</u> | <u>2-br applicants</u> | <u>% of total number of applicants in the pool</u> | | | | |
| Cambridge resident, child under 6, emergency need | 1 | 7 | 6 | 2% | 180 | 15 | 123 | April 2017 |
| Cambridge resident, child under 6 | | 6 | 20 | 0% | | | | September 2017 |
| Cambridge resident, child under 18, emergency need | | | 4 | 0% | | | | August 2017 |
| Cambridge resident, child under 18 | | 5 | 141 | 13% | | | | May 2010 |
| Cambridge resident, emergency need | | | 19 | 2% | | | | June 2011 |
| Cambridge resident | 4 | 128 | 12% | May 2010 | | | | |
| resident subtotal | | | 318 | | 180 | 15 | 123 | |
| Non-resident, work in Cambridge, child under 6, emergency need | 2 | 4 | 17 | 2% | 633 | 48 | 61 | January 2013 |
| Non-resident, child under 6, emergency need | | 3 | 94 | 9% | | | | May 2010 |
| Non-resident, work in Cambridge, child under 6 | | | 35 | 3% | | | | October 2013 |
| Non-resident, work in Cambridge, child under 18, emergency need | | | 3 | 0% | | | | June 2014 |
| Non-resident, child under 6 | | 2 | 123 | 12% | | | | May 2010 |
| Non-resident, child under 18, emergency need | | | 52 | 5% | | | | May 2010 |
| Non-resident, work in Cambridge, child under 18 | | | 52 | 5% | | | | May 2010 |
| Non-resident, work in Cambridge, emergency need | | | 2 | 0% | | | | November 2014 |
| Non-resident, child under 18 | | 1 | 169 | 67% | | | | May 2010 |
| Non-resident, emergency need | | | 14 | 1% | | | | May 2014 |
| Non-resident, work in Cambridge | 23 | | 2% | May 2010 | | | | |
| Non-resident, no preference | | 0 | 158 | 15% | | | | May 2010 |
| non-resident subtotal | | | 742 | | 633 | 48 | 61 | |
| total | | | 1060 | 100% | 813 | 63 | 184 | |

| 3 Bedroom | tier | points | 3-br applicants | % of total number of applicants in the pool | Non-Voucher applicants | voucher applicants | "Cambridge" voucher* | oldest application not yet considered** | | | | |
|---|-------------|---------------|------------------------|--|-------------------------------|---------------------------|-----------------------------|--|----------|----|-----|--|
| Cambridge resident, child under 6, emergency need | 1 | 7 | 14 | 2% | 160 | 17 | 113 | March 2016 | | | | |
| Cambridge resident, child under 6 | | 6 | 103 | 17% | | | | August 2012 | | | | |
| Cambridge resident, child under 18, emergency need | | | 15 | 2% | | | | June 2011 | | | | |
| Cambridge resident, child under 18 | | 5 | 130 | 21% | | | | May 2010 | | | | |
| Cambridge resident, emergency need | | | 5 | 1% | | | | May 2010 | | | | |
| Cambridge resident | | 4 | 23 | 4% | | | | June 2010 | | | | |
| resident subtotal | | | 290 | | 160 | 17 | 113 | | | | | |
| Non-resident, work in Cambridge, child under 6, emergency need | 2 | 4 | 9 | 1% | 250 | 42 | 27 | May 2014 | | | | |
| Non-resident, child under 6, emergency need | | 3 | 53 | 9% | | | | May 2010 | | | | |
| Non-resident, work in Cambridge, child under 6 | | | 12 | 2% | | | | May 2014 | | | | |
| Non-resident, work in Cambridge, child under 18, emergency need | | | 2 | 0% | | | | October 2012 | | | | |
| Non-resident, child under 6 | | | 2 | 71 | | | | 12% | May 2010 | | | |
| Non-resident, child under 18, emergency need | | 23 | | 4% | | | | May 2010 | | | | |
| Non-resident, work in Cambridge, child under 18 | | 10 | | 2% | | | | March 2013 | | | | |
| Non-resident, work in Cambridge, emergency need | | 1 | | 0% | | | | - | | | | |
| Non-resident, child under 18 | | 1 | 82 | 13% | | | | May 2010 | | | | |
| Non-resident, emergency need | | | 4 | 1% | | | | April 2013 | | | | |
| Non-resident, work in Cambridge | | | 7 | 1% | | | | December 2013 | | | | |
| Non-resident | | | 0 | 45 | | | | 7% | May 2010 | | | |
| non-resident subtotal | | | | 319 | | | | | 250 | 42 | 27 | |
| total | | | | 609 | | | | 100% | 410 | 59 | 140 | |
| 4 Bedroom | tier | points | 4-br applicants | % of total number of applicants in the pool | | | | | | | | |
| Cambridge resident, child under 6, emergency need | 1 | 7 | 2 | 10% | 6 | 0 | 8 | August 2015 | | | | |
| Cambridge resident, child under 6 | | 6 | 4 | 20% | | | | February 2012 | | | | |
| Cambridge resident, child under 18, emergency need | | | 3 | 15% | | | | June 2104 | | | | |
| Cambridge resident, child under 18 | | 5 | 5 | 25% | | | | April 2012 | | | | |
| Cambridge resident, emergency need | | | 0 | 0% | | | | N/A | | | | |
| Cambridge resident | | 4 | 0 | 0% | | | | | | | | |
| resident subtotal | | | 14 | | 6 | 0 | 8 | | | | | |
| Non-resident, work in Cambridge, child under 6, emergency need | 2 | | 1 | 5% | 1 | 1 | 4 | October 2017 | | | | |
| Non-resident, child under 6, emergency need | | | 2 | 10% | | | | December 2015 | | | | |
| Non-resident, work in Cambridge, child under 6 | | | 2 | 10% | | | | October 2015 | | | | |
| Non-resident, work in Cambridge, child under 18, emergency need | | | 0 | 0% | | | | N/A | | | | |
| Non-resident, child under 6 | | | 0 | 0% | | | | April 2015 | | | | |
| Non-resident, child under 18, emergency need | | | 0 | 0% | | | | N/A | | | | |
| Non-resident, work in Cambridge, child under 18 | | | 0 | 0% | | | | N/A | | | | |
| Non-resident, work in Cambridge, emergency need | | | 0 | 0% | | | | N/A | | | | |
| Non-resident, child under 18 | | | 0 | 0% | | | | N/A | | | | |
| Non-resident, emergency need | | | 0 | 0% | | | | N/A | | | | |
| Non-resident, work in Cambridge | | | 0 | 0% | | | | N/A | | | | |
| Non-resident | | | 1 | 5% | | | | December 2015 | | | | |
| non-resident subtotal | | | | 6 | | 7 | 1 | 12 | | | | |
| total | | | 20 | 100% | 7 | 1 | 12 | | | | | |

| TOTAL ALL POOLS | | | applicants | | Non- Voucher applicants | voucher applicants* | "Cambridge " voucher* | |
|---------------------------------|--|--|-------------------|------|--|--------------------------------|----------------------------------|--|
| All Applicants | | | 3075 | 100% | 2134 | 237 | 457 | |
| All Resident Applicants | | | 767 | 25% | 460 | 37 | 270 | |
| Non-resident, work in Cambridge | | | 361 | 12% | 1674 | 206 | 187 | |
| Non-resident | | | 1947 | 63% | | | | |

NOTES

*This is an accurate account at the time of application of Cambridge residents which have a "Cambridge" voucher and includes Cambridge residents who have a non-Cambridge Voucher. Non-residents are identified as having a "Cambridge" voucher and non-Cambridge voucher.

Applicants may be eligible for more than one bedroom size.

**oldest application not yet considered" are applicants who have not been sent to available property.

The data in this report is from the Rental Applicant Pool on 5/1/2018