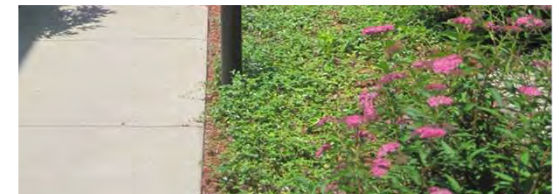


**City of Cambridge
Community Development Department**

100% Affordable Housing Zoning Overlay Working Draft

City Council Housing Committee
March 28, 2019





Citywide Affordable Housing Overlay – Working Draft



Affordable Housing Overlay – Working Draft

1. Purpose and Intent
2. Applicability
- 3. Standards for Eligibility, Rent, and Initial Sales Price**
- 4. Use**
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- 7. Building and Site Design Standards**
- 8. Advisory Design Consultation Procedure**
9. Enforcement



The 40-unit Putnam Green was approved by a special permit by the Planning Board

Household Size	80% AMI	100% AMI
1 person	\$56,800	\$75,500
2 persons	\$64,900	\$86,300
3 persons	\$73,000	\$97,100
4 persons	\$81,100	\$107,800

3. Standards for Eligibility, Rent, and Initial Sale Price

- **All units** rented or sold to income-eligible households at affordable amounts
- Permanent affordability by covenant
- Rental units:
 - At least 80% of units affordable to households earning up to 80% of Area Median Income (AMI)
 - Rest may be affordable to households earning up to up to 100% of AMI
- Homeownership units:
 - At least 50% of units affordable to households earning up to up to 80% of AMI
 - Rest may be affordable to households earning up to up to 100% of AMI

4. Use

- Single-family, two-family, townhouse, or multifamily allowed as-of-right
- Active non-residential use allowed on ground floor consistent with zoning district



The conversion of a historic building on Bigelow Street into 10 studio and 1-bedroom apartments was approved via a comprehensive permit

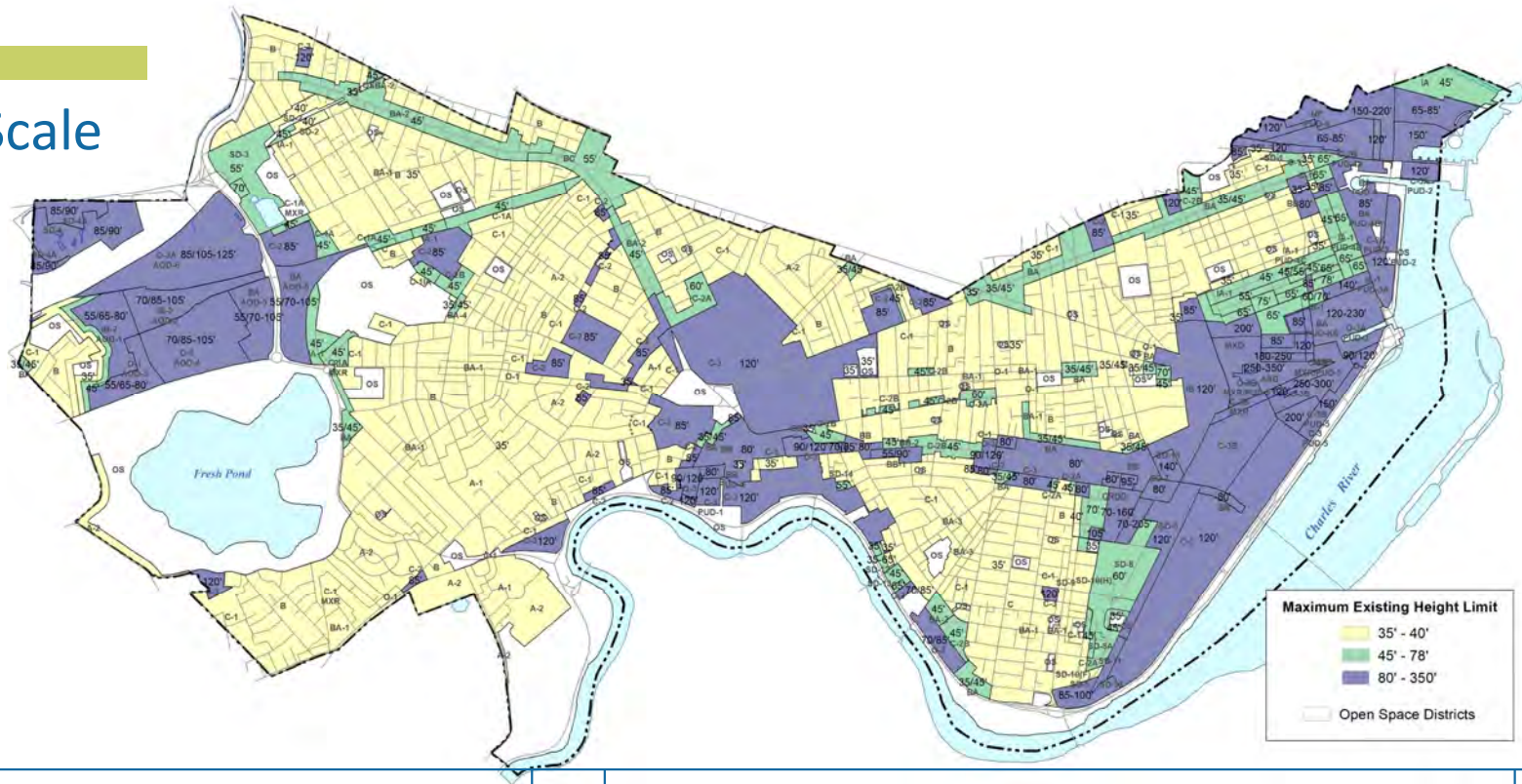


Auburn Court Apartments on Brookline Street

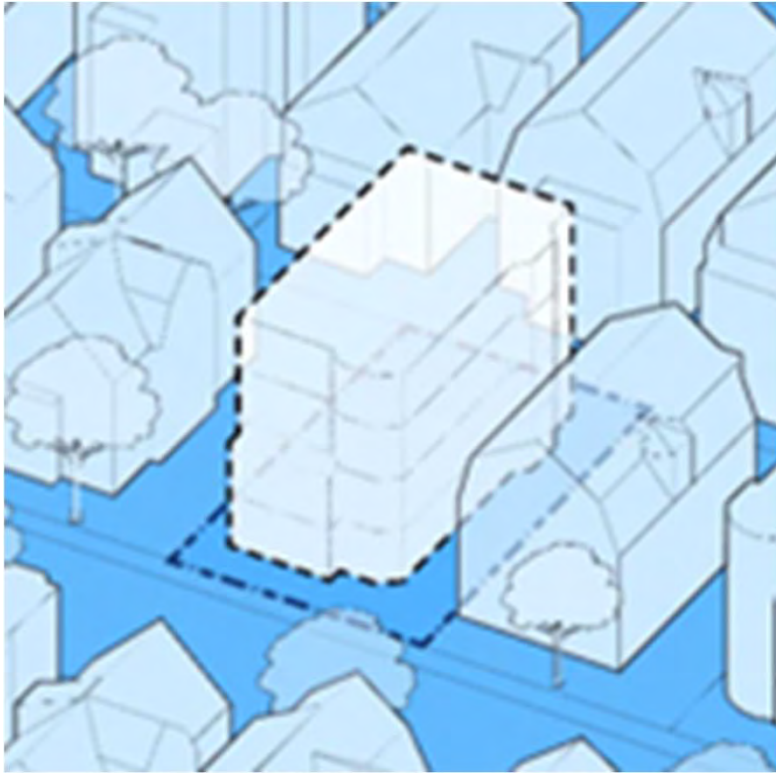
5. Development Standards

- Height and Scale
- Yard Setbacks
- Open Space
- *District standards apply where they are less restrictive (generally)*
- *Additional flexibility for reuse of an existing building*

Height and Scale



If the district allows:		100% Affordable Housing can be up to:	
➤ 40 feet or less (~3 stories)		➤ Up to 4 stories / 45 feet (4 stories / 50 feet with active ground floor use)	
➤ 40 to 80 feet		➤ Up to 7 stories / 80 feet	
➤ More than 80 feet		➤ Up to 7 stories / 80 feet (if more than 80 feet, must comply with district standards)	



5. Dimensional Standards (cont'd)

Yard Setbacks

- 10-foot front
(or reduced to average of buildings on either side)
- 7.5-foot sides
- 20-foot rear
- District setbacks apply if less restrictive

Open Space

- Minimum 30% open space
- Reduction to 15% allowed for:
 - Providing surface parking
 - Preserving historic building
- Half required to be permeable
- Flexibility in dimension/location

5. Development Standards (cont'd)

Modifications to existing buildings:

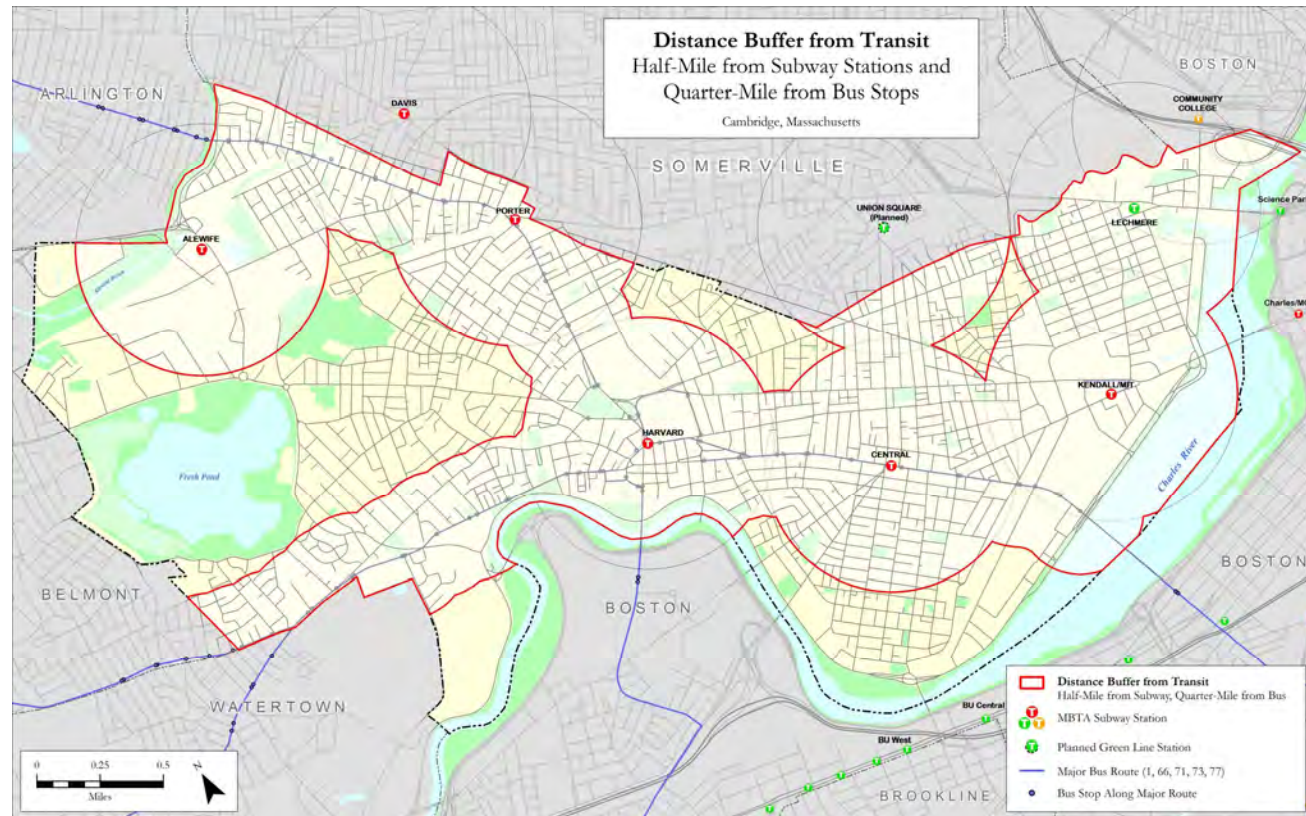
- Infill floor area
- Exterior insulation
- Moving to a new location
- Retaining existing open space (some modification/displacement allowed)
- Other changes allowed for alteration of a nonconforming structure



The 40-unit Frost Terrace to begin construction in Porter Square this year was approved by a comprehensive permit

6. Parking

- Ratio of 0.4 space/unit
- Not required for:
 - Projects near transit
 - Existing buildings
 - Additions to historic buildings
 - Projects requiring ≤ 4 spaces
- Off-site parking within 1,000 feet
- Flexibility for tandem parking, shared driveways, layout/location
- Bicycle parking provided, flexibility in location
 - Reduction for Bluebikes
 - Waiver for existing buildings
- Transportation demand management if parking waived



Parking utilization survey for affordable housing

Properties	24	
Units	1,076	
Spaces provided	623	0.58 space/unit
Cars Parked	425	0.39 car/unit



Main and Cherry Condos: 10 affordable units approved by comprehensive permit

7. Building and Site Design Standards

- Site design
 - Front yards, pedestrian entrances
 - Breaking of long building footprints
- Building façades
 - Transparency
 - Surface relief
- Ground floors
 - Grade level or above
 - Parking screened
 - Limit on “blank walls”
 - Additional height, depth, transparency for active uses
 - Active uses required in Business Districts with existing retail on site and abutting site

7. Building and Site Design Standards (cont'd)

- Mechanical Equipment, Refuse Storage, and Loading Areas
 - Setbacks
 - Screening
 - Noise compliance
- Environmental Design Standards
 - Green Building Requirements apply
 - Flood plain performance standards
 - Lighting shielded
 - Other environmental laws/ordinances apply



Rendering of Concord Highlands Apartments - approved by comprehensive permit.



The comprehensive permit approved for the 40-unit Temple Place was appealed, delaying the project for almost 3 years, and forcing a re-design of the building which resulted in the reduction of family-size units and the loss of 2 units

8. Advisory Design Consultation Procedure

- Required community meetings
- Submission of plans to Planning Board
- Presentation at public meeting, public has opportunity to comment
- Planning Board comments on compliance with development guidelines and urban design objectives, suggests improvements
- Developer revises and submits plans for second review meeting
- Planning Board makes final, non-binding report



Thank You