



# City of Cambridge

APP-1  
**IN CITY COUNCIL**  
September 11, 2017

August 14, 2017

VIA HAND DELIVERY

Cambridge City Council  
Cambridge City Hall  
795 Massachusetts Avenue  
Cambridge, MA 02139

2017 AUG 14 AM 9:49  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

Dear Mayor Simmons, Vice Mayor McGovern and Councillors Carlone, Cheung, Devereux, Kelley, Maher, Mazen and Toomey:

On behalf of the concerned undersigned MIT graduate students and community members, we would like to submit the attached zoning amendment petition for your review. This amendment would modify the new proposed PUD-7 to add a requirement that graduate student housing be developed in conjunction with the parcel's commercial uses.

Today, only 36% of MIT graduate students are housed on campus, forcing a majority of students to compete with low-to-middle income families in Cambridge and surrounding housing markets. This extra demand for private market housing is contributing to the affordability crisis in Cambridge, which is making housing less affordable for the Cambridge community, including those graduate students who live off campus. According to a 2014 cost of living analysis by the MIT Graduate Student Council (GSC), the average MIT grad student spends 52% of his or her income on housing.

Numerous graduate students, along with other Cambridge community members, have voiced their concerns about the need for more graduate student housing at an affordable rate. This spring, 290 graduate students signed a petition calling for the provision of more graduate housing as part of the proposed PUD-7 redevelopment.

Building on these concerns, over 1500 graduate students (23% of our graduate student body), distributed across living situations and degree programs, participated in a GSC-administered survey about the need for on-campus housing last July. This survey showed that 37% of graduate students who preferred to live in on-campus single housing and 62% of graduate students who preferred to live in on-campus family housing had to live off campus instead during the 2016-2017 academic year. The combined results of this survey indicate that there exists demand for an additional 1100 on-campus dwelling units for single graduate students and an additional 700 on-campus dwelling units for students with families.

Key elements from the zoning amendment include:

- A requirement to build new graduate student housing units in conjunction with the development of commercial uses in the proposed PUD-7 district.
- A requirement to develop a phasing plan to implement the schedule for graduate housing development.

We view this petition as the beginning of a conversation to help solve this issue, and we hope that the Cambridge City Council and all other relevant stakeholders will join us in developing a responsible and neighborly solution for both graduate students and the larger Cambridge community.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Christopher D. Smith". The signature is written in a cursive style with a large initial "C" and a distinct "D".

On behalf of the undersigned

Enclosures

The undersigned hereby petition the City Council of the City of Cambridge to amend the Cambridge Zoning Ordinance, as most recently amended, by adding the sections and provisions set forth in this document to Article 13.000 of said Zoning Ordinance of the City of Cambridge.

13.913 *Graduate Student Housing Production Requirement*

13.913.1 **Applicability.** The Graduate Student Housing Production Requirement is intended to apply in conjunction with the provisions of Section 13.90 to be adopted for the PUD-7 District.

13.913.2 **Graduate Student Housing.** For the purposes of this Section 13.913, Graduate Student Housing is defined as a Dormitory (as defined in Article 2.000) where lease agreements (or similar occupancy agreements) for residents require payment of rent on a monthly basis and are made available to persons who are employed or enrolled in a program of postgraduate education at an educational institution.

13.913.3 **Production Requirements.** Non-residential development (exclusive of any Gross Floor Area ("GFA") exempted in Section 13.93.1) in the PUD-7 District shall not be authorized to exceed, in the aggregate:

- (a) 20% of the total GFA permitted for non-residential uses in the PUD-7 District (exclusive of any GFA exempted in Section 13.93.1) until substantial construction activity on a minimum of 600 net new dwelling units of Graduate Student Housing (compared to the number of dwelling units of Graduate Student Housing available within one and one-half (1.50) miles from the PUD-7 District as of August 3, 2017), of which 300 dwelling units must be suitable for families, has commenced in the City of Cambridge within one and one-half (1.50) miles from the PUD-7 District.
- (b) 40% of the total GFA permitted for non-residential uses in the PUD-7 District (exclusive of any GFA exempted in Section 13.93.1) until substantial construction activity on a minimum of 1,200 net new dwelling units of Graduate Student Housing (compared to the number of dwelling units of Graduate Student Housing available within one and one-half (1.50) miles from the PUD-7 District as of August 3, 2017), of which 500 dwelling units must be suitable for families, has commenced in the City of Cambridge within one and one-half (1.50) miles from the PUD-7 District.
- (c) 90% of the total GFA permitted for non-residential uses in the PUD-7 District (exclusive of any GFA exempted in Section 13.93.1) until substantial construction activity on a minimum of 1,800 net new

dwelling units of Graduate Student Housing (compared to the number of dwelling units of Graduate Student Housing available within one and one-half (1.50) miles from the PUD-7 District as of August 3, 2017), of which 700 dwelling units must be suitable for families, has commenced in the City of Cambridge within one and one-half (1.50) miles from the PUD-7 District.

13.913.31 No part of the 1,800 graduate student housing units required by this Section 13.913 may count toward any of the other allowances or requirements for new housing and residential uses as prescribed in the Housing Provisions to be adopted in Section 13.93.1.2.

13.913.4 Graduate Student Housing Phasing Plan. In conjunction with the provisions and requirements of Section 13.90 to be adopted for the PUD-7 District, the Final Development Plans for Development Parcels shall include a Graduate Student Housing Phasing Plan providing a procedure by which the provisions of this Section 13.913 will be periodically monitored and reported to the Planning Board. The Planning Board shall approve such a Phasing Plan if it is found to ensure that the Graduate Student Housing units will be completed on a schedule that meets the objectives of the City and ensures compliance with the requirements of this Section 13.913.

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CITY OF CAMBRIDGE, MASSACHUSETTS  
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Signature	Name (printed) and Address
✓ <i>Christopher D. Smith</i>	Christopher D. Smith Cambridge, MA 550 Memorial Drive, Apt. 962, 02139
✓ <i>Patrick Brown</i>	Patrick Brown 102 6th St, Cambridge, MA 02141
✓ <i>Jeff Santos</i>	JEFF SANTOS 350 Third St #309 CAMBRIDGE MA 02142
✓ <i>Adam Hase</i>	Adam Hase 19 Trowbridge, Apt 6, Cambridge MA 02138
✓ <i>Peter Damrosch</i>	Peter Damrosch, 18 Summer 2d Cambridge, MA 02138
✓ <i>Abra Berkowitz</i>	Abra Berkowitz 253 1/2 Broadway Cambridge, MA 02139
✓ <i>ILAN LEVY</i>	ILAN LEVY 170 SPRING ST, CAMBRIDGE MA, 02141
✓ <i>Quinten Zandervan</i>	Quinten Zandervan 235 Cardinal Medeiros Ave
✓ <i>Jeremy Poindexter</i>	Jeremy Poindexter 89 Spring St Apt 2, Cambridge, MA 02141
✓ <i>Sumbal S. Gargui</i>	Sumbal S. Gargui 330 Winsor Street Cambridge, MA 02141
✓ <i>ALISON WIGEN</i>	ALISON WIGEN 11 WARE ST. APT 18 CAMBRIDGE MA 02138
✓ <i>Alisa Takemura</i>	Alisa Takemura 102 6th St. Cambridge, MA 02141
✓ <i>Alex Avriema</i>	Alex Avriema 51 RICE ST. Cambridge, MA 02140
✓ <i>Tia Vira</i>	Tia Vira 6 Agassiz St, Apt 2 Cambridge, MA 02140
✓ <i>Patrick Moran</i>	Patrick Moran 224 Albany St. Cambridge, MA 02139
✓ <i>Zoe Weinrobe</i>	Zoe Weinrobe 304 Allston St #2, 02139
✓ <i>Elizabeth Selinger</i>	Elizabeth Selinger 52 Fayette St. Apt 2 Cambridge 02139

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