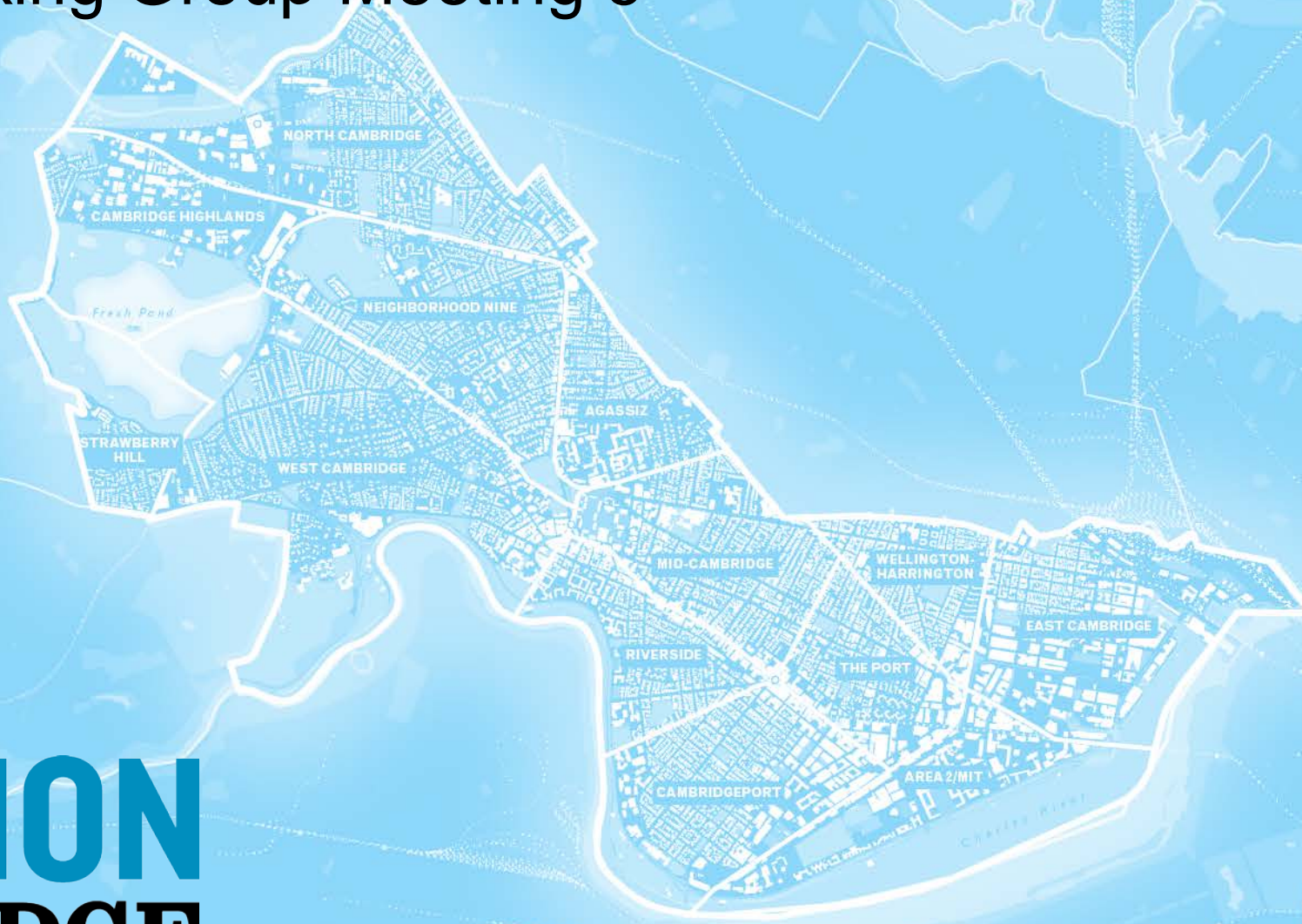


Housing Working Group Meeting 6

May 2, 2018



ENVISION CAMBRIDGE

Today's agenda

Meeting objective: Discuss draft indicators and targets, select up to 5 indicators that the City will measure on an ongoing basis

- **Introduction and Agenda** **5 mins**
- **Joint Working Group Meeting recap** **10 mins**
- **Priority housing actions** **35 mins**
- **Indicators and Targets discussion** **80 mins**
- **Next steps** **10 mins**

What we heard at the Joint Working Group meeting



Top voted actions across focus areas

CLIMATE	Develop disaster preparedness plans at the neighborhood level...
	Develop a Green Infrastructure Action Plan
ECONOMY	Undertake targeted business recruitment efforts to attract firms that offer low barrier-to-entry jobs...
	Change zoning to increase density and achieve a mix of uses in targeted areas...
HOUSING	Increase existing City funds dedicated to affordable housing...
	Establish new City funding sources...to support affordable housing at the project or district scale.
	Establish or expand the use of taxes that provide dedicated revenue for affordable housing...
	Change zoning to enable more housing, including affordable housing, to be built along major corridors and in other transforming areas that have the capacity to accommodate growth...
MOBILITY	Develop an implementation plan and increase funding to complete gaps in the Bicycle Network Plan...
	Prepare transportation infrastructure to be more resilient to periodic flooding...
URBAN FORM	Change zoning to allow low maximum parking requirements near transit nodes...
	Build the connections to integrate “Alewife Square” into the fabric of the City...

Other high priority housing actions

- **Expand existing financial support** to match rising costs associated with nonprofit efforts to develop affordable housing or purchase multifamily residential buildings where tenants are at risk of being displaced.
- **Require the creation of significant new housing** in areas that are being rezoned.
- **Prioritize City and other public property** that is available for disposition **to develop affordable housing**.
- **Offer density bonuses and relief from other dimensional regulations for fully affordable housing** developments through a citywide affordable housing overlay or other regulatory mechanism.
- **Change base zoning to** require that developers of multi-family projects of at least 10 units **provide a certain amount of family-sized units** (i.e. units with at least 3-bedrooms).
- Evaluate gaps in supportive housing services provided by the City, increase capacity and funds to address identified gaps, and increase awareness of available services.

Development Requirements and Incentives

- Support to incentivize affordable housing beyond 20% inclusionary requirement and incorporate family-sized units with density bonuses
- Support to incentivize public gathering spaces (community rooms, childcare facilities, library)
- Support to incentive net zero construction ahead of required schedule
- District energy to be incentivized as part of large-scale developments (as part of PUDs).
- Increased trees and additional open space should be required rather than incentivized.



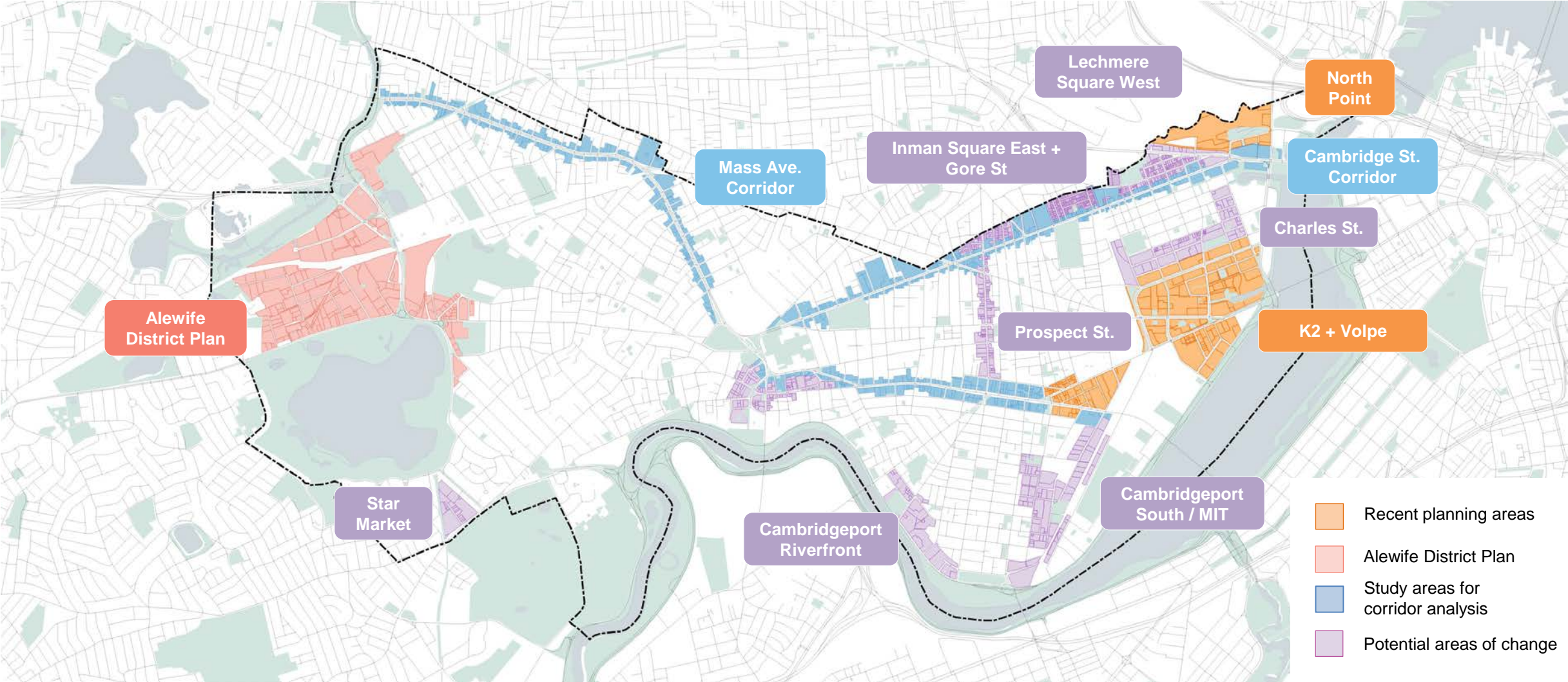
Implementation



Housing projections

- How much overall housing and affordable housing (inclusionary units) would our current zoning yield by 2030?

Study areas for citywide development projections



Development projections

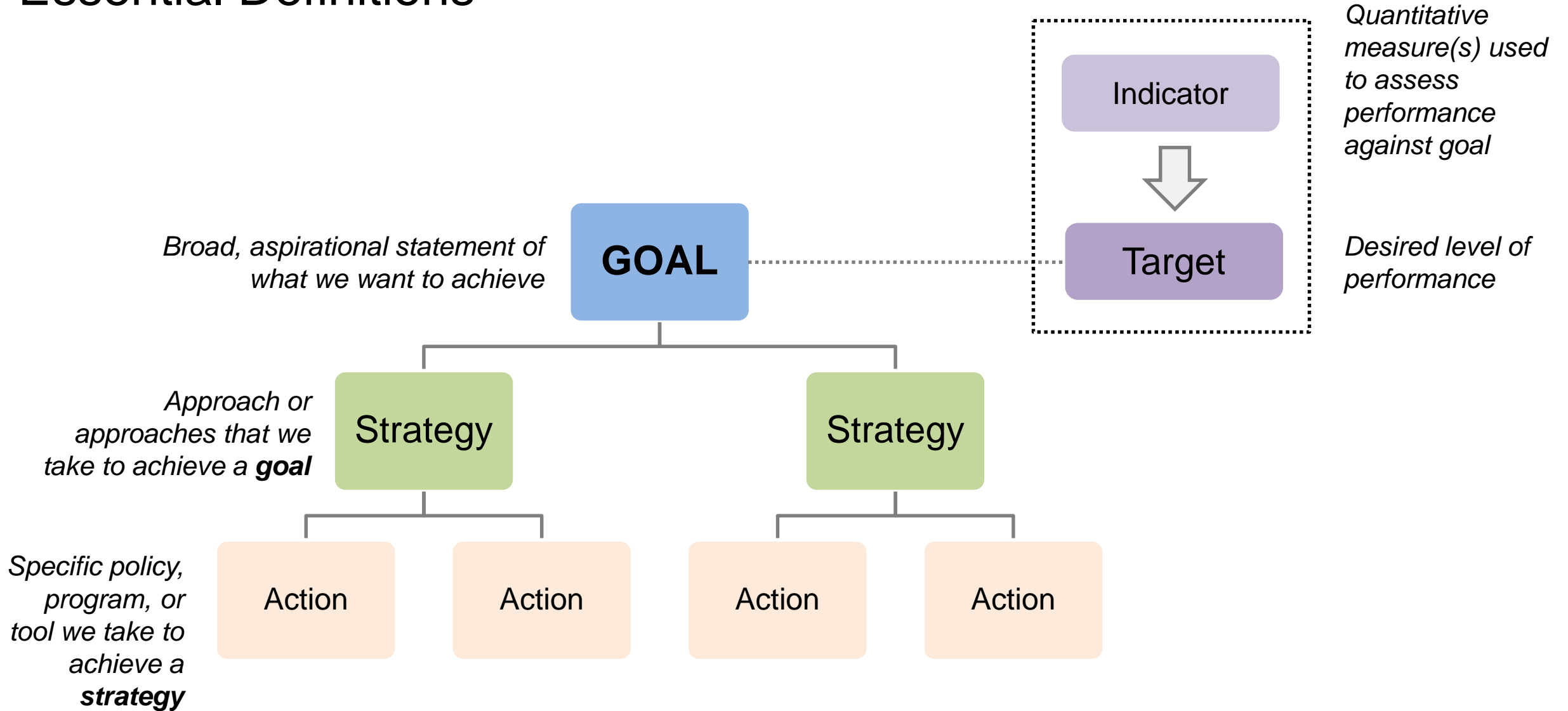
Study Area	Housing Units	Affordable Units (Inclusionary)
Cambridge Street	300	50
Mass Ave	870	150
Areas of Potential Change	1,390	240
All Study Areas	2,560	450
North Point	2,480	285
K2 (except Volpe)	1,920	335
Volpe	1,400	245
Alewife EC	2,150	375
Alewife Pipeline	1,280	255
Current Pipeline (except Alewife)	1,070	215
Total Other Plans / Pipeline	10,300	1,710
Total: EC Studies, Other Plans, Pipeline	12,860	2,160

Note: Affordable percentage for non-pipeline projects is assumed at 17.5% since 1) not all projects trigger IZ and 2) the IZ is 20% of square footage, not units. Given our emphasis on family sized units, the percentage of affordable units is likely to be less than 20% of total new housing units. Recent developments point to an 18% yield. All figures are rounded.

Indicators and Targets



Essential Definitions



Proposed Housing Indicators

Indicator		Category
1	Share of dedicated affordable units as part of housing supply	Production and maintenance of affordable housing
2	Total new housing units produced	Increased housing supply
3	Total investments in affordable housing production and preservation	Resources available for affordable housing opportunities
4	Share of households with children under 18 in Cambridge	Housing stability for families
5	Share of low-income (<50% AMI) and moderate- to middle-income households (50-100% AMI) in Cambridge	Income diversity and inclusive growth
6	Number of evictions in Cambridge	Number of evictions in Cambridge

1. Share of dedicated affordable units as part of housing supply

What Describes the portion of Cambridge’s total affordable stock relative to overall housing supply

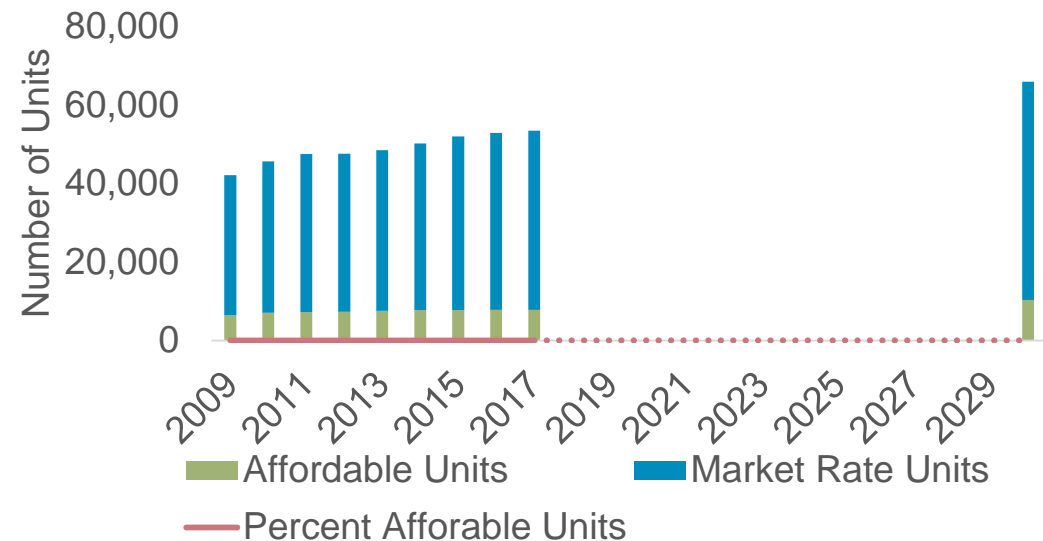
Why Indicates the City’s holistic efforts to preserve and create dedicated affordable housing subject to rent or sales price limits and income restrictions

Data Source City of Cambridge Community Development Department

Targets

2030 Increase the number of dedicated affordable units as part of housing supply by 2,500 affordable units by 2030, increasing the share of dedicated affordable units to **more than 15.5%**

Trend



*Based on baseline growth assumptions that assume 65,800 total units in the City by 2030.

2. Total new housing units produced

What Describes the total number of housing units added in the city over a specific period of time

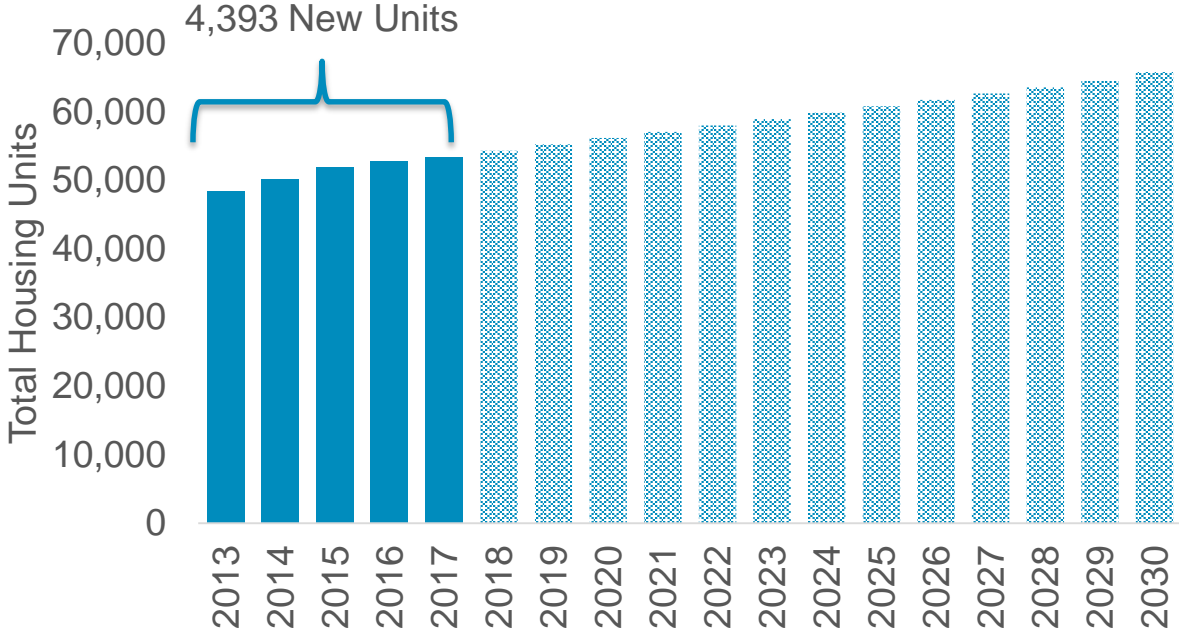
Why Indicates Cambridge's ability to accommodate new residential development, which is important to increasing overall housing supply and mitigating cost increases

Data Source City of Cambridge Community Development Department

Targets

2030 Increase the housing supply by 12,500 new units by 2030

Trend



3. Total investments in affordable housing production and preservation

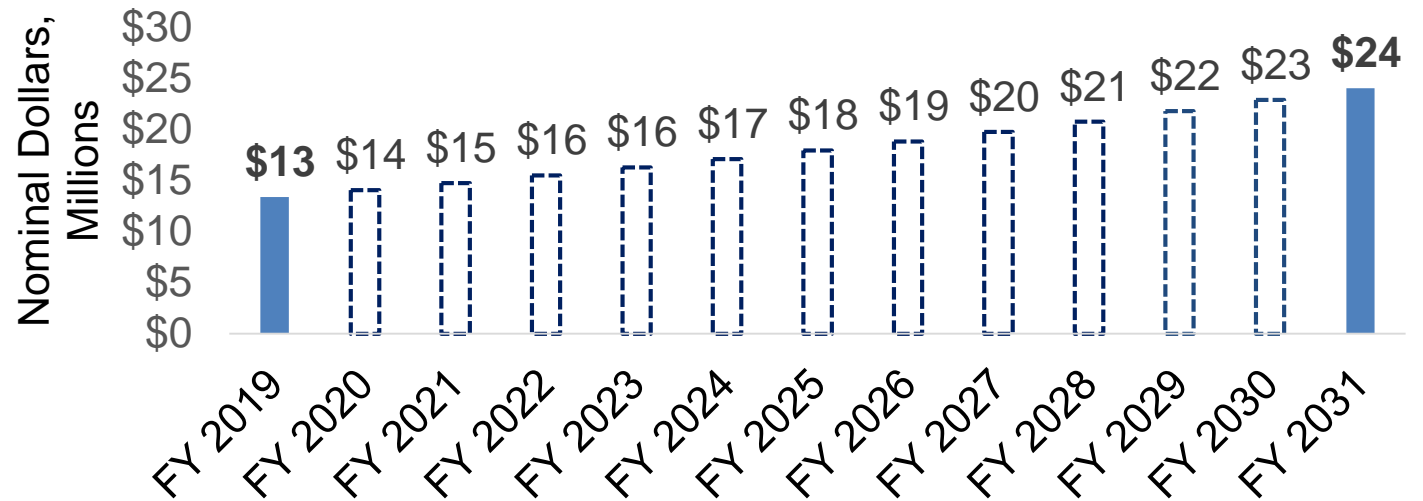
- What** Describes how much City funding has been invested in creating new affordable units and preserving existing affordable stock
- Why** Indicates Cambridge’s commitment to supporting affordable housing within an increasingly constrained and uncertain federal funding environment
- Data Source** Annual City Budget and CDBG, HOME, and ESG Consolidated Annual Performance Evaluation Report

Targets

Trend*

2030

Increase annual investments in affordable housing initiatives from City sources by **5% in real dollars each year** through 2030



4. Share of households with children under 18 in Cambridge

What Percent of all households in Cambridge with a child living in the home

Why Provides insight into the success of actions to attract and retain family households in Cambridge

Data Source American Community Survey

Targets

2030 Maintain the share of households with children under 18 at **18% by 2030**

Trend

Year	% of Households with Children <18
2013	16.7%
2014	16.8%
2015	17.1%
2016	17.7%
2030	18.0%

5. Share of low-income and moderate- to middle-income households in Cambridge

What Measures the share of low, moderate, and middle-income households relative to the total city population.

Why Indicate the City's success in ensuring an inclusive and diverse community

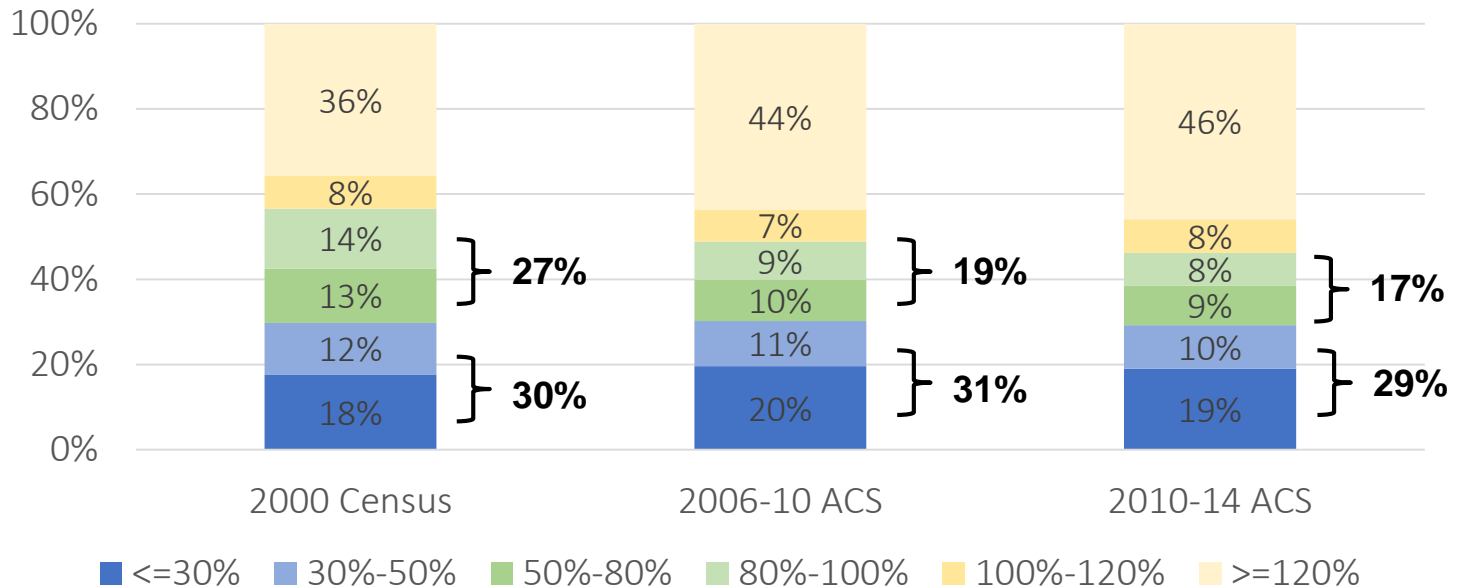
Data Source HUD Comprehensive Housing Affordability Strategy Data

Targets

2030

- **Maintain the share** of households earning 0%–50% AMI by 2030
- **Grow the share** of households earning 50%–100% AMI by 2030

Trend



6. Number of evictions in Cambridge

What Records the number of evictions in Cambridge that have been reported to the Housing Court

Why Reducing the number of evictions in Cambridge will demonstrate that the City's housing stock is becoming more stable

Data Source Housing Court, Eastern Division; City of Cambridge Department of Community Development

Targets

Trend

Trend to be determined once data is available

2030 Reduce the number of evictions by **X%** by 2030

Next steps



Next steps

- Finalize targets and indicators based on today's discussion.