Envision Cambridge

Housing Working Group Meeting 8
October 11, 2018

ENVISION
CAMBRIDGE

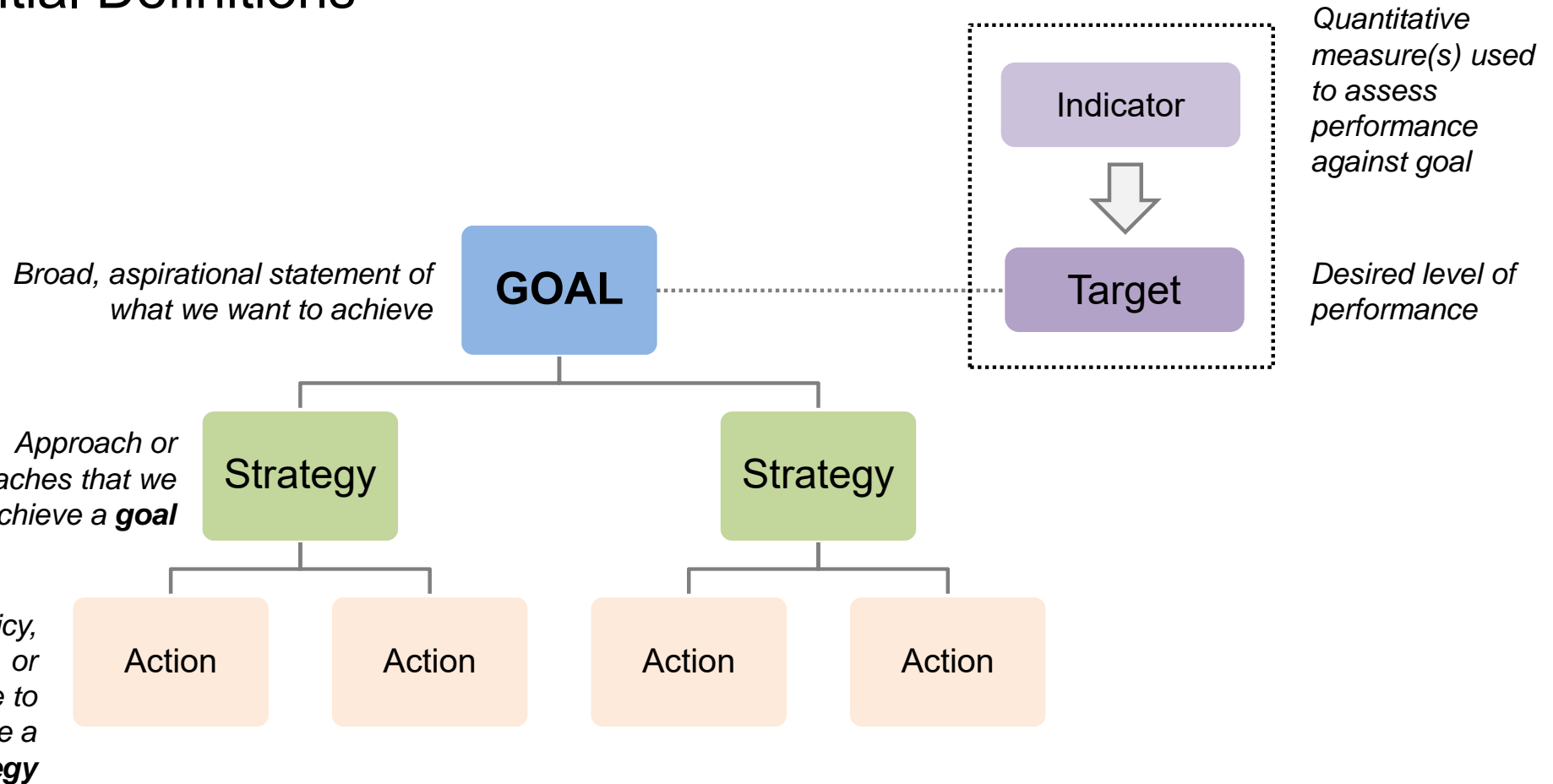# Today's agenda

Meeting objective: Set targets for five housing indicators

- **Envision Update**   5 mins

- **Indicators and Targets discussion**   90 mins

- **Next Steps**   10 mins
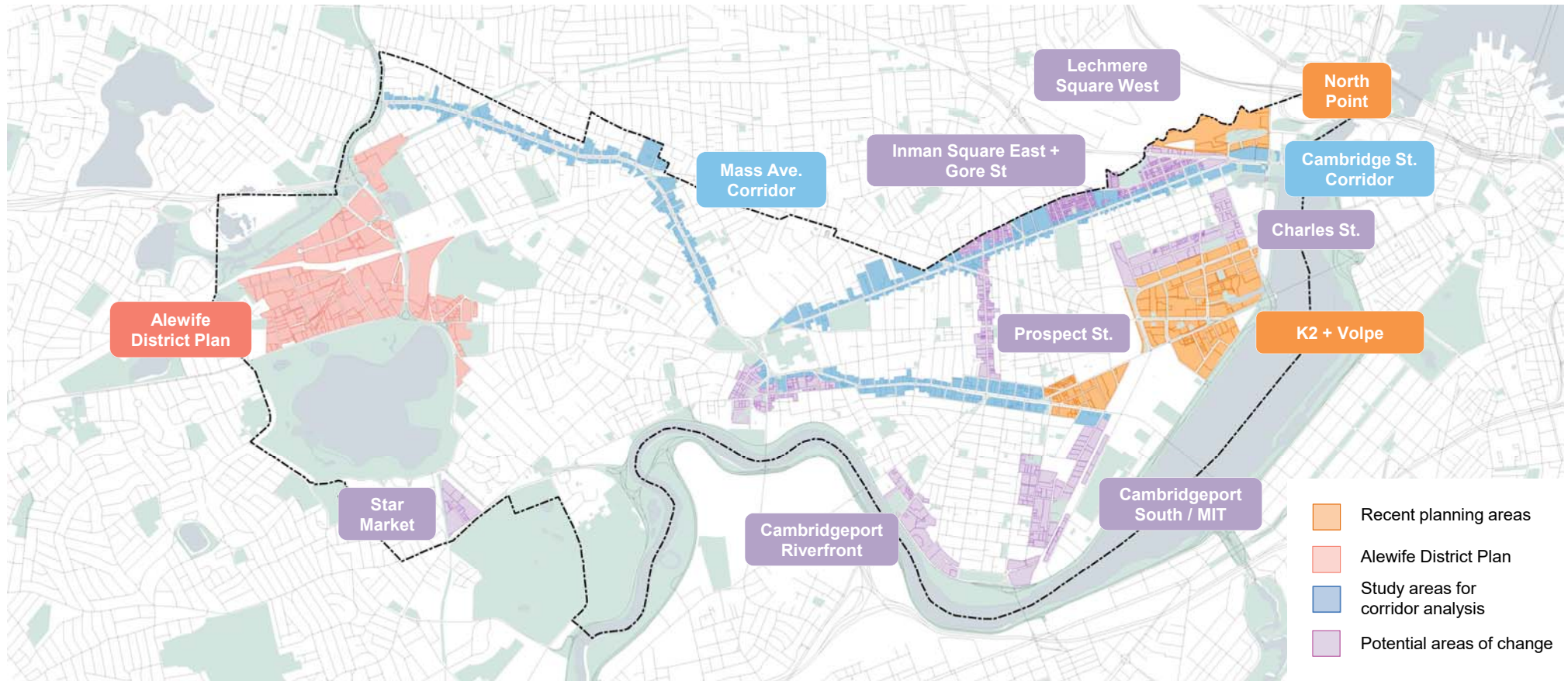
- **Public Comment**   15 mins
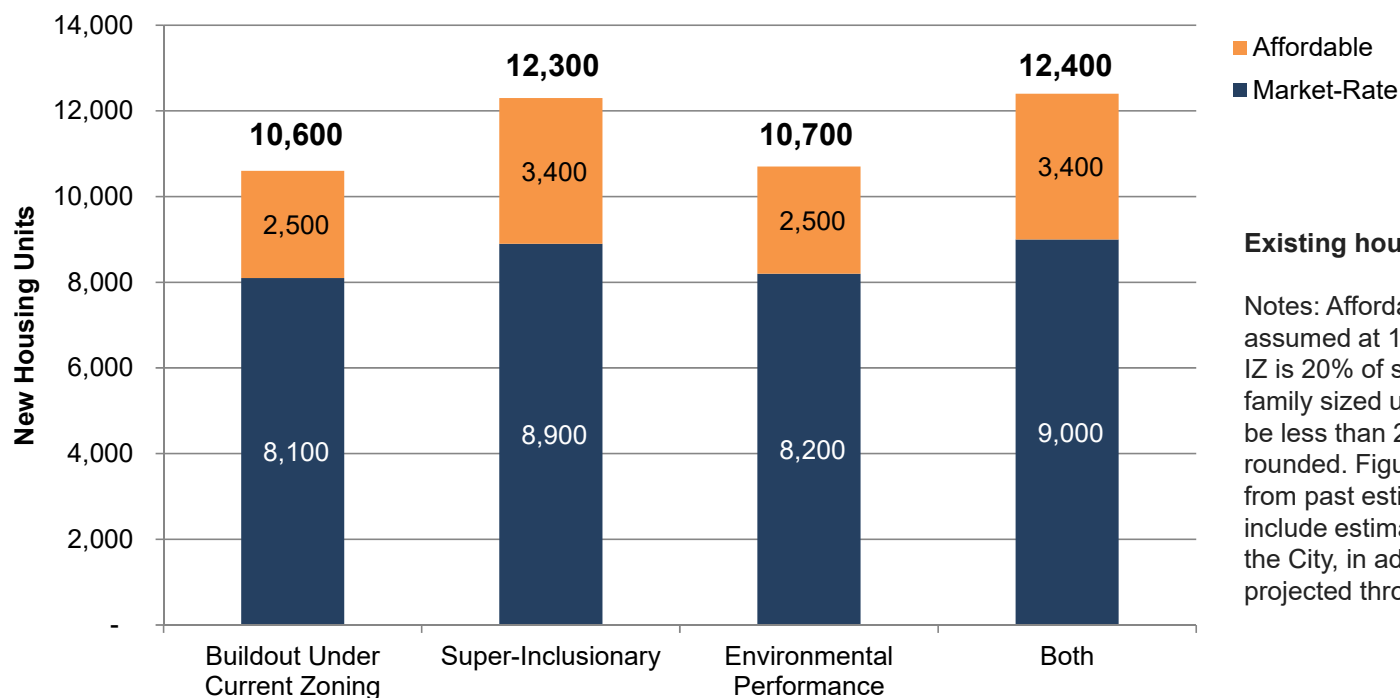
Indicators and Targets

Essential Definitions

Quantitative measure(s) used to assess performance against goal

Indicator

Target

Desired level of performance

Broad, aspirational statement of what we want to achieve

GOAL

Approach or approaches that we take to achieve a **goal**

Strategy

Strategy

Specific policy, program, or tool we take to achieve a **strategy**

Action

Action

Action

Action

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

Study areas for citywide development projections

Lechmere Square West

North Point

Inman Square East + Gore St

Mass Ave. Corridor

Cambridge St. Corridor

Charles St.

Alewife District Plan

Prospect St.

K2 + Volpe

Cambridgeport South / MIT

Star Market

Cambridgeport Riverfront

Legend:
- Recent planning areas
- Alewife District Plan
- Study areas for corridor analysis
- Potential areas of change

Potential Housing Production under Current Zoning and Other Zoning Ideas

Projected Net New Housing Units through 2030

Affordable
Market-Rate

Category	Market-Rate	Affordable	Total
Buildout Under Current Zoning	8,100	2,500	10,600
Super-Inclusionary	8,900	3,400	12,300
Environmental Performance	8,200	2,500	10,700
Both	9,000	3,400	12,400

Existing housing stock: approximately 53,000 units

Notes: 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. All figures are rounded. Figures, including those for current zoning, will vary from past estimates due to changes in methodology. Figures include estimated affordable development that is funded through the City, in addition to the market and affordable development projected through this analysis.

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

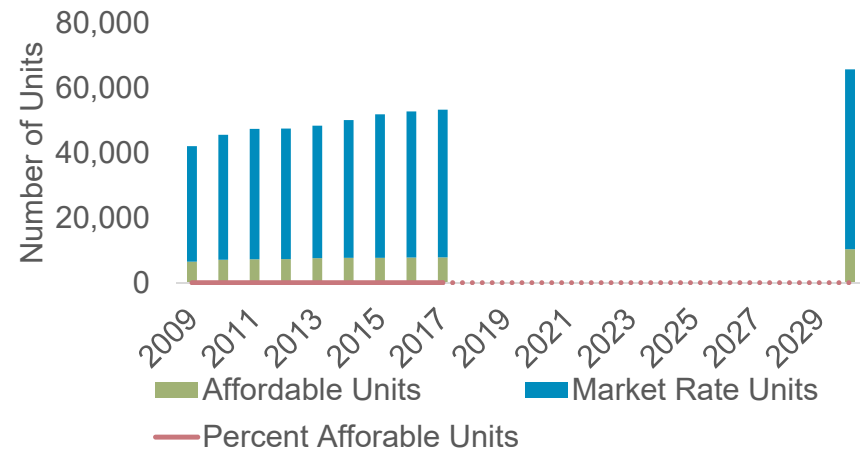**What** Describes the portion of Cambridge's total affordable stock relative to overall housing supply

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 – 3,400 affordable units by 2030, increasing the share of dedicated affordable units to **more than 16%.**

Trend

2. Total new housing units produced

What   Describes the total number of housing units added in the city over a specific period of time
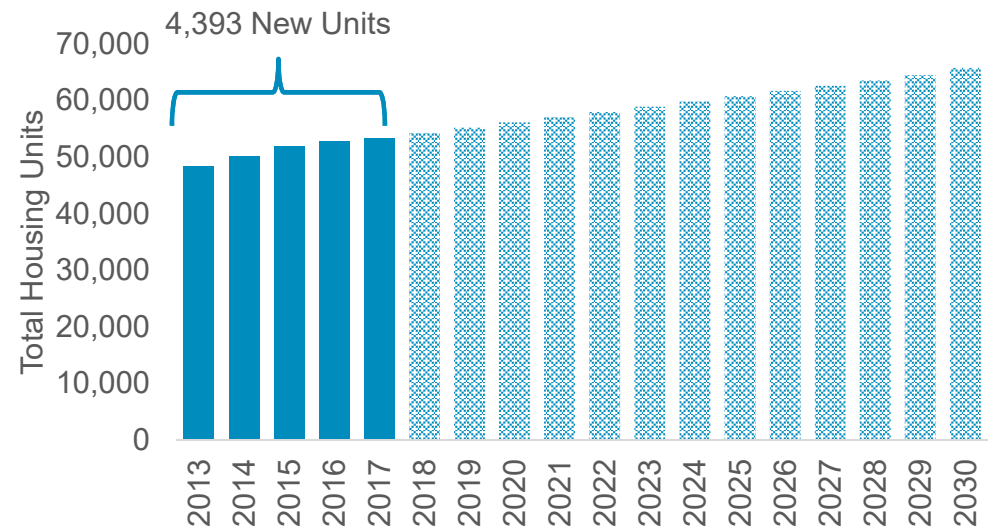
Why   Indicates Cambridge's ability to accommodate new residential development, which is important to increasing overall housing supply and mitigating cost increases

Data Source   City of Cambridge Community Development Department

Targets

Trend

2030   Increase the housing supply by 12,300 – 12,500 new units by 2030

4,393 New Units

# 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
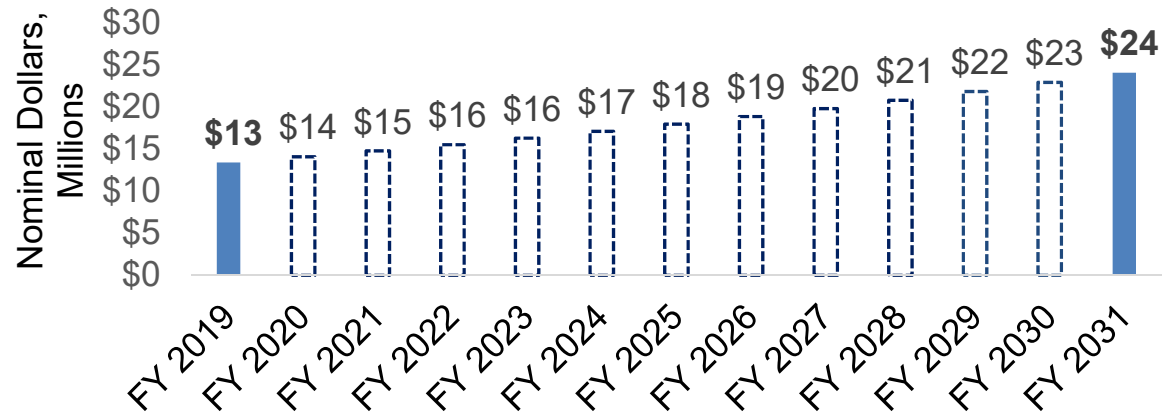
4. Share of households with children under 18 in Cambridge

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

Trend

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

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.

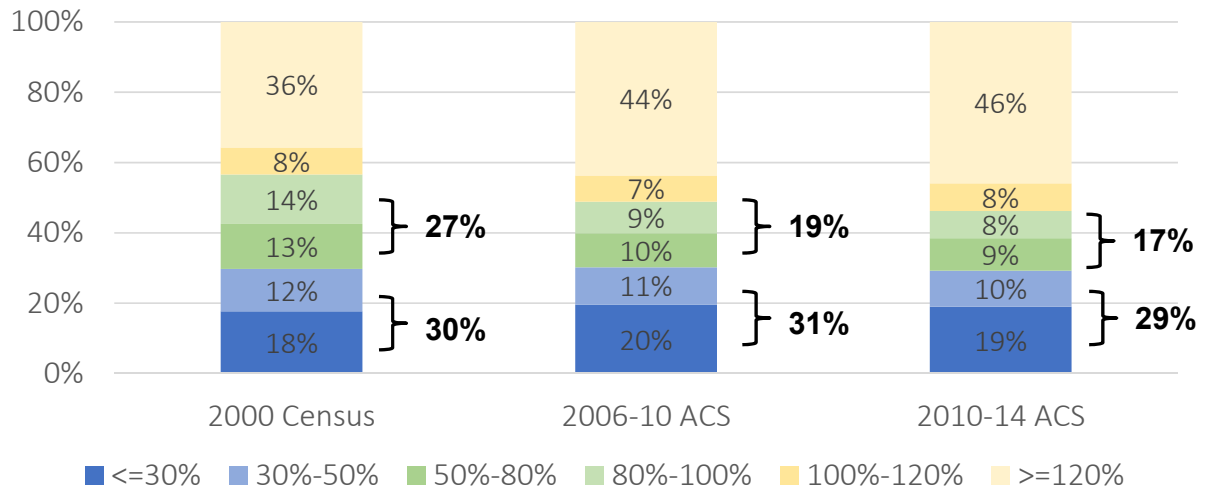**Why**   Indicate the City's success in ensuring an inclusive and diverse community

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

2030   Reduce the number of evictions by X% by 2030

Trend

Eviction Actions Filed: 2013 - 2017

■ Eviction Actions Filed   ■ Unique Defendants