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

**GOAL**

*Broad, aspirational statement of what we want to achieve*

**Strategy**

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

**Action**

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

**Indicator**

*Quantitative measure(s) used to assess performance against goal*

**Target**

*Desired level of performance*
### Proposed Housing Indicators

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Share of dedicated affordable units as part of housing supply</td>
<td>Production and maintenance of affordable housing</td>
</tr>
<tr>
<td>2 Total new housing units produced</td>
<td>Increased housing supply</td>
</tr>
<tr>
<td>3 Total investments in affordable housing production and preservation</td>
<td>Resources available for affordable housing opportunities</td>
</tr>
<tr>
<td>4 Share of households with children under 18 in Cambridge</td>
<td>Housing stability for families</td>
</tr>
<tr>
<td>5 Share of low-income (&lt;50% AMI) and moderate- to middle-income households (50-100% AMI) in Cambridge</td>
<td>Income diversity and inclusive growth</td>
</tr>
<tr>
<td>6 Number of evictions in Cambridge</td>
<td>Number of evictions in Cambridge</td>
</tr>
</tbody>
</table>
Study areas for citywide development projections

- Mass Ave. Corridor
- Inman Square East + Gore St
- Cambridgeport South / MIT
- Cambridgeport Riverfront
- Star Market
- Alewife District Plan
- Lechmere Square West
- North Point
- Charles St.
- Lechmere Square West
- K2 + Volpe
- Cambridge St. Corridor
- Prospect St.

- 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

- **Buildout Under Current Zoning**
  - Affordable: 8,100
  - Market-Rate: 2,500

- **Super-Inclusionary**
  - Affordable: 8,900
  - Market-Rate: 3,400

- **Environmental Performance**
  - Affordable: 8,200
  - Market-Rate: 2,500

- **Both**
  - Affordable: 9,000
  - Market-Rate: 3,400

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

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

**Trend***

<table>
<thead>
<tr>
<th>FY 2019</th>
<th>FY 2020</th>
<th>FY 2021</th>
<th>FY 2022</th>
<th>FY 2023</th>
<th>FY 2024</th>
<th>FY 2025</th>
<th>FY 2026</th>
<th>FY 2027</th>
<th>FY 2028</th>
<th>FY 2029</th>
<th>FY 2030</th>
<th>FY 2031</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$13</td>
<td>$14</td>
<td>$15</td>
<td>$16</td>
<td>$16</td>
<td>$17</td>
<td>$18</td>
<td>$19</td>
<td>$20</td>
<td>$21</td>
<td>$22</td>
<td>$23</td>
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*Nominal Dollars, Millions*
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**

<table>
<thead>
<tr>
<th>Year</th>
<th>% of Households with Children &lt;18</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013</td>
<td>16.7%</td>
</tr>
<tr>
<td>2014</td>
<td>16.8%</td>
</tr>
<tr>
<td>2015</td>
<td>17.1%</td>
</tr>
<tr>
<td>2016</td>
<td>17.7%</td>
</tr>
<tr>
<td>2030</td>
<td>18.0%</td>
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</tbody>
</table>
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**

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

**Trend**

<table>
<thead>
<tr>
<th></th>
<th>2000 Census</th>
<th>2006-10 ACS</th>
<th>2010-14 ACS</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;=30%</td>
<td>8%</td>
<td>14%</td>
<td>18%</td>
</tr>
<tr>
<td>30%-50%</td>
<td>14%</td>
<td>13%</td>
<td>12%</td>
</tr>
<tr>
<td>50%-80%</td>
<td>12%</td>
<td>10%</td>
<td>9%</td>
</tr>
<tr>
<td>80%-100%</td>
<td>18%</td>
<td>11%</td>
<td>10%</td>
</tr>
<tr>
<td>100%-120%</td>
<td>36%</td>
<td>30%</td>
<td>31%</td>
</tr>
</tbody>
</table>

2000 Census: 27% <=30%, 44% 30%-50%, 19% 50%-80%, 17% 80%-100%
2006-10 ACS: 27% 30%-50%, 44% 50%-80%, 19% 80%-100%
2010-14 ACS: 27% 30%-50%, 44% 50%-80%, 19% 80%-100%
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**
Reduce the number of evictions by X% by 2030

**Trend**
Eviction Actions Filed: 2013 - 2017