

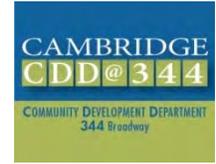
# Incentive Zoning Ordinance Proposed Amendments to Section 11.200

July 14, 2015



City of Cambridge  
Community Development Department

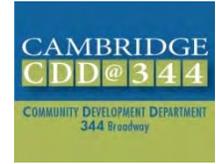
# Summary of Zoning Changes Applicable Projects



	Current Zoning	Proposed Zoning
<b>Land Uses</b>	<ul style="list-style-type: none"> <li>• Office</li> <li>• Retail</li> <li>• Non-commercial research</li> </ul>	<ul style="list-style-type: none"> <li>• Office</li> <li>• Retail</li> <li>• Non-commercial research</li> <li>• Hotel/motel</li> <li>• University, health care, social service (non-public)</li> <li>• Industry</li> <li>• Radio/TV</li> </ul>
<b>Size of Project</b>	30,000 square feet or more	30,000 square feet or more
<b>Special Permits Required</b>	Increase in density, height or intensity of use above base zoning	No special permit requirement

# Summary of Zoning Changes

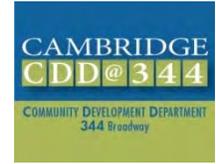
## Housing Contribution Payment



	Current Zoning	Proposed Zoning
<b>Calculation of Requirement</b>	<ul style="list-style-type: none"> <li>Per square foot of project</li> <li>First 2,500 square feet deducted</li> </ul>	<ul style="list-style-type: none"> <li>Per square foot of project</li> <li>No deduction</li> <li>Additional payments if project is enlarged</li> </ul>
<b>Contribution Rate</b>	<ul style="list-style-type: none"> <li>\$4.58 per square foot (current)</li> <li>Annual adjustments by CPI</li> </ul>	<ul style="list-style-type: none"> <li>\$12.00 per square foot (initially)</li> <li>Annual adjustments by CPI</li> <li>Increase by \$1.00 per square foot annually for three years</li> </ul>
<b>Timing of Payment</b>	<ul style="list-style-type: none"> <li>Payment before certificate of occupancy</li> </ul>	<ul style="list-style-type: none"> <li>Calculation at building permit issuance</li> <li>Payment before certificate of occupancy</li> </ul>
<b>Review and Recalculation</b>	<ul style="list-style-type: none"> <li>Every three years based on economic study</li> </ul>	<ul style="list-style-type: none"> <li>Study initiated at interval of three years</li> </ul>

# Summary of Zoning Changes

## Use of Contribution



	Current Zoning	Proposed Zoning
<b>Housing Creation Option</b>	<ul style="list-style-type: none"> <li>• Can meet requirement by providing affordable units subject to Planning Board special permit</li> </ul>	<ul style="list-style-type: none"> <li>• Contribution to Affordable Housing Trust only</li> <li>• Affordable Housing Trust can use funds to leverage creation of affordable units in private development</li> </ul>
<b>Use of Funds</b>	<ul style="list-style-type: none"> <li>• Creation of affordable units</li> <li>• Rehabilitation of affordable multifamily units</li> <li>• Limited-equity homeownership</li> </ul>	<ul style="list-style-type: none"> <li>• Creation of affordable units for low, moderate and middle income</li> <li>• Rehabilitation of affordable multifamily units</li> <li>• Limited-equity homeownership</li> <li>• Preservation of units with expiring affordability</li> </ul>

To: Cambridge City Ordinance Committee and Planning Board

From: Richard Goldberg, 170 Harvard Street

Date: July 14, 2014

Re: Volpe site development and the affordable housing crisis

Recent events on Harding Street in East Cambridge and on Harvard Street in mid-Cambridge highlight what is happening everyday in Cambridge, particularly in my neighborhood, the Port or Area 4. Long-term residents are being forced to vacate affordable housing as landlords empty whole buildings, seeking to meet the insatiable demand for high-end "market rate" units. Long-term residents are particularly hard hit, as the chances that they will be able to find housing anywhere in Cambridge for anywhere near the price of what they were forced to vacate is remote. Cambridge doesn't need more housing so much as it needs affordable housing for middle income and especially low income individuals and particularly families. Building large mega-towers like Normandy-Twining's with only a minimum of low and middle-income units clearly is not enough. Think of how many residents are being displaced at just these two aforementioned locations and then think of how many units are being added to the housing stock and then remember that none of those displaced are going to be placed in the new units created.

Who would argue that upscale development in Central Square makes the adjacent real estate more desirable, both for over the top towers or the "rehabbing" of existing buildings which have for generations offered affordable rents. Large-scale development is thus disrupting and destabilizing existing neighborhoods, putting the interests of new residents (and developers) above the interests of long-term low and moderate income folks.

Rather than continue tinkering with guidelines, regulations, and codes why not admit you are not only failing to address the real housing crisis, but, regardless of your motives, fueling it?

Existing zoning should be enforced, so that any developer wishing to build higher should be allowed to do so only if 100% of existing units exceeding the legal maximum be devoted to low and moderate income renters. Why are the linkage fees frozen while the market is as "hot" as it is? Above all, where are the figures indicating that building lower buildings with adequate below ground parking is "uneconomical?" Relying solely on the developers' words about what is possible is not a substitute for more objective cost estimates. It appears to many of us that Community Development has been charged with facilitating the needs of only the development community, not the people most adversely impacted by development.

Will the Volpe site zoning process be just like the Normandy/Twining saga? If we start the discussion of the Volpe site already assuming that previous promises about public green space are hopelessly unrealistic, that the only way to make the numbers "work" is to build tall and add more commercial and luxury housing in the Kendall and Central Square area? The amount of low and moderate income housing offered in preliminary plans has, I believe, been lowballed. I further believe that this has occurred so that after protracted public debate and "negotiations" the chosen developer will incrementally increase community benefits. How does anyone know what sort of density and income-producing

rents are necessary unless we all have access to some numbers. I confess that my own priorities lie more with long-term renters displaced by rampant developments than with the current Volpe office staff's desire for upgraded space or the bottom line of developers or a City government addicted to growth at any price. It would be irresponsible to proceed further on the Volpe or any other site without updating the rules and regulations to maximize the revenues accruing to the City, funds much needed for subsidized housing. It would be irresponsible to start the community process of planning with the actual plan already conceived.

We are always told that delaying construction endangers development (Let's give the go-ahead and negotiate.) I say, let's see some figures before this or any other big project is greenlighted. Government at all levels has a responsibility to the people, and I think the people on Harding Street and Harvard Street deserve the attention and support of government more than the clients, business community, or developers of the Volpe site.

## *Cambridge Affordable Housing Trust*

July 2, 2015

To the Honorable, the City Council:

The Cambridge Affordable Housing Trust enthusiastically supports the proposed amendments to the Incentive Zoning provisions now being considered by the City Council. We greatly appreciate the City Council's discussion and endorsement of the recommendations of the recent Incentive Zoning Nexus Study, and are very pleased that these recommendations form the basis for the proposed zoning amendments. We urge that these important amendments be swiftly adopted so that these changes can begin to benefit the community.

We are very pleased to see that the proposed changes will expand the Incentive requirements to new use categories, and make housing contribution requirements mandatory for all non-residential developments of more than 30,000 square feet, regardless of special permit needs. This expansion of the Incentive requirements, combined with the proposed increase in the contribution rate to \$12 per square-foot, will greatly increase this source of much-needed funding for the Trust. Allowing for annual rate increases of \$1 per year in the first three years along with automatic annual adjustments changes based on the CPI will further ensure that the Incentive Zoning provisions remain a significant resource for the City and Trust.

We appreciate your commitment to affordable housing and steadfast support of the Affordable Housing Trust. By adopting the proposed amendments the City Council can greatly assist the Trust in carrying out our shared goal of preserving, expanding and supporting affordable housing in the city.

Respectfully submitted for the Affordable Housing Trust,



Christopher Cotter  
Housing Director

For: Florrie Darwin, Trustee  
Peter Daly, Trustee  
Michael Haran, Trustee  
Gwen Noyes, Trustee  
Cheryl-Ann Pizza-Zeoli, Trustee  
Jim Stockard, Trustee  
Susan Schlesinger, Trustee  
Bill Tibbs, Trustee