

The undersigned hereby petitions the City Council of the City of Cambridge to amend the Cambridge Zoning Ordinance, as most recently amended, as follows:

1. To see if the City Council will vote to enact new sections of the Zoning Ordinance to permit the creation of workforce housing by adoption of the following sections:

X.00 *Statement of Purpose.* The purpose of this section ____ is to allow for the creation of reasonably priced studio or 1-bedroom rental apartment units in appropriate unused basement level space of certain existing multifamily residential buildings. Given the increasing expense of unsubsidized rental housing in Cambridge, the shortage of reasonably priced smaller units, and the difficulty this poses for the elderly, local workers and students, it is in the public interest to permit the creation of additional units under circumstances which promote protection of the environment and preserve quality of life of the neighborhood. An additional purpose is to promote the maintenance of older residential buildings.

X.10 *Workforce Housing allowed by Special Permit.* Notwithstanding any other restrictions in this bylaw concerning minimum floor area to lot area, minimum open space, required parking or loading, minimum lot area per dwelling unit, private open space requirements or similar dimensional restrictions that are based on number of dwelling units or use of floor area for residential purposes, the owner of any Qualifying Multifamily Building, as defined herein, may seek a Special Permit from the Zoning Board of Appeal to add additional studio or one bedroom apartment units in the basement of that building.

X.20 *Limitation on number of units.* The number of additional units which may be added under this provision shall be limited to a maximum of the whole number (without regard to fractional remains) resulting from calculating fifteen (15%) per cent of the number of legally existing units in

the building as of the date of this ordinance up to a maximum of ten (10) additional units in any one Qualifying Building. The numerical and other criteria of section 11.200 Incentive Zoning Provisions and Inclusionary Housing Provisions, shall apply to any new units created under this section.

X.30 Eligibility for Special Permit. A Qualifying Multifamily Building shall mean a building meeting all of the following requirements:

- a. any lot on which the building is located is wholly or partially in any of the nine residential C zoning districts;
- b. the building is located within 1,200 feet from Massachusetts Avenue, Cambridge Street or a Red Line station.
- c. the building currently contains at least thirty (30) units used for residential use;
- d. the building was first built for multifamily use before 1930;
- e. the building currently contains at least 1 residential dwelling unit in the basement;

Regardless of the number of street addresses or legal lots, buildings which have a physical connection to each other, shared utilities, common management, or which are taxed as one building by the Assessing Department shall be considered to be one building for purposes of this section.

X.40 Conditions for grant of Special Permit. When considering an application for a Special Permit under this section the Zoning Board of Appeal shall require that the Qualifying Building and units proposed comply with the requirements of Section 10.43 of this by law as well as with the following requirements:

- a. Each unit constructed under the provisions of this bylaw shall comply with all building, health, safety and accessibility codes applicable to residential dwelling units in the basement of structures except for those which may be waived by the Building Inspector pursuant to established procedures under the Massachusetts Building Code;

- b. No unit shall have more than one (1) bedroom;
- c. At least one secure bicycle storage space shall be created on the site of the building for each unit created under the provisions of this section;
- d. All appliances and fixtures in the units will be "energy star" rated or meet an equivalent standard of energy efficiency and shall contain water saving plumbing fixtures;
- e. The building shall provide facilities to enable the residents the opportunity to recycle;
- f. There shall be no expansion of the gross floor area or of any exterior dimension of the building *except* the Zoning Board of Appeal may permit such landings, alcoves, roofs, steps, walks or other similar exterior features which are necessary for safe or convenient access or egress from the building.

This zoning petition for amendment of the Cambridge Zoning Ordinance is respectfully submitted by the owner of land to be affected by the change, for consideration and adoption by the Cambridge City Council in accordance with the provisions of Massachusetts General Laws Chapter 40A § 5.

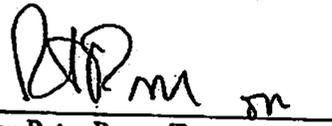
CHAUNCY COURT LLC


 By: Peter Poras, Treasurer
 CM-BC Corp., Manager

WENDELL TERRACE LLC


 By: Peter Poras, Treasurer
 CM-BC Corp., Manager

JOHN HARVARD LLC


 By: Peter Poras, Treasurer
 CM-BC Corp., Manager

Background Information for Basement Workforce Rental Housing By-law

Purpose:

- To add moderately priced, environmentally friendly, rental workforce housing within existing buildings
- To help maintain older rental buildings
- To provide additional tax revenue to the City with few municipal costs

Benefits

- Potential to add approximately \$150,000 in annual tax revenue to Cambridge
- Provide new business for construction companies, workers and area businesses
- Provides reasonable priced apartments for retirees, young workers, working singles and couples, and graduate students

Criteria

- Must be built before 1930
Older buildings are more expensive to maintain. Will help to pay for upkeep to preserve buildings.
- Must contain only residential units
Does not change the use.
- C-zone (Multifamily)
Current use under zoning code
- Has at least one legal residential unit in the basement
Will not add a precedent
- Building must have at least 30 units
Will not overwhelm building department for permits, etc. Maximum potential units are approximately 173 units in 24 residential buildings.
- Must be rental
More appropriate for small units, workforce housing. More control over units.
- Must be in the basement
Wasted space already exists and will not change the buildings exterior or character.
- Must be near public transportation
Occupants of these units would not need to own a car.
- Building must have bike storage available
Encourage bike use. Mitigate need for a car.
- Must use "Energy Star" appliances and fixtures
Be environmentally friendly
- Cannot contain over one bedroom
New units are aimed at singles. No impact on schools. Limits the number of residents per apartment. Most current demand is for studio and one-bedroom apartments
- Must meet all building codes including ceiling height, light, egress, etc.
- Cannot add more than 15% of existing units with a maximum of 10 new units per building.
Control the potential number of new units.

B2

WORKFORCE HOUSING ZONING AMENDMENT
Potential New Apartments Created Under the Bylaw

No.	Street	Existing Units	Potential New Units Per Zoning Amendment
15	GARDEN ST	33	5
19	GARDEN ST	55	8
5	CONCORD AVE	42	6
3	CONCORD AVE	41	6
1622	MASS AVE	58	9
4	ELLSWORTH AVE	43	6
922	MASS AVE	31	5
10	CHAUNCY ST	30	5
1	LANGDON ST	33	5
21	WENDELL ST	38	6
18	CHAUNCY ST	98	10
96	GREEN ST	142	10
1	CRAIGIE ST	32	5
24	CONCORD AVE	84	10
30	LANGDON ST	33	5
3	LINNAEAN ST	37	6
888	MASS AVE	57	9
15	EVERETT ST	83	10
20	PRESCOTT ST	39	6
22-24	PRESCOTT ST	40	6
11	WARE ST	98	10
270	HARVARD ST	32	5
334	HARVARD ST	68	10
72	KIRKLAND ST	31	5
8	WENDELL ST	45	7
POTENTIAL TOTAL			173

WORKFORCE HOUSING ZONING AMENDMENT
Available of Studio & 1 Bedroom Apartments
On November 9, 2010

	Total Units	Studios	One Bed	Two Bed	3+ Bed
MLS					
Count	79	1	19	38	21
Percentage Total	100%	1%	24%	48%	27%
Rent.Com *					
Count	443	0	28	314	129
Percentage Total	100%	0%	6%	71%	29%
* Hard to determine actual unit breakdown since often grouped together but 2 bedrooms had most					
Craigslist*					
Count	100	5	28	52	15
Percentage Total	100%	5%	28%	52%	15%
* Used last 100 listings for Cambridge on 11/9/10					

WORKFORCE HOUSING ZONING AMENDMENT OFF-STREET PARKING SUMMARY

The proposed Workforces Housing Zoning Amendment was crafted in a way to minimize off-street parking while maximizing the use of public transportation and alternative means of travel. To qualify for additional workforce units, the buildings in which they are housed must be within 1,200 feet of public transportation and major streets served by mass transit options. Additionally, a bicycle space must be provided in the building for each unit created under the Amendment.

The apartments created under the proposed Workforce Housing Zoning Amendment will have residents who are less likely to own their own car. These residents will be attracted by the close proximity to public transportation so that they may further reduce expenses by forgoing car ownership.

Chestnut Hill Realty surveyed its existing Cambridge residents. The results of the survey show that less than half of CHR's residents own their own car and of those who do, many do not use them as their primary means of transportation to work.

To accomplish the goal of minimizing off-street parking while maximizing public transportation use and alternative means of travel, CHR offers bicycles storage and Zip Car service. In addition CHR created the position of Transportation Advisor to advise all of CHR's Resident Services Professionals and CHR tenants about the different transportation options including the location of T stops, the location and times of nearby bus routes, the availability and location of bicycle racks and bicycle paths as well as walking directions to nearby stores and attractions. This information is conveyed to all of CHR's prospective residents during the leasing process and updated regularly for all existing tenants.

WORKFORCE HOUSING ZONING AMENDMENT CHR Parking Survey Results- January 2010

What is your primary means of transportation?		
Answer Options	Response Percent	Response Count
Car	36%	35
Public (Train/Bus)	30%	29
Bike	4%	4
Scooter	0%	0
Walk	30%	29
Other	0%	0

Select all of the following types of transportation methods that you use:		
Answer Options	Response Percent	Response Count
Own Car	47%	46
Zip Car	10%	10
Scooter	0%	0
Bike	14%	14
Public Transportation	75%	73
Walk	67%	65
Other	7%	7

WORKFORCE HOUSING ZONING AMENDMENT

CHR Market Rate Units, CHR Workforce Housing Units, and Market Comparables
Average Rents

APARTMENT TYPE	NO. APARTMENT'S	AVERAGE		
		SF	RENT/MO	\$/SF
CHR Market Rate Apt's ^A	160	538	\$1,862	\$42.66
Nearby Market Rate Comparables ^B	18	559	\$1,814	\$39.10
CHR Workforce/Basement Apt's	8	585 ^C	\$1,657	\$35.03

A. CHR Market Rate Apt's include studio, one and 2 bedroom above grade apartments

B. Market Rate Comparables includes snapshot of 18 apartments on MLS and Craigslist as of December 27, 2010

C. CHR Workforce/Basement Apt's square foot average does not include two- 3 bedroom apartments of 1,200 & 919 sf

WORKFORCE HOUSING ZONING AMENDMENT

Livability of Proposed New Apartments

The new apartments that are created under this Zoning article will have:

- **Bright and airy rooms with good sized windows that meet all building code requirements for light and egress;**
- **Ceiling heights that meet the building code requirement for height;**
- **All new construction, appliances and fixtures;**
- **Lower rents than the rest of the building;**
- **Energy efficient appliances;**
- **Easy convenient access.**