



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

Date:	February 8, 2017
Subject:	Inclusionary Housing Zoning Petition
Recommendation:	The Planning Board recommends ADOPTION, with some suggested additional considerations.

To the Honorable, the City Council,

The Planning Board held a public hearing on December 20, 2016 to consider the petition by the City Council to amend the zoning provisions for Inclusionary Housing. The petition was described by CDD staff, who answered Board members' questions, and the Board heard testimony and received communications from interested community groups and members of the public.

The Board strongly recommends adoption of the petition. For many years, the Board has actively supported the key aspects of this proposal, including increasing the requirement for affordable housing in Inclusionary Housing projects and the provisions for additional affordable three-bedroom units for families with children. The Board also believes that the revised zoning language is well articulated, and were satisfied by the explanations provided by staff where Board members had questions.

The Board would suggest that the Council further consider the following actions:

- Consulting with the Law Department to determine whether it would be permissible to set an expiration to the "grandfathering" of current zoning requirements for projects that have received a PUD special permit prior to adoption of the new requirements, after which time the new provisions would apply (Section 11.203.1, Paragraph d). Also, the Board would further clarify in this Section that a PUD project receiving an amendment to increase total non-residential development or decrease total residential development would be subject to the new Inclusionary Housing provisions.
- Reducing the project size threshold at which 20% of the required affordable dwelling unit floor area must be devoted to family-sized units from 50,000 square feet to 30,000 square feet (Section 11.203.3, Paragraph g). The Board believes that 30,000 square feet is an appropriate project size that would reasonably accommodate at least one affordable three-bedroom unit under the proposed standard.

- Reconsidering whether the additional floor area and units allowed by the Inclusionary Housing provisions should be included when applying the threshold for multifamily, townhouse, and project review special permit provisions (Section 11.203.5, Paragraph c).

Respectfully submitted for the Planning Board,

A handwritten signature in black ink, appearing to read "H Theodore Cohen". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

H Theodore Cohen, Chair.