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# CITY OF CAMBRIDGE

Community Development Department

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**IRAM FAROOQ**

Assistant City Manager for  
Community Development

**SANDRA CLARKE**

Deputy Director  
Chief of Administration

## MEMORANDUM

To: Yi-An Huang, City Manager

From: Iram Farooq, Assistant City Manager for Community Development

Date: August 5, 2024

Re: 2024 Affordable Housing Overlay Annual Report

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Per the requirements of Section 11.207.11 of the Cambridge Zoning Ordinance, we are pleased to submit the 2024 Annual Report of the Affordable Housing Overlay (AHO) which provides a summary of affordable housing development activity under the AHO.

The Ordinance requires that the annual report include the following:

- (1) A list of sites considered for affordable housing development under the AHO, to the extent known by CDD, including:
  - Site location;
  - Actions taken to initiate an AHO Project;
  - Site status.
  
- (2) A description of each AHO Project underway or completed, including:
  - Site location;
  - Number of units;
  - Unit types/number of bedrooms;
  - Tenure;
  - Project status;
  - Number of residents served by AHO Project.

As summarized in the attached report, a total of 32 sites were reviewed in FY24 for potential development under the Affordable Housing Overlay, including 25 new sites first assessed in 2024 and 7 sites reported previously which continued to be reviewed in FY24. There are currently ten AHO developments actively underway and two additional developments which are anticipated to begin the AHO process in FY25 (Corcoran Park and 2072 Massachusetts Avenue).

Three AHO developments (4 Mellen Street/1627 Massachusetts Avenue, 87-101 Blanchard Road, and Walden Square II) completed the AHO advisory design review process in FY2024. This brings the total number of projects that completed the AHO advisory design review process to seven (including Jefferson Park Federal, 49 Sixth Street, 116 Norfolk Street, and 52 New Street).

Three AHO developments (116 Norfolk Street, 52 New Street, and Jefferson Park Federal) are now under construction. Four other developments (4 Mellen Street/1627 Massachusetts Avenue, 87-101 Blanchard Road, 49 Sixth Street, and Walden Square II) are currently in different stages of securing financing needed to begin construction.

The AHO community process is now underway for three new AHO developments: 28-30 Wendell Street, 35 Cherry Street, and 37 Brookline Street. The 28-30 Wendell development involves the construction of a new affordable rental building on two adjacent sites in the Baldwin neighborhood; the sites were each acquired recently from Lesley University in two separate transactions. The 35 Cherry Street development involves the construction of new affordable homeownership units on a City-owned parcel in the Port neighborhood. The 37 Brookline Street development involves the construction of a new affordable multi-family rental development, replacing the existing triple-decker building, in the Cambridgeport neighborhood.

The attached report lists the sites which have been assessed as potential AHO developments, to the extent known by CDD and Housing staff. The AHO report does not include other sites, such as existing multi-family buildings, which were assessed during this time period as potential opportunities to create affordable housing through means other than the AHO zoning provisions.

We are pleased that there are currently ten active AHO developments underway which together will create more than 725 affordable units, with other new AHO sites where additional new affordable housing will be proposed. Housing Staff will continue to work with affordable housing providers to identify, assess, and secure additional sites for development under the AHO provisions.

## Affordable Housing Overlay (AHO) Annual report

### New Sites Evaluated as Potential AHO Developments (July 2023 - June 2024):

Developer Name	Address of potential AHO development	Fiscal Year (FY) First Evaluated	Steps taken to pursue site as AHO:	Site status:
CHA	Cambridge St, 208	FY24	Site visit, feasibility analysis	Decided not to pursue
JAS / Private	Cambridge St, 293	FY24	Feasibility analysis	Under continued review
CHA	Clifton St, 81	FY24	Feasibility analysis	CHA-owned site
CHA	Columbus Ave, 8-10	FY24	Feasibility analysis	CHA-owned site
HRI	Concord Ave, 735-755	FY24	Feasibility analysis, offer made to purchase	Offer rejected
CHA	Corcoran Lane, 1	FY24	Feasibility analysis	CHA-owned site; AHO proposal anticipated in FY25
JAS	Fresh Pond area (addresses confidential)	FY24	Feasibility analysis, offer made to purchase	Offer pending
JAS	Hampshire St, 115-119	FY24	Feasibility analysis	Decided not to pursue
JAS	Hancock St, 52	FY24	Feasibility analysis	Under continued review
JAS	Harding St, 8R	FY24	Site visit, feasibility analysis	Under continued review
CHA	Jackson St, 115-117 (aka Jackson St, 121)	FY24	Feasibility analysis	CHA-owned site
JAS	Laurel St, 12-14	FY24	Site visit, feasibility analysis, offer made to purchase	Offer pending
JAS	Massachusetts Ave, 898	FY24	Site visit, feasibility analysis	Decided not to pursue
JAS	Massachusetts Ave, 940	FY24	Feasibility analysis	Under continued review
JAS	Massachusetts Ave, 1740	FY24	Feasibility analysis	Under continued review
JAS	Massachusetts Ave, 1826 & 1840	FY24	Site visit, feasibility analysis, offer made to purchase	Offer pending
Capstone/Hope	Massachusetts Ave, 2072	FY20	Feasibility analysis	Developer-owned site; AHO proposal anticipated in FY25
JAS	Massachusetts Ave, 2326	FY24	Feasibility analysis	Decided not to pursue
CHA	Matignon Road, 1	FY24	Site visit, feasibility analysis, offer made to purchase	Offer rejected
Multiple	Monsignor O'Brien Hwy, 186	FY24	Site visit	Decided not to pursue
Capstone/Hope	Porter Square area (addresses confidential)	FY24	Site visit, feasibility analysis, offer made to purchase	Offer accepted
HRI	River St, 25-29	FY24	Site visit, feasibility analysis	Decided not to pursue
Heading Home & JAS	School St, 109	FY24	Heading Home: Feasibility analysis JAS: Site visit, feasibility analysis	Heading Home: Heading Home-owned land; TBD JAS: Decided not to pursue
HRI	West Cambridge area (address confidential)	FY24	Site visit	Offer pending
CHA	Valentine St, 19	FY24	Feasibility analysis	CHA-owned site

### Previous Sites Evaluated as Potential AHO Developments which continued to be reviewed in FY24:

Developer Name	Address of potential AHO development	Fiscal Year (FY) First Evaluated	Steps taken to pursue site as AHO:	Site status:
HRI	Concord Ave, 641	FY21	Site visit; feasibility analysis; offer made to purchase	Offer rejected
HRI	Fresh Pond area (address confidential)	FY21	Site visit, feasibility analysis, offer made to purchase	Offer rejected
HRI	Spring St (address confidential)	FY22	Site visit; feasibility analysis	Decided not to pursue
JAS	Brookline St, 37	FY23	Site visit, feasibility analysis, offer made to purchase	Purchased FY24; active AHO project
HRI	Wendell St, 28	FY23	Site visit, feasibility analysis, offer made to purchase	Purchased FY24; active AHO project
HRI	Wendell St, 30	FY23	Site visit, feasibility analysis, offer made to purchase	Purchased FY24; active AHO project
JAS	Massachusetts Ave, 2343	FY23	Site visit, feasibility analysis	Decided not to pursue

## Affordable Housing Overlay (AHO) Annual report

### AHO Developments Actively Underway:

Developer Name	Address of AHO development / Planning Board #	Number of Units:	Bedroom Size Mix:	AHO Project Status:	Est'd # of residents to be served	Tenure
Just A Start	52 New Street (AHO-1)	106	OBRs: 0 1BRs: 22 2BRs: 62 3BRs: 22 4+BRs: 0	<b>AHO Process Complete.</b> AHO Community meetings held on 2/25/21, 3/25/21, and 4/15/21.  Planning Board design consultation held on 10/26/21 and 1/4/22.  Design consultation completed January 2022; Final Planning Board report issued 1/20/22 and was transmitted to the Trust in its 1/27/22 briefing materials.  Closed 12/2023; currently under construction.	318	Rental
Cambridge Housing Authority	Jefferson Park Federal (45-60; 61-75; 77-92; 93-108; Jackson Circle; 1; 2-19, 21-42; 109-124; 1000 Jackson Place) (AHO-2)	278	OBRs: 0 1BRs: 37 2BRs: 111 3BRs: 111 4+BRs: 19	<b>AHO Process Complete.</b> AHO Community meetings held on 3/2/21, 4/1/21, and 10/19/21.  Planning Board design consultation held 11/9/21 and 2/15/22. Final Planning Board report issued 3/9/22 and was transmitted to the Trust in its 3/24/22 briefing materials.  Phase I closed 7/2024; currently under construction.	1002	Rental
Walden Square 2	102 Sherman Street (AHO-3)	95	OBRs: 0 1BRs: 33 2BRs: 33 3BRs: 23 4+BRs: 6	<b>AHO Process Complete.</b> AHO Community meetings held on 3/23/21, 4/13/21, 5/27/21, 2/23/22, 8/1/23, and 9/14/23.  Submission for first Planning Board advisory design consultation was withdrawn by developer on 11/16/21; process restarted with new designs in 2022.  Planning Board advisory design meetings held 3/12/24 and 7/2/24. Final Planning Board report issued 7/22/24 and was transmitted to the Trust in its 8/1/24 briefing materials.  Assembling funding needed to begin construction.	288	Rental
Preservation of Affordable Housing	49 6th Street (AHO-4)	46	OBRs: 0 1BRs: 14 2BRs: 20 3BRs: 11 4+BRs: 1	<b>AHO Process Complete.</b> AHO Community meetings held on 7/27/21 and 11/3/21.  Planning Board advisory design consultation meeting held 4/5/22 and 6/28/22. Final Planning Board report issued 7/14/22 and transmitted to the Trust in its 8/4/2022 briefing materials.  Assembling remaining funding needed to begin construction.	137	Rental
Cambridge Housing Authority	116 Norfolk Street (AHO-5)	62	OBRs: 62 1BRs: 0 2BRs: 0 3BRs: 0 4+BRs: 0	<b>AHO Process Complete.</b> AHO community meetings held 2/10/22 and 4/26/22.  Planning Board advisory design consultation meetings were held on 7/5/22 and 9/13/22. Final Planning Board report issued on 10/28/22 and transmitted to the Trust in its 11/17/2022 briefing materials.  Closed 12/2022; currently under construction.	93	Rental
Homeowners Rehab Inc	4 Mellen Street / 1627 Massachusetts Avenue (AHO-6)	29	OBRs: 0 1BRs: 10 2BRs: 12 3BRs: 7 4+BRs: 0	<b>AHO Process Complete.</b> AHO community meetings held 9/15/22 and 3/15/23.  Planning Board advisory design consultation meetings were held on 7/18/23 and 12/5/23. Final Planning Board report issued on 12/20/23 and transmitted to the Trust in its 1/25/24 briefing materials.  Assembling remaining funding needed to begin construction.	84	Rental
B'nai B'rith Housing	87-101 Blanchard Road (AHO-7)	110	OBRs: 0 1BRs: 110 2BRs: 0 3BRs: 0 4+BRs: 0	<b>AHO Process Complete.</b> AHO community meetings held 10/4/23 and 11/9/23.  The Planning Board advisory design meetings held 1/30/24 and 6/4/24. Final Planning Board report issued on 6/18/24 and transmitted to the Trust in its 6/27/24 briefing materials.  Assembling remaining funding needed to begin construction.	165	Rental

Homeowners Rehab Inc	28-30 Wendell Street	TBD	0BRs: 0 1BRs: 0 2BRs: 0 3BRs: 0 4+BRs: 0	<b>AHO Process Underway.</b> AHO community meeting held 2/14/24 for 30 Wendell; AHO community process restarted to include 28 Wendell, with first AHO community meeting on combined site on 6/20/24.	TBD	Rental
Just A Start	35 Cherry Street	TBD	0BRs: 0 1BRs: 0 2BRs: 0 3BRs: 0 4+BRs: 0	<b>AHO Process Underway.</b> AHO community meetings held 5/15/24 and 6/26/24.	TBD	Homeownership
Just A Start	37 Brookline Street	TBD	0BRs: 0 1BRs: 0 2BRs: 0 3BRs: 0 4+BRs: 0	<b>AHO Process Underway.</b> AHO community meeting held 7/10/24; second meeting scheduled for 8/21/24.	TBD	Rental
Cambridge Housing Authority	1 Corcoran Lane	TBD	0BRs: 0 1BRs: 0 2BRs: 0 3BRs: 0 4+BRs: 0	<b>AHO Development anticipated to be advanced in FY25</b>	TBD	TBD
Capstone/Home	2072 Massachusetts Ave	TBD	0BRs: 0 1BRs: 0 2BRs: 0 3BRs: 0 4+BRs: 0	<b>AHO Development anticipated to be advanced in FY25</b>	TBD	TBD

Twelve AHO developments underway

726 units +

0BRs: 62  
1BRs: 226  
2BRs: 238  
3BRs: 174  
4+BRs: 26

2,087