

100% Affordable Housing Zoning Overlay

Why It's Needed & What It Will Do

Housing in Cambridge is getting less affordable.

A family must make \$101,844 per year to afford a 3-bedroom home at market rate.

Affordable Housing helps:
Teachers • Healthcare workers
Senior citizens • Social workers
Small business owners
Non-profit staff
Maintenance workers



How Affordable Housing Is Built

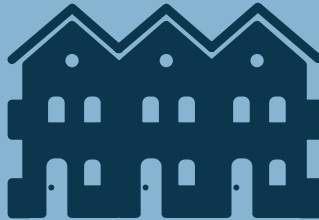
Affordable Housing Partners
(Just-A-Start, Homeowner's Rehab Inc, Cambridge Housing Authority)



City Funding & Funding from Other Sources



Available Land & Buildings



Affordable Housing for the Cambridge Community

Current Challenges



Cuts in federal funds for affordable housing



Rising prices of land & buildings



Competition between affordable housing developers & market-rate developers (who can afford to pay more)

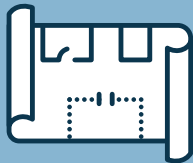


Multi-family housing cannot be built in all areas of the city, limiting the supply of affordable units



Many residents are forced to leave Cambridge as rents continue to rise

The Idea: 100% Affordable Housing Overlay



Create new standards & design requirements that ensure community input and Planning Board review



Allow affordable housing to be built in bigger buildings than market-rate housing



Create a faster approval process for new affordable housing for Cambridge residents

This will allow 100% affordable housing development to compete with market-rate development, creating opportunities to build affordable housing in Cambridge.

Community discussion continues. Following a public process, zoning will be written in 2019.
For details & updates, visit CambridgeMA.gov/AffordableHousingOverlay