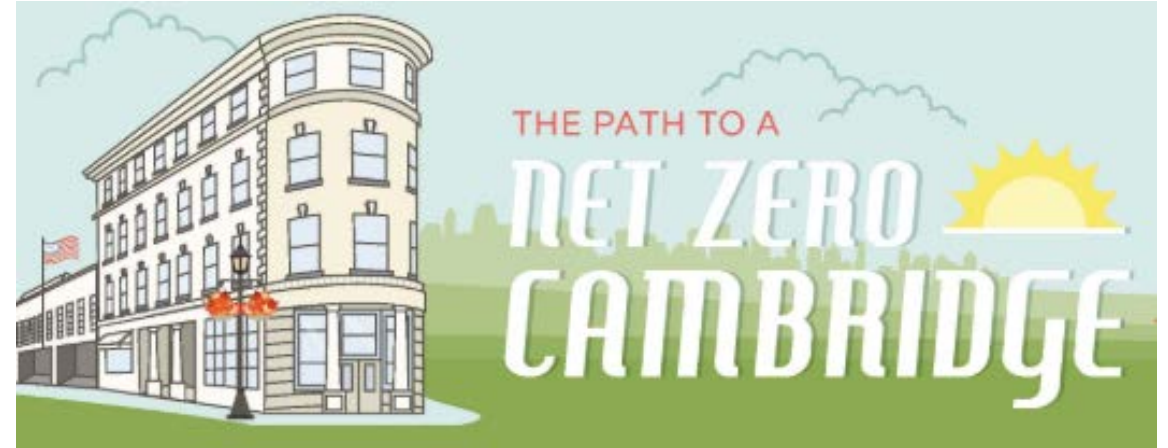


Environmental Performance Incentive



What is an environmental performance incentive policy?

- A voluntary program that provides a density bonus in exchange for improved environmental building performance, such as:
 - Net zero construction ahead of the requirements set forth by the Net Zero Action Plan
 - Net positive construction after net zero construction is required
 - District energy
 - Resiliency measures



Cambridge's 2015 *Getting to Net Zero Framework* is an action plan to get all buildings to net zero GHG emissions by mid-century.

Current Net Zero Action Plan requirements by use:

Type:	Municipal	Small Residential (1-4 units)	Multifamily	Commercial	Institutional	Laboratory
Target Year:	2020	2022	2025	2025	2025	2030

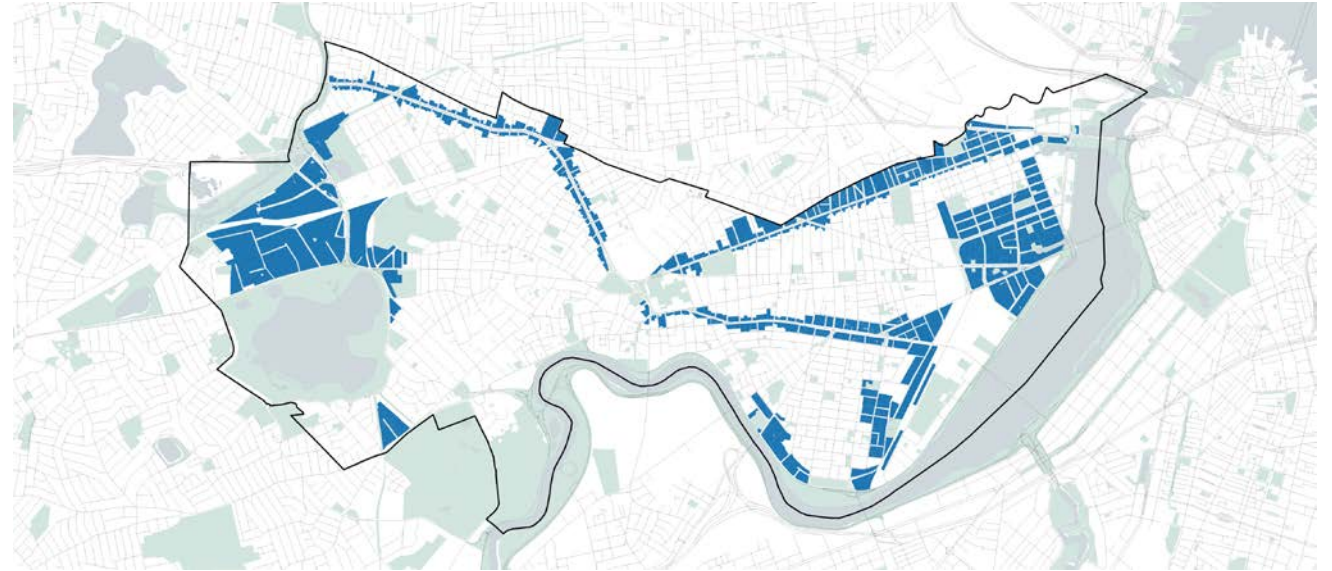
Why study an environmental performance incentive program?

Advances Envision Cambridge shared community goals:

- Prepare for impacts of climate change
- Accelerate net zero adoption
- Reduce building energy consumption
- Transition away from fossil fuels

What would the Environmental Performance Incentive entail?

- The incentive would require adoption of net zero construction for new buildings in the years before net zero is mandated, net positive construction after the mandates go into effect, or other measures that would increase environmental performance at a large scale.
- Limited to areas with the highest likelihood of change (not available in traditional residential neighborhoods).

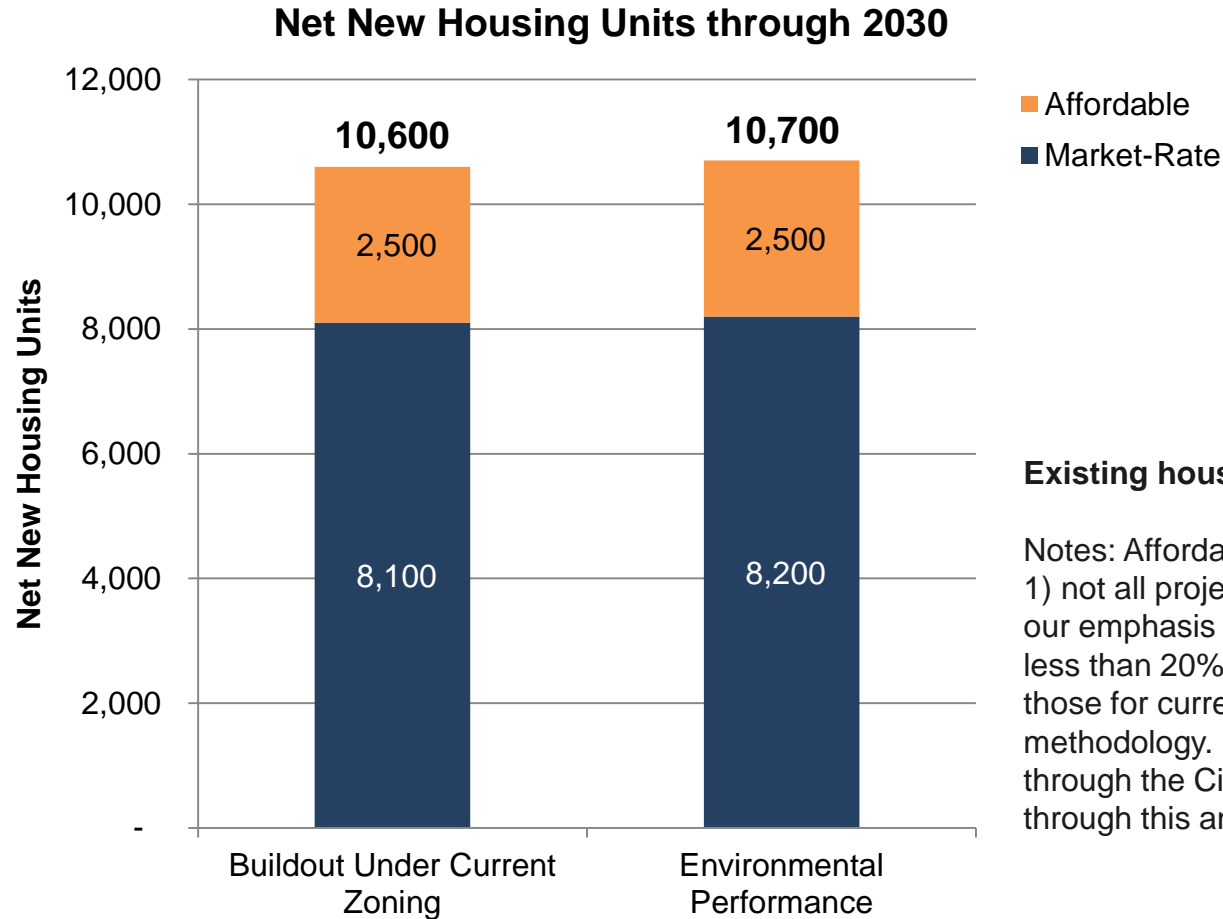


The Super-Inclusionary Housing Program would apply along corridors and in areas of potential change.

Environmental Performance Incentive Policy: Testing

- This analysis tested a version of a Environmental Performance Incentive bonus that offers a bonus to both residential and non-residential development
- Additional allowable density under this bonus:
 - Residential: 10%
 - Commercial: 15%
- Adoption of the bonus is assumed to be:
 - Residential: 70%
 - Commercial:
 - 40% in areas with higher density
 - 80% in areas with lower density

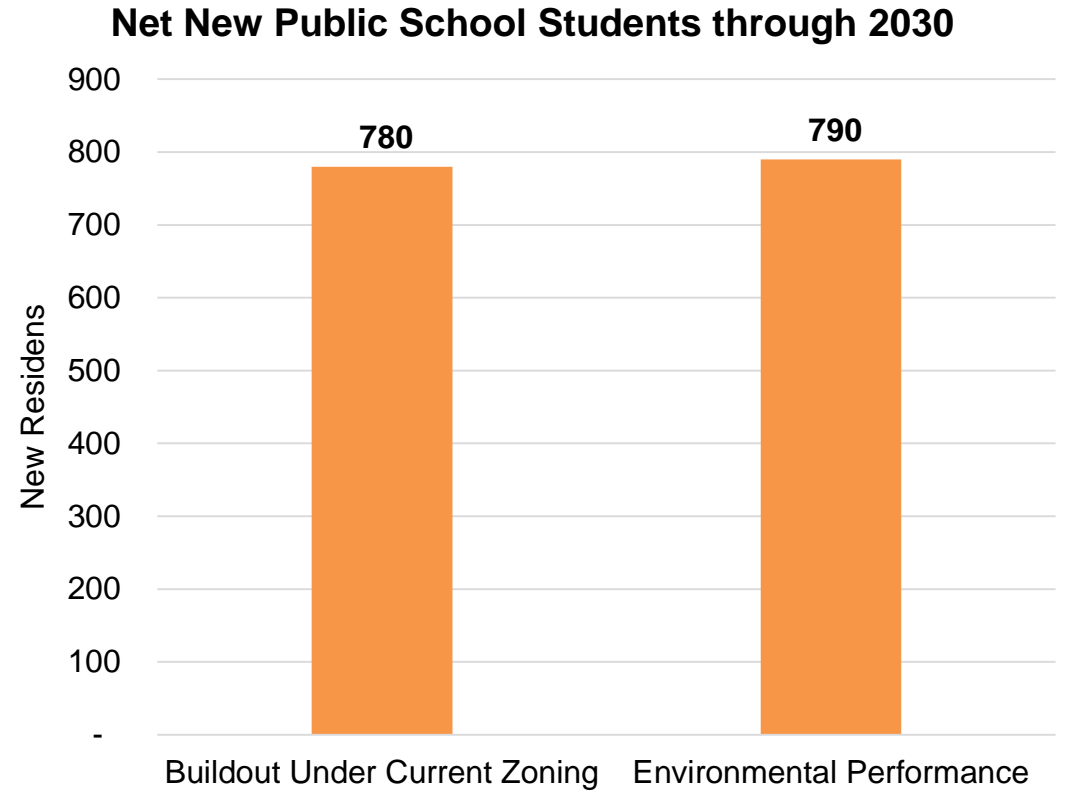
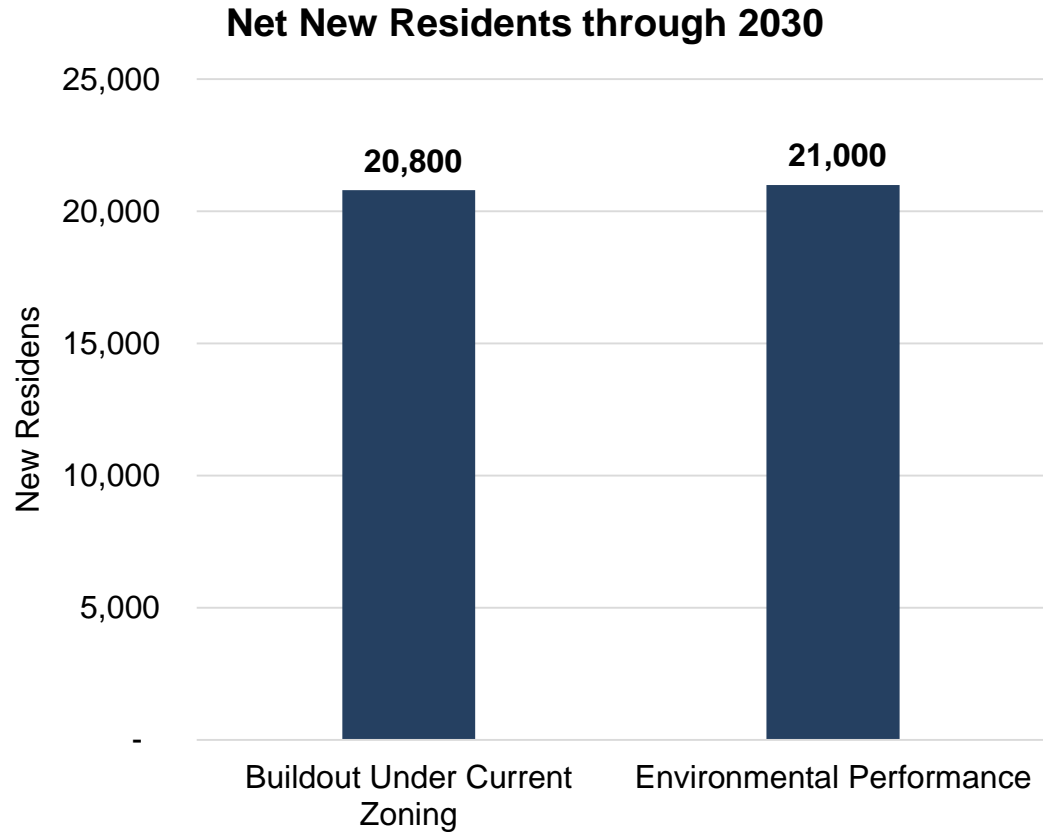
Comparison of Potential Housing Production – Environmental Performance Incentive



Existing housing stock: approximately 53,000 units

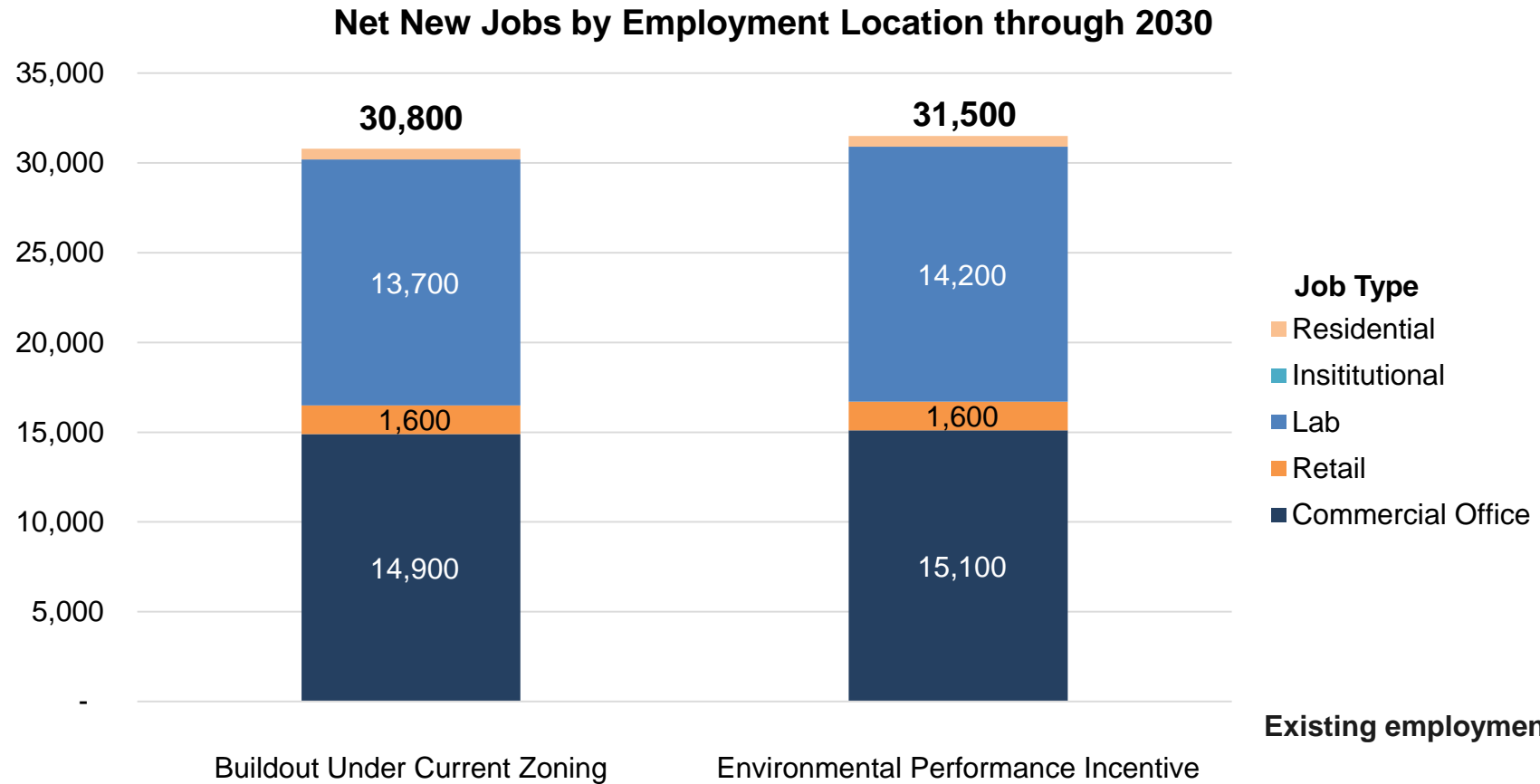
Notes: Affordable percentage for non-pipeline projects is assumed at 17.5% since 1) not all projects trigger IZ and 2) the IZ is 20% of square footage, not units. Given our emphasis on family sized units, the percentage of affordable units is likely to be less than 20% of total new housing units. All figures are rounded. Figures, including those for current zoning, will vary from past estimates due to changes in methodology. Figures include estimated affordable development that is funded through the City, in addition to the market and affordable development projected through this analysis.

Comparison of Potential New Residents and Public School Students



Figures, including those for current zoning, will vary from past estimates due to changes in methodology.

Comparison of Potential New Jobs – Environmental Performance Incentive



Figures, including those for current zoning, will vary from past estimates due to changes in methodology.

Urban Form Comparison – Existing Built Density



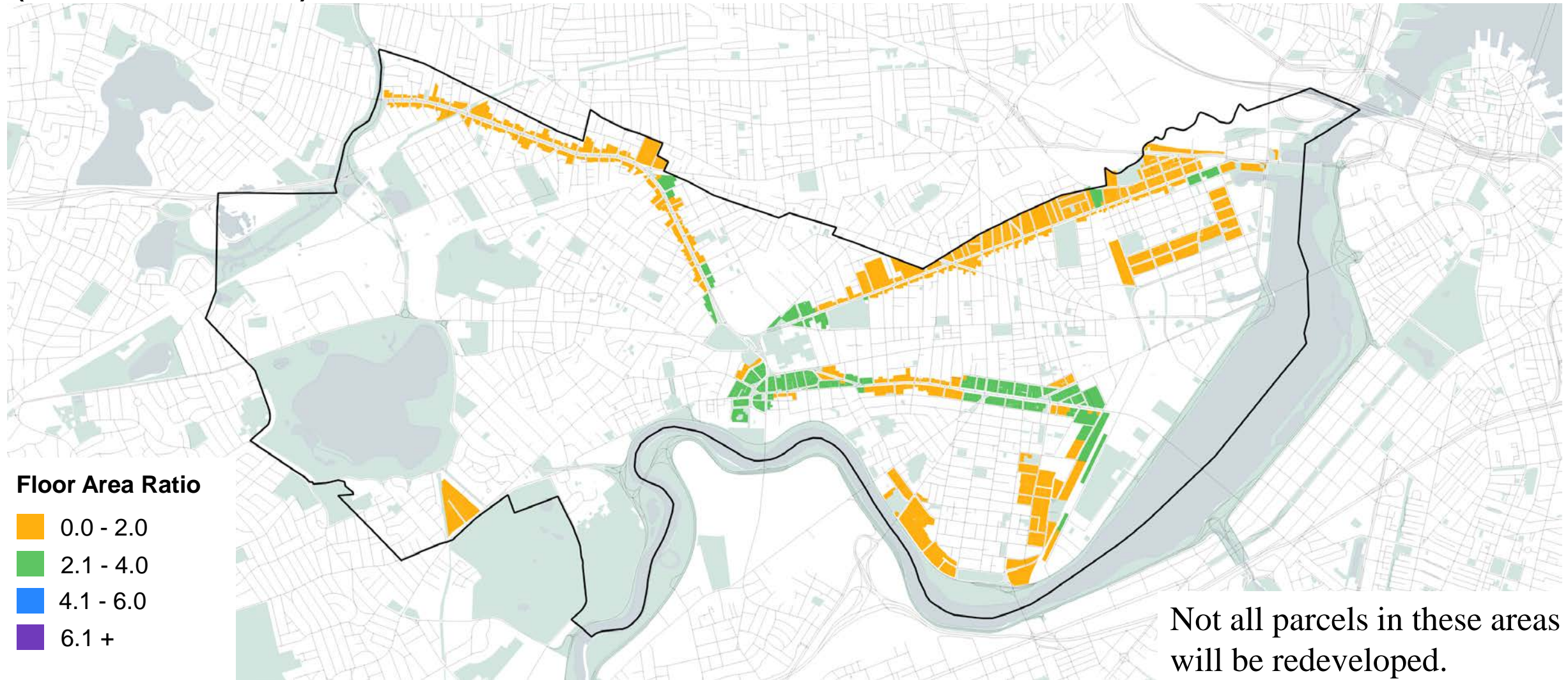
Urban Form Comparison – Density Allowed by Current Zoning (Residential)



Urban Form Comparison – Max. Density under Environmental Performance Incentive (Residential)



Urban Form Comparison – Density Allowed by Current Zoning (Commercial)



Urban Form Comparison – Max. Density under Environmental Performance Incentive (Commercial)

