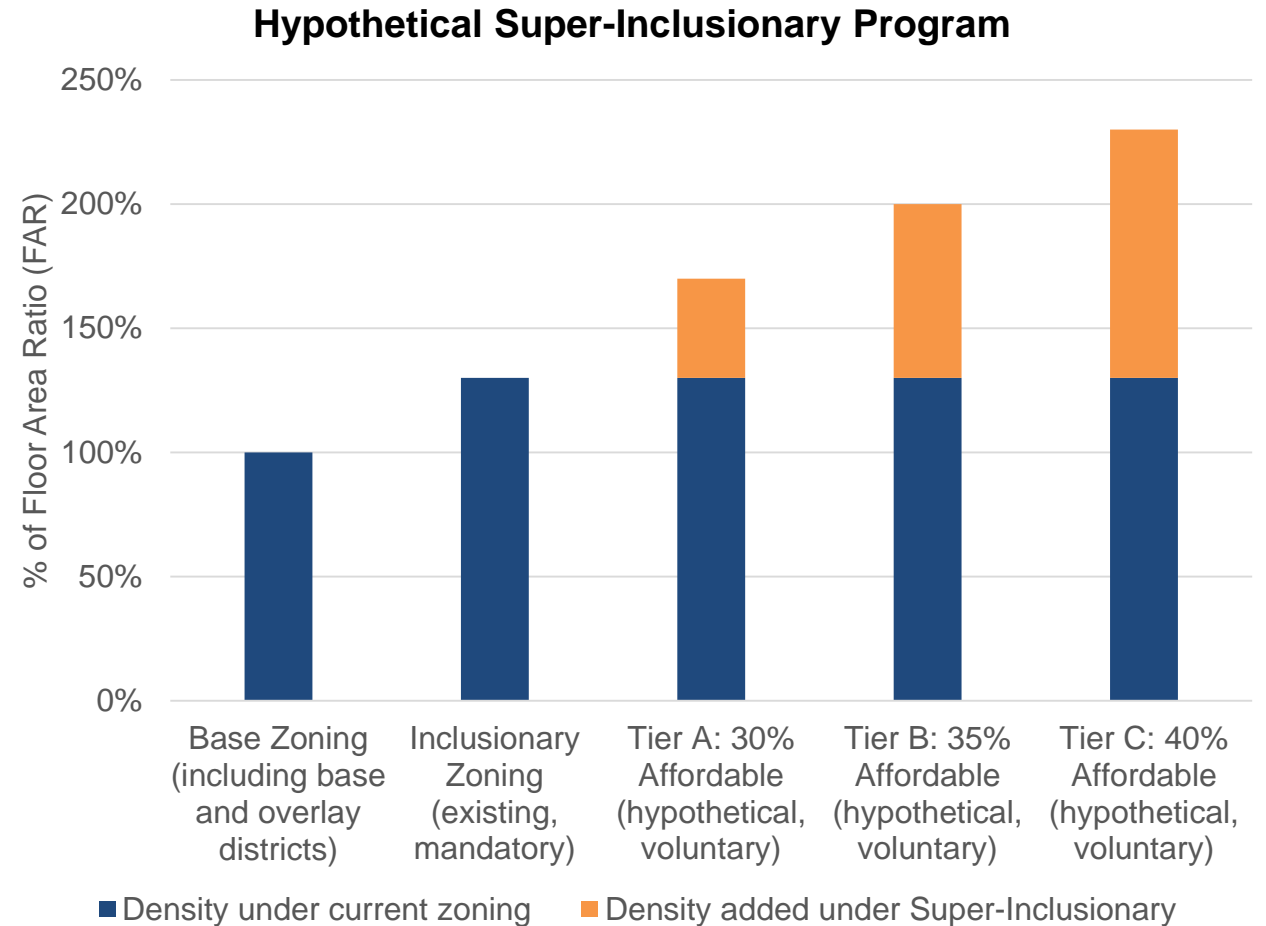


Super-Inclusionary Housing Program



What is a “super-inclusionary” housing program?

- Current inclusionary zoning requirements:
 - Mandates that 20% of new residential development is dedicated to affordable housing.
 - Gives a 30% density bonus
- Super-Inclusionary would be a voluntary program that provides a density bonus in exchange for additional affordable housing beyond the city’s current requirements
 - Like the existing policy, it would only apply to new residential buildings or conversions which create 10 or more new units or more than 10,000 square feet of residential space



Why study super-inclusionary housing program?

Advances Envision Cambridge shared community goals:

- Increase the overall housing supply and produce new affordable housing.
- Provide a variety of housing options for people of different socioeconomic levels, life stages, and physical needs.
- Expand affordable rental and homeownership opportunities to enable Cambridge to thrive as a mixed-income community.
- Foster neighborhoods of opportunity and equitable distribution of affordable housing citywide.
- Provide access to opportunities for all people regardless of differences.
- Work towards addressing race-based disparities and racial equity.
- Builds customer base for retail to attract and retain small businesses

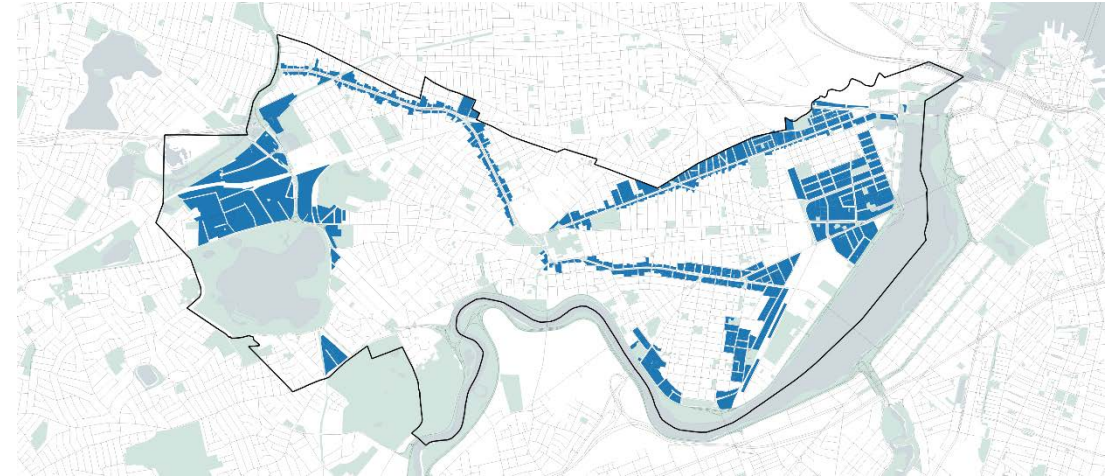
Other benefits:

- Inclusionary Zoning is a major driver of affordable housing development
- Leverages private investment for public benefit (no public subsidy)
- City-regulated program

Super-Inclusionary Housing Program Ideas for Discussion

- A voluntary, tiered increase to allowable density in exchange for additional affordable housing
 - Each density bonus was set to the minimum amount that allows the additional market-rate units to subsidize the affordable units and ensure that the incentive is financially viable
 - Special permit rules would not be changed. The present approval process would be maintained.
- Several different tiers of super-inclusionary incentives were tested:

Tier	Required Affordable Housing	Density increase over current zoning
Current Inclusionary	20% of floor area (mandatory)	30% over base FAR (given)
Tier A	30% of floor area	70% over base FAR
Tier B	35% of floor area	100% over base FAR
Tier C	40% of floor area	130% over base FAR



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

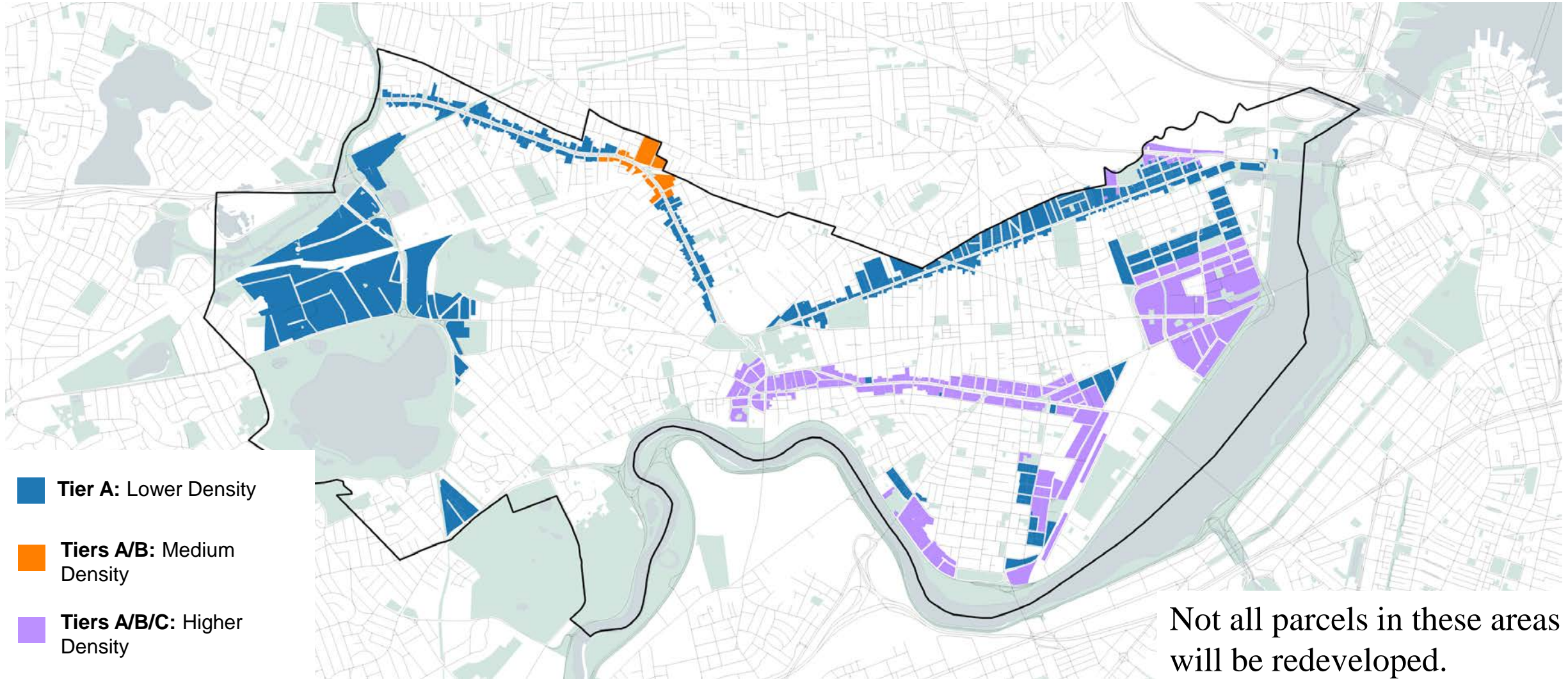
Super-inclusionary Housing Program: Adoption Rates

- Tier A is available in all parts of the city except traditional residential neighborhoods
- In the areas where the character and access to amenities can support additional density, higher tiers are available in order to produce a higher percentage of affordable units
- Adoption rates for each tier would vary by the area of the city, depending on the allowable base density and rents that are achievable in each area.
- Not all developments would opt for the highest tier available to it.
- Not all developments would opt for *any* super-inclusionary bonus.

Tested adoption rates:

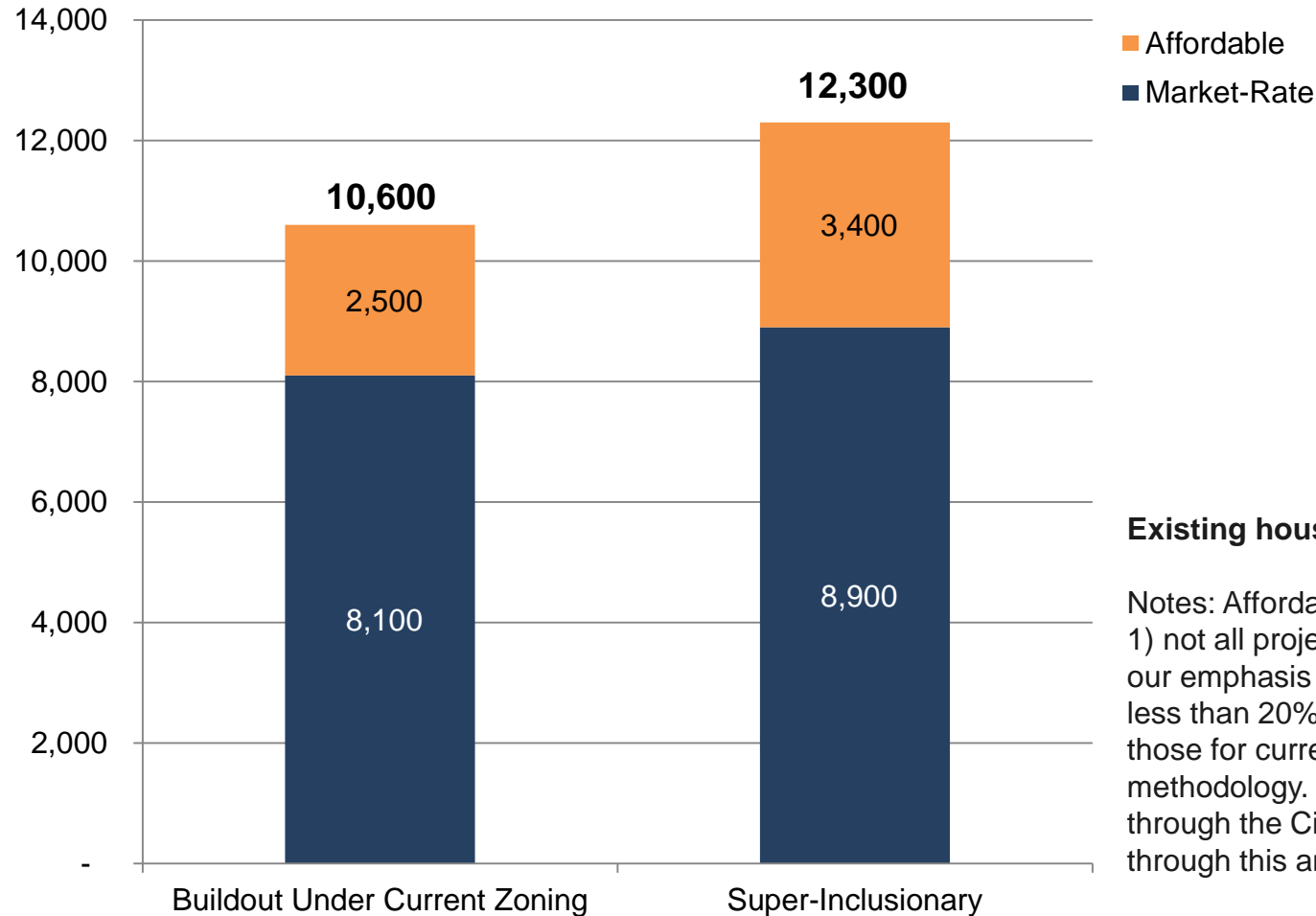
Area	Buildout under Current Zoning: 20% Affordable	Tier A: 30% Affordable	Tier B: 35% Affordable	Tier C: 40% Affordable
Lower density	50%	50%	0% (not allowed)	0% (not allowed)
Medium Density	50%	30%	20%	0% (not allowed)
Higher density	25%	30%	20%	25%

Super-Inclusionary Concepts and Tiers Analyzed



Comparison of Potential Housing Production – Super-Inclusionary

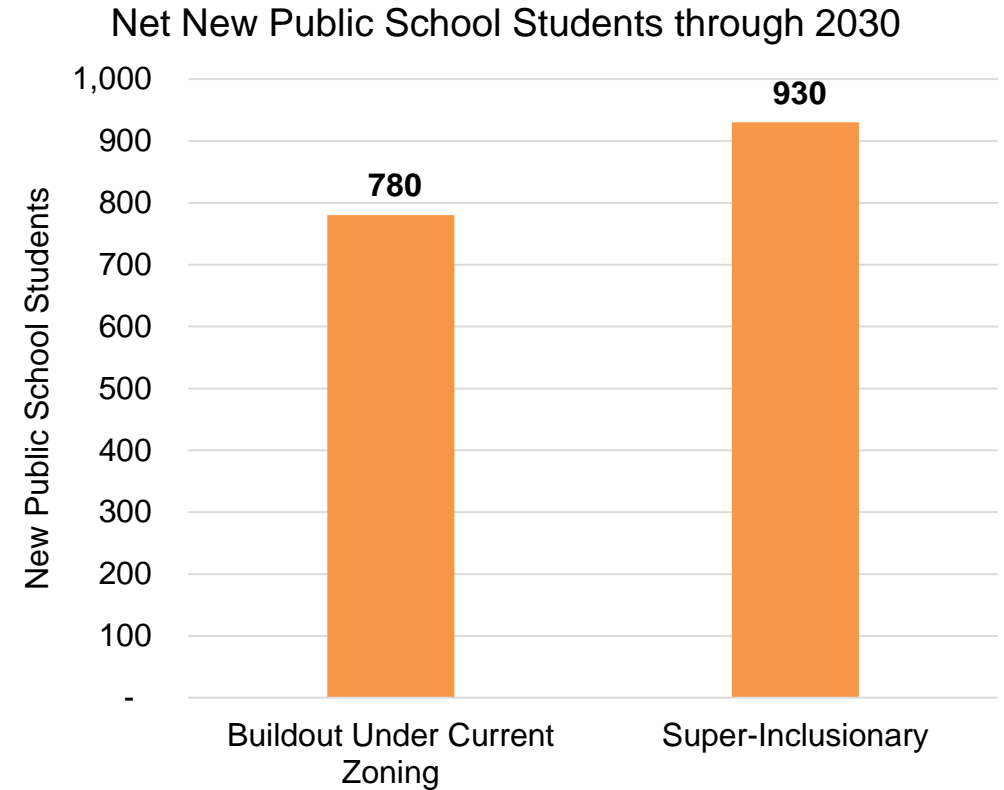
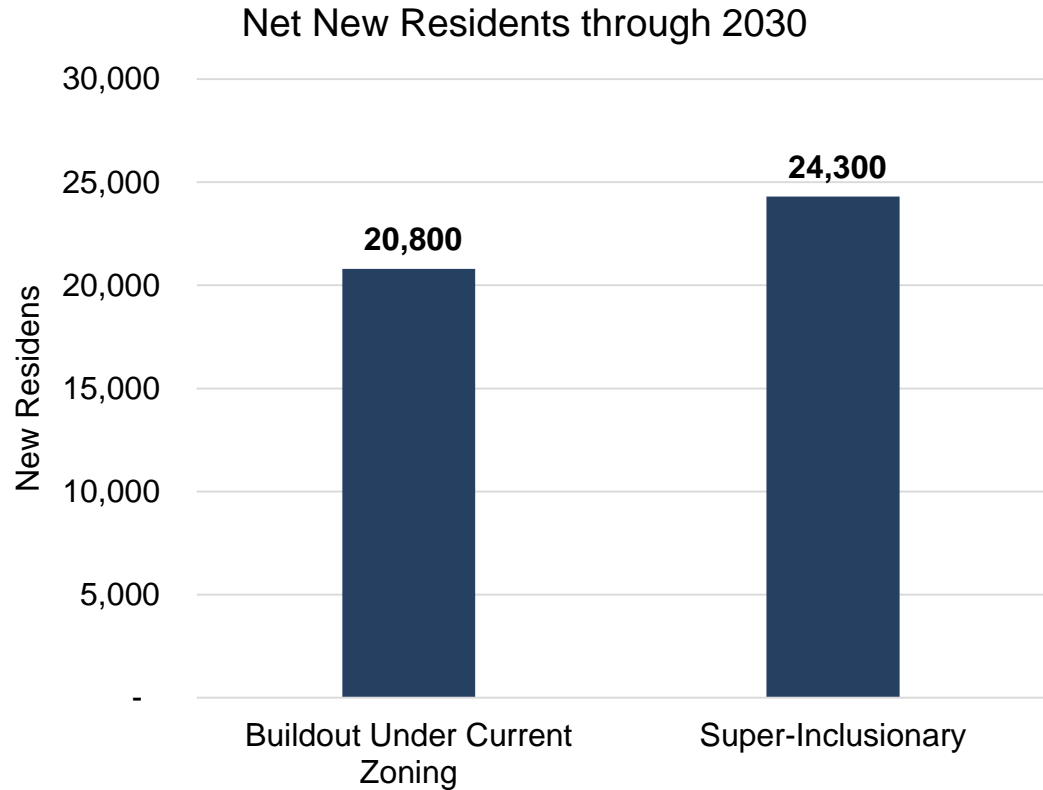
Net New Housing Units through 2030



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.

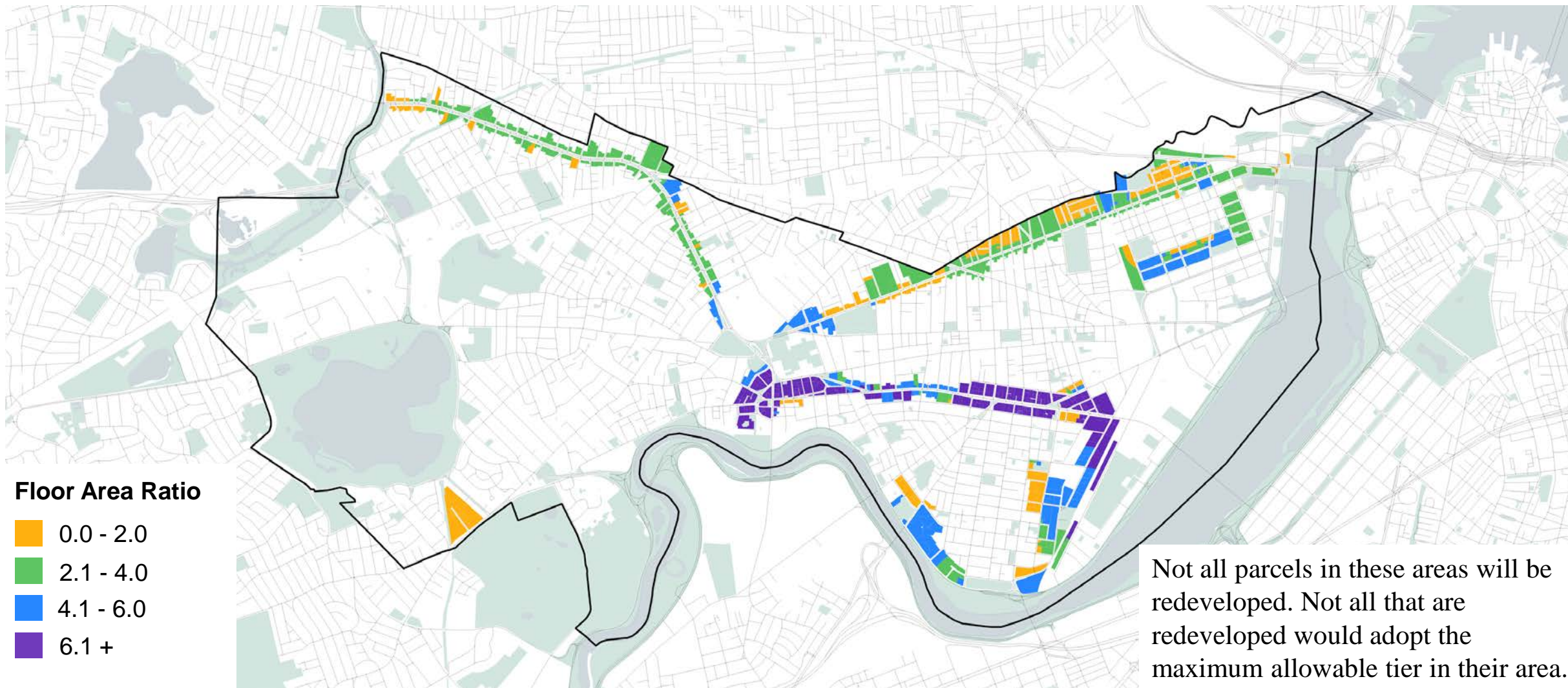
Urban Form Comparison – Existing Built Density



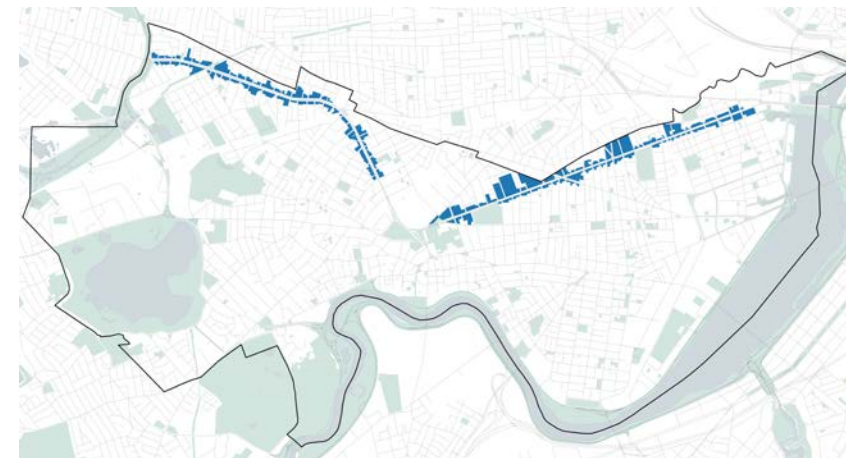
Urban Form Comparison – Density Allowed by Current Zoning



Urban Form Comparison – Max. Density under Super-Inclusionary

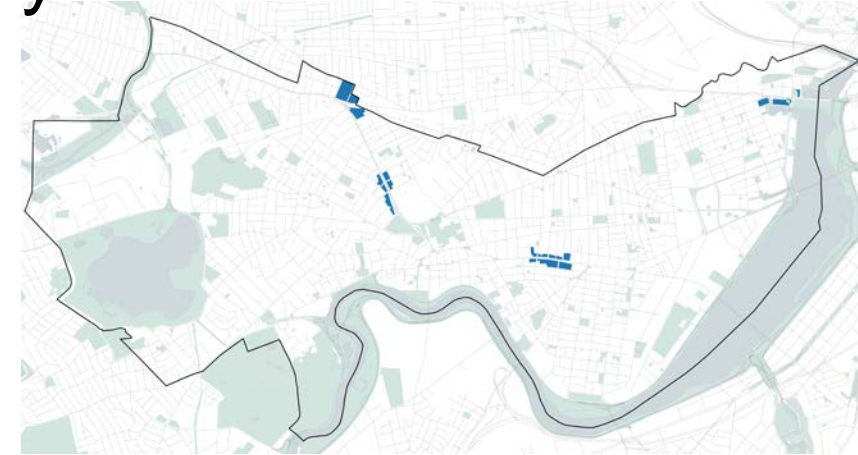


Urban Form Outcomes: Hypothetical Corridor Block under Super-Inclusionary Program – Low Density



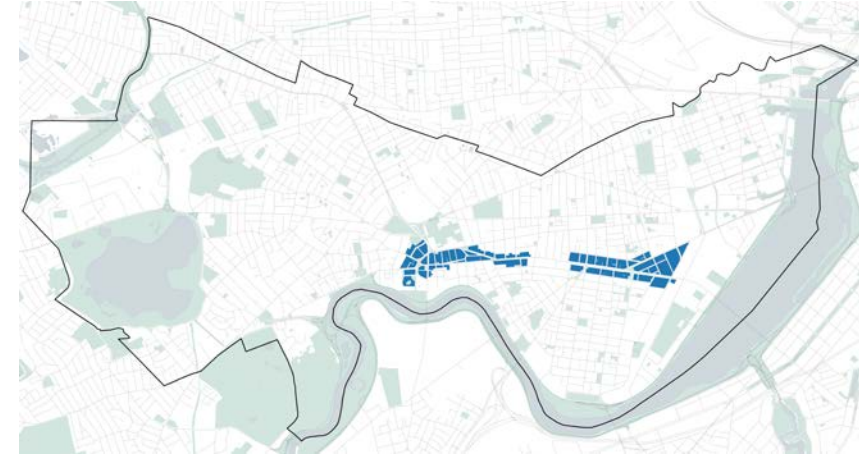
Study areas shown in the map have maximum super-inclusionary densities that might result in the density shown.

Urban Form Outcomes: Hypothetical Corridor Block under Super-Inclusionary Program – Medium Density



Study areas shown in the map have maximum super-inclusionary densities that might result in the density shown.

Urban Form Outcomes: Hypothetical Corridor Block under Super-Inclusionary Program – High Density

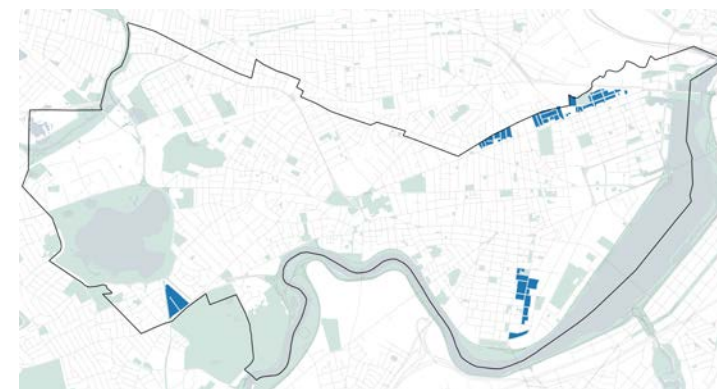


Study areas shown in the map have maximum super-inclusionary densities that might result in the density shown.

Urban Form Outcomes: Hypothetical Transitional Area under Super-Inclusionary Program – Existing Condition



Urban Form Outcomes: Hypothetical Transitional Area under Super-Inclusionary Program – Low/Medium Density



Study areas shown in the map have maximum super-inclusionary densities that might result in the density shown.

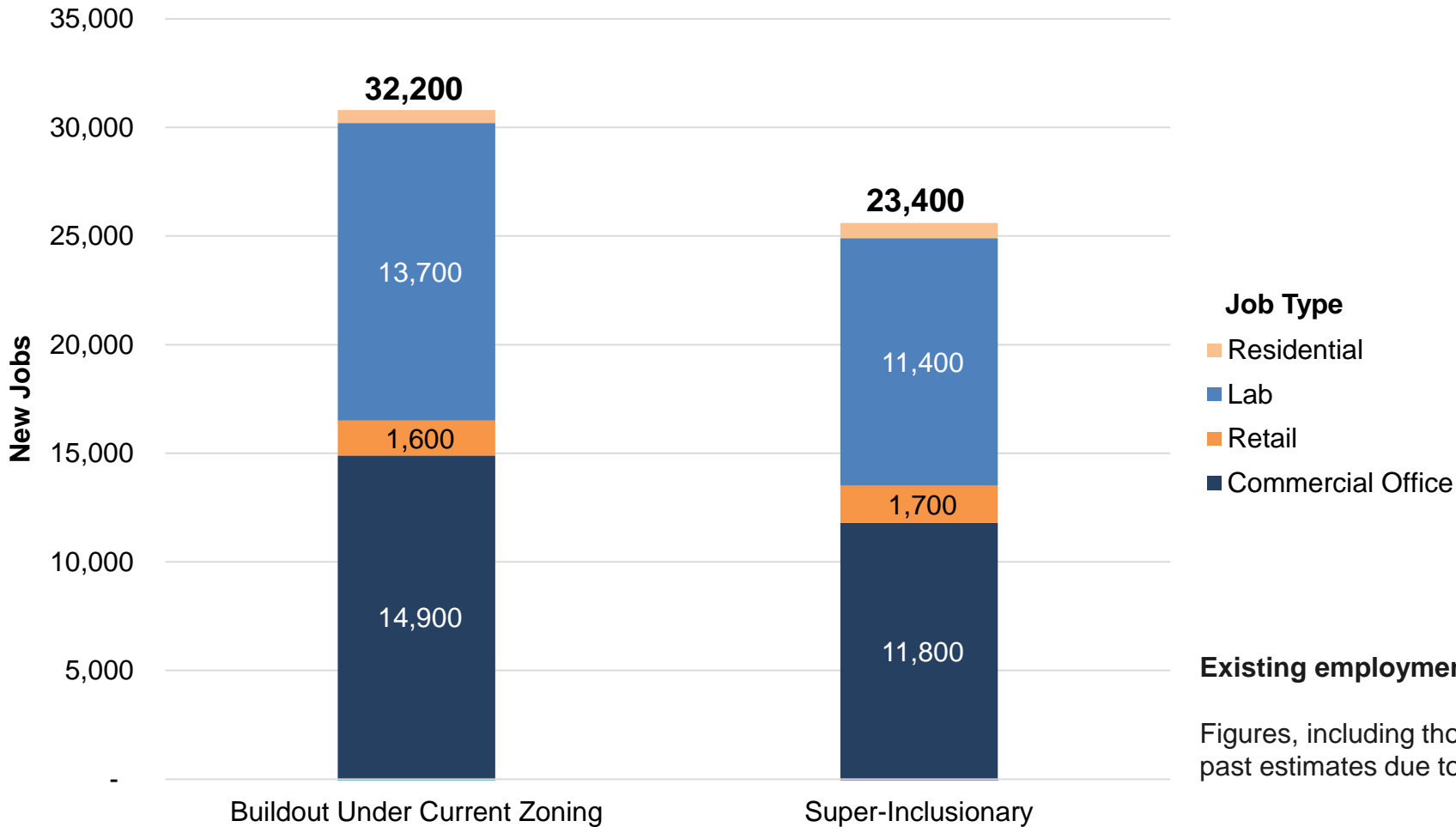
Urban Form Outcomes: Hypothetical Transitional Area under Super-Inclusionary Program – Medium/High Density



Study areas shown in the map have maximum super-inclusionary densities that might result in the density shown.

Comparison of Potential New Jobs – Super-Inclusionary

Net New Jobs by Employment Location through 2030



- Both current zoning and a Super-Inclusionary Policy would result in net new jobs.
- Net new jobs are lower under the Super-Inclusionary Program because residential construction is incentivized compared to commercial.

Existing employment: approximately 124,000 jobs

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