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Director

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MEMORANDUM

To: City Council Zoning & Planning Committee Members

From: Barney Heath, Planning Director  
Lara Kritzer, Director of Housing & Community Development  
Shaylyn Davis-Iannaco, Housing Program Manager

Date: March 22, 2024

Subject: Update On Inclusionary Zoning Docket Items

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Under Section 5.11.13 of the City's Inclusionary Zoning (IZ) Ordinance, the Planning and Development Department is required to conduct a review of the Inclusionary Zoning Program every five years. The last amendments to the Ordinance were made in August 2019 and the Department is beginning work this spring on its next review of the Ordinance which will look at how it is currently working and what amendments could be considered to help it better meet the affordable housing needs of our community.

RKG consultants were hired to assist in the last review of the IZ Ordinance and staff has reached out to them again for their assistance in this year's review. RKG has submitted a draft scope of work for the project which staff is in the process of reviewing. The Department plans to finalize the scope of work and contract with RKG in the next few weeks in order to begin work on the update as soon as possible. As part of the update, the consultants will consider the proposed changes suggested in Docket Items #44-24 and 45-24 to the IZ Ordinance. Planning staff will also gather input from the City's affordable housing and other committees on suggested changes to the Ordinance for the consultants to review. It is anticipated that these amendments will be reviewed at future ZAP meetings as needed and that Staff will provide periodic updates on the review process and the consultants findings throughout the process.

In addition to the consultant's consideration of Docket Item #44-24, Department staff have also reached out to the City of Cambridge to discuss the impact of the study completed by Case Western Reserve students on Cambridge's affordable housing population. This report took a first of its kind look at the experiences of affordable housing residents living in affordable and mixed income buildings and provided important feedback on their experiences. At the time of our discussion with Cambridge staff, they were in the process of reviewing the data and had not yet developed plans for implementing any changes based on that work. Staff will continue to reach out to the Cambridge affordable housing community for updates on their work and future next steps.