

Summary of Housing Construction & Permitting Data

Prepared by Mike Connolly for the Office of Cambridge City Councillor Dennis Carlone

In 2014, some 2,450 units of new housing were completed or in construction in the City of Cambridge, according to the Community Development Department's [Year in Review](#). That's remarkable, considering that a 2014 report from the [Metropolitan Area Planning Council](#) ("MAPC") cited the need for some [3,100 to 6,200 units of new housing](#) for Cambridge over a twenty-year period.

As the following tables show, Cambridge appears to be on track to reach MAPC's 2030 "Stronger Region" housing target around the year 2020, *approximately a decade ahead of schedule*. Accordingly, it should come as no surprise that the 2015 [Greater Boston Housing Report Card](#) recognized Cambridge for being a leader in the production of new housing.

Over the past ten years, 4,087 units of housing have been constructed in the City of Cambridge, representing an approximate 10% increase to the City's housing stock.

Year	Housing Units Built in Cambridge ¹
2014	697
2013	367
2012	103
2011	72
2010	117
2009	241
2008	1,321
2007	200
2006	624
2005	345

¹ Sources: City of Cambridge Open Data Portal, [Development Log Current Edition](#) and [Development Log Historical Data](#).

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And according to the latest edition of the City's Development Log, there are currently 5,408 units of new housing that are permitted and/or in construction across the City.

Project/Location	Developer	Project Type	Project Stage	Residential Units
<i>Cambridge Center</i> 88 Ames Street	Boston Properties	New Construction	Permitting	280
130 Cambridgepark Drive	The Hanover Company	New Construction	Permit Granted or As of Right	220
160-180 Cambridgepark Drive	BRE/CPD	New Construction	Building Permit Granted	398
165 Cambridgepark Drive	Hines Interests Limited	New Construction	Building Permit Granted	244
88 Cambridgepark Drive	McKinnon Company	New Construction	Permit Granted or As of Right	254
20 Charles Street	Jones Lang LaSalle	New Construction	Permit Granted or As of Right	8
<i>North Point Master Plan Bldg "N"/2020</i> 20 Child Street	HYM Investments	New Construction	Building Permit Granted	355
603 Concord Avenue	AbodeZ Acorn LLC	New Construction	Building Permit Granted	61
33 Cottage Park Avenue	Tyler Court Limited Partnership	New Construction	Permit Granted or As of Right	67
<i>Avalon Bay Housing Phase II</i> 1-25 East Street	C.E. Smith/Archstone Dev	New Construction	Permit Granted or As of Right	341
10 Essex Street	3 MJ Associates LLC	New Construction	Permit Granted or As of Right	46
159 First Street	Urban Spaces	New Construction	Building Permit Granted	115
<i>Binney St. Alexandria Master Plan</i> 161 First Street	Alexandria Real Estate	Addition/Alteration	Permit Granted or As of Right	129

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<i>Maple Leaf Building</i> 10 Glassworks Avenue	Archstone Development	Alteration/Change of Use	Building Permit Granted	104
<i>KFC Redevelopment</i> 168 Hampshire Street	Agnosis Development LLC	New Construction	Building Permit Granted	11
34-36 Hampshire Street	CJ Griffen Enterprises	New Construction	Permit Granted or As of Right	20
131 Harvard Street	Capstone Communities Sean Hope RE	New Construction	Permit Granted or As of Right	20
<i>Gourmet Express Redevelopment</i> 1868 Massachusetts Avenue	Peter Wasserman	New Construction	Permit Granted or As of Right	27
<i>Miso Block Redevelopment</i> 1971 Massachusetts Avenue	Urban Spaces	New Construction	Permit Granted or As of Right	20
<i>St. James Development</i> 1991-2013 Massachusetts Avenue	Oaktree Development	Addition	Permit Granted or As of Right	46
<i>The Ivy Residents</i> 262 Msgr. O'Brien Highway	YIHE Group	New Construction	Permit Granted or As of Right	56
75 New Street	AbodeZ Acorn LLC	New Construction	Permit Granted or As of Right	93
<i>North Point Remaining Master Plan</i>	HYM Investments/Pan Am	Change of Use	Permit Granted or As of Right	1,796
15-33 Richdale Avenue	Hathaway Lofts LLC	Addition/Alteration	Permit Granted or As of Right	46
240 Sidney Street	Dinosaur Capital	New Construction	Permit Granted or As of Right	96

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YWCA 7-11 Temple Street	Cambridge Affordable Hsg. Corp	New Construction	Building Permit Granted	40
270 Third Street	Alexandria Real Estate	New Construction	Building Permit Granted	91
40 Thorndike Street	Leggat McCall	Addition/Alteration	Special Permit Granted	24
22 Water Street	Catamount Holdings LLC	New Construction	Building Permit Granted	392
18 White Street	Ben Rogan	New Construction	Building Permit Granted	8
GRAND TOTAL				5,408 units

This “in the pipeline” total does not include additional capacity under current zoning in the Fresh Pond / Alewife area, or the pending MIT PUD-5 development (which will feature a residential tower by the Broad Canal), or the considerable potential for new housing in Central Square (where the City Council just approved zoning for a luxury residential tower) and in many other locations across the city.

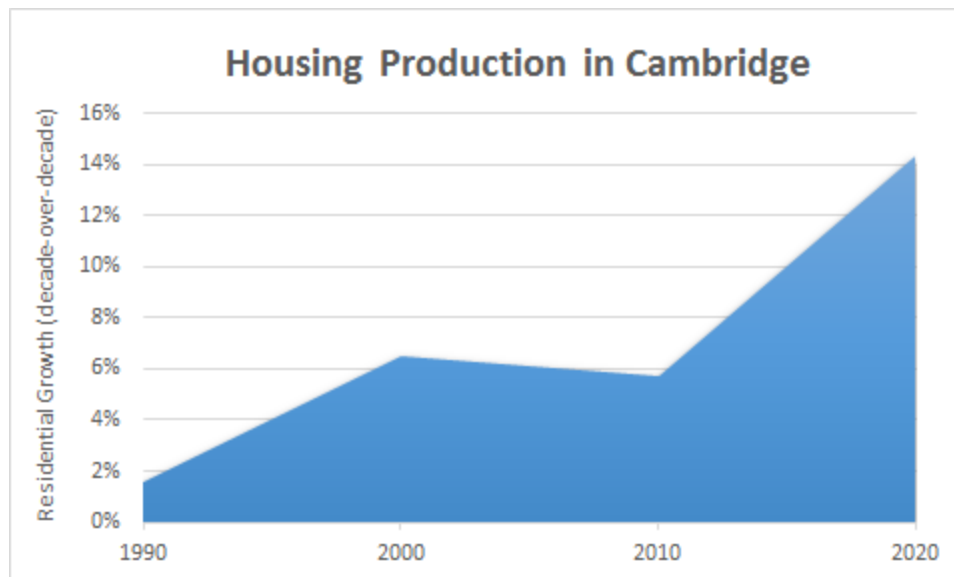
On the other hand, it is not likely that the entire North Point build-out will occur before the year 2020. It has been suggested that HYM’s build-out of the “North Point Remaining Master Plan” could occur in as little as 5 years, but it may take as long as 8 or 9 years or more, depending on circumstances.

Nevertheless, by adding the 1,356 units of housing that have been built in Cambridge since the year 2010 to the 5,408 units of housing that are currently in the pipeline, it is clear that a total of 6,764 units of new housing have been built or permitted since the year 2010, thereby putting Cambridge on track to exceed the Metropolitan Area Planning Council’s “Stronger Region” housing target for the year 2030.

As the following table shows, the City of Cambridge is also on track to increase its housing stock by close to 30% over the 30-year period running from 1990 to 2020, assuming that projects now in the pipeline are completed by 2020 and that any gaps in permitted construction are offset by anticipated near-term development at other locations across the city...

Year	Number of Housing Units ²	10-year Change
1980	41,300	n/a
1990	41,979	1.6%
2000	44,725	6.5%
2010	47,291	5.7%
2020	54,055 ³	14.3%

Decade-over-decade increases to the City's housing stock are depicted by the four data points in the following chart...



Given the escalating nature of today's affordability crisis, this is a positive sign for the City of Cambridge. However, these figures also suggest that it may be wise to focus even more on opportunities for increasing the percentage of affordable units in new developments.

² Source: Cambridge Open Data Portal, [1980 - 2010 Census Data By Neighborhood](#).

³ 2020 projection includes the 2010 citywide unit total of 47,291, plus the 1,356 units that have been built since 2010, and the 5,408 units that are currently permitted and/or in construction. While it is not likely that all 5,408 units that are now in the pipeline will be completed by 2020, the Development Log does not include other likely near-term permits for additional new housing in Kendall Square, Fresh Pond / Alewife, and Central Square. Moreover, there are other locations across the city not included here that are apt to see new residential construction within the next five years.