**AHO 2.0**

 **A New Radical AHO Citywide Up-Zoning Petition**

**Citywide Up-zoning Proposal to add: 15-17 story heights in our Squares and 12-14 story heights on our avenues PLUS  density increases on many city avenues and elsewhere in the City. Our CDD (Community Development Department) rather than critically evaluating this massive proposal, here has simply accepted what the developers and affiliated Councillors proposed. Tell City Council: We have c.3000-3500 Cambridge residents on our affordable housing list. Please add new housing on city owned land; save money, add more units, and promote more equity by providing down payments for half the units so people can gain equity. In short, address OUR city-specific needs.

Read the full AHO language and Community Development Department (CDD) commentary on it:**[**HERE**](https://www.cccoalition.org/uploads/1/2/5/9/125984883/attachment-15397.pdf) **What this new massive Affordable Housing Overlay (AHO) city-wide up zoning will allow in brief:

\*Squares: max 170’ AHO height (equiv. of 15-17 stories) – no density limit or min. unit size
\*\*Corridors:  max 140’ AHO height (equiv. 12-14 stories) – no density limit or min. unit size
-Everywhere: No AHO height limits if 5% plus of current green area is kept or expanded.
-Everywhere: No front or side yard setbacks required (15’ minimum for back yard)
-Everywhere “open space” requirements (30%) can include decks and rooftops (bad for trees)
-For Current residential or mixed residential and commercial zones
       Most city homes now are 2.5 stories; AHO buildings can go to 45’ (4 ½ stories)
       In city zones allowing now 40-65’ (4-6 stories) the AHO can go to 9 stories (100 feet)
       In city zones now allowing 65’(6 stories) the AHO can go to 150’ (equivalent of 15 stories)
            (If an AHO is abutting an area zoned for less than 40’; AHO max is 5 stories [60 feet])
       Density changes (density may be quadrupled; if now less than 1 FAR, can go to 2 FAR)
       No front or side yard setbacks (15’ minimum for back yard)
       Porches and eaves can extend 10 feet beyond minimum setbacks
       Open space requirements (30%) can include decks and rooftops (bad for trees)
       Open space requirement if state registry historic building is kept (15% w. decks/roof tops)

\*Squares: Overlay District Squares  (Central, Harvard, Lesley/Porter plus Elm Street to Somerville border; Windsor St to east and Cambridge Street to the South (not including ML 81-50, ML 81-101, or ML 81-100.

\*\*Corridors: Albany Street, Alewife Brook Parkway, Bishop Allen Drive, Broadway, Cambridge Street, Concord Avenue, First Street, Fresh Pond Parkway, Massachusetts Avenue, Memorial Drive, Mount Auburn Street, Prospect Street, and Sidney Street.
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ABC, the political group who is sponsoring this massive up-zoning petition,  appears to be fund-raising off this AHO amendment proposal, reaching out to builders and developers in a March 26, 2023**[***Banker and Tradesman***](https://bankerandtradesman.com/cambridge-seeks-to-take-overlay-to-higher-level/)**article published by the two-chairs of the ABC advocacy team. One of these individuals is also leading the effort to gut the existing Cambridge architectural preservation policies (see below). Any funding to their political pac raised through this drive will go to support their candidates in the next election.**