

Cambridge MD Residential Rentals Study

Cambridge Association of Neighborhoods

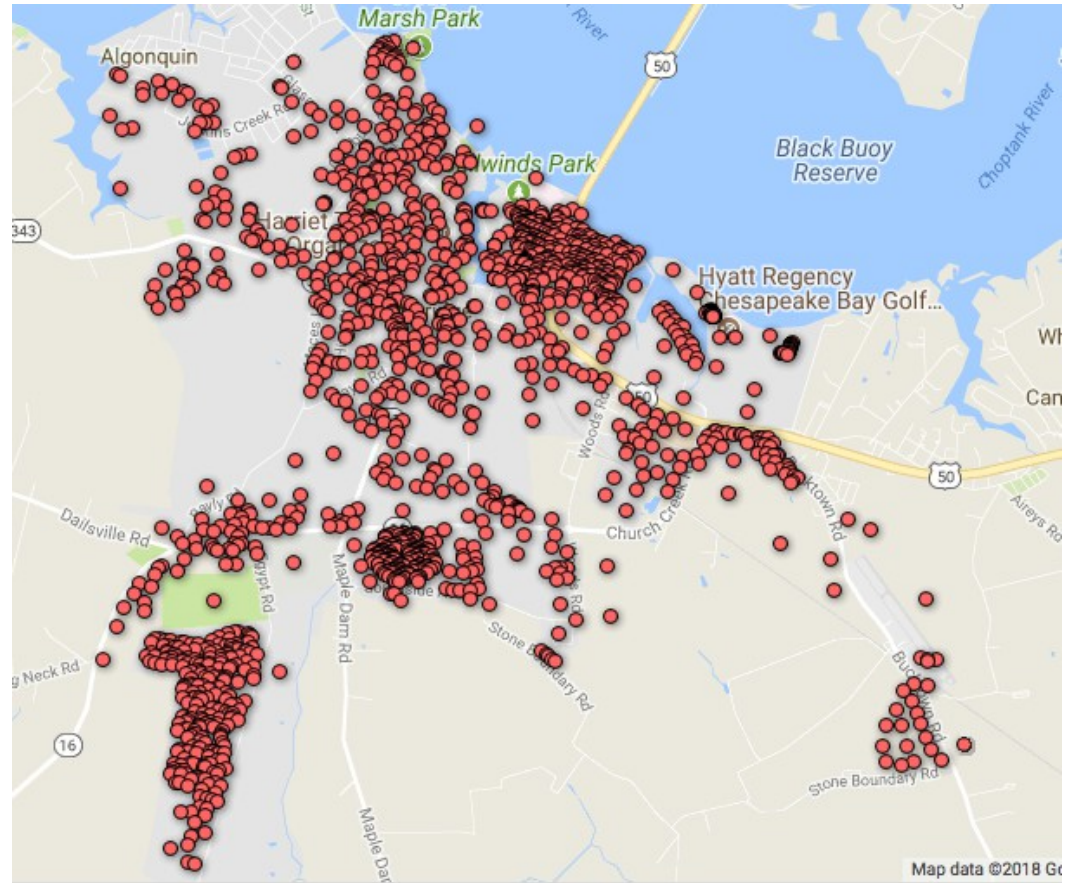
Part I
10 MAY 2018

Overview

- Objectives
 - Part of on-going housing quality studies
- Sources
 - Maryland SDAT derived data, local data sets
- Roadmap
 - Examine mix of property uses
 - Select areas for more detailed analysis

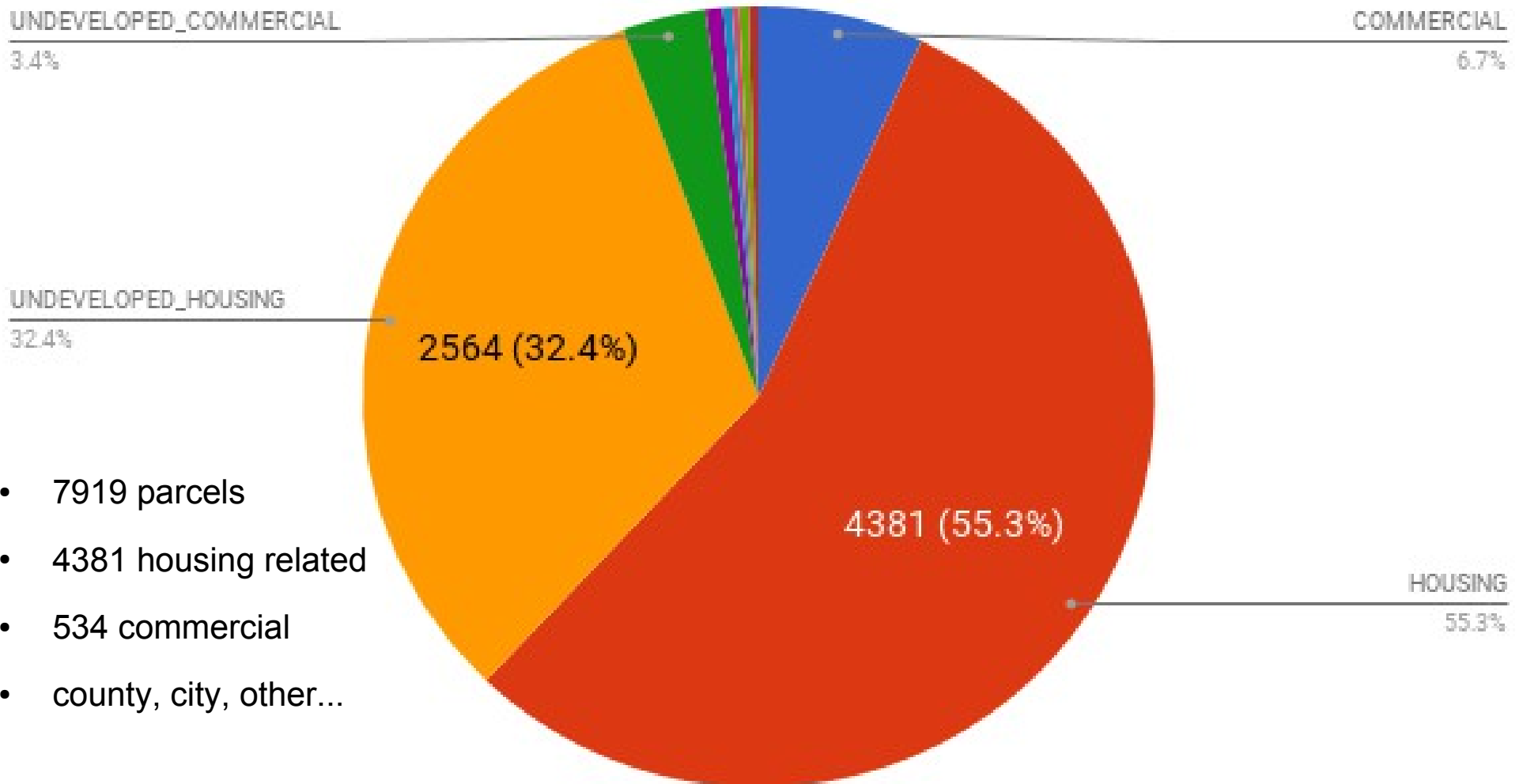
Data sources and tools

- MD QGIS
 - Free access
 - 2017 update
 - County-based
 - Boundary overlays
- Rental Licenses
 - City of Cambridge
- Google Drive

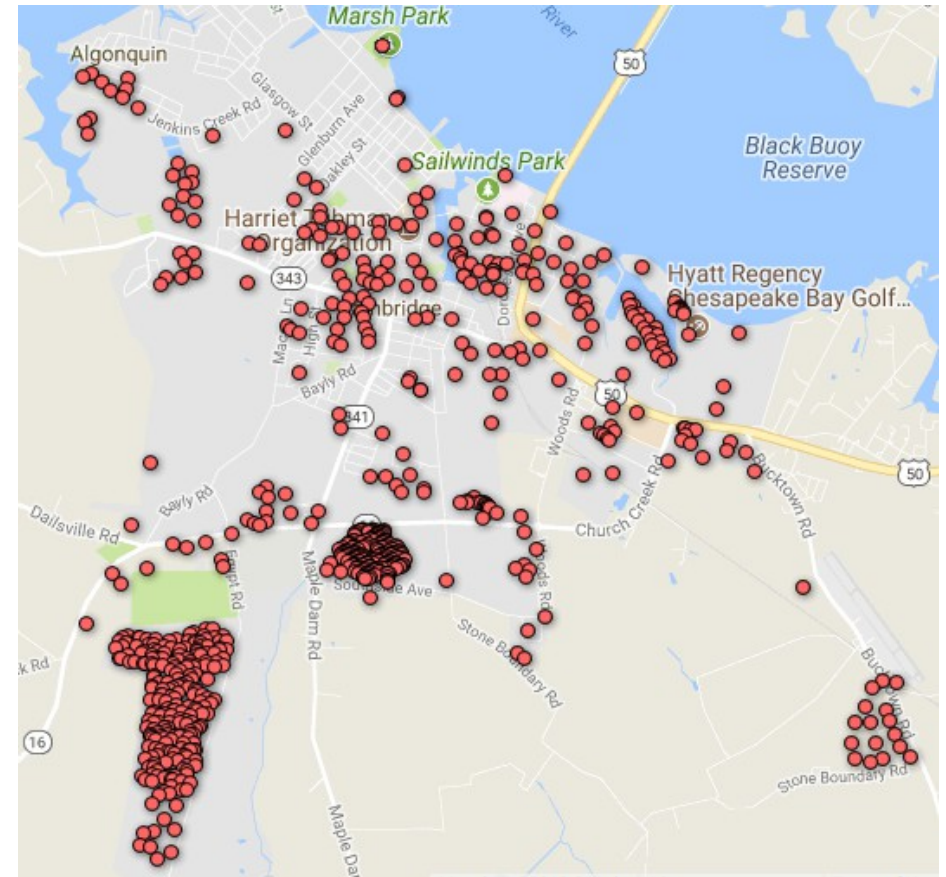
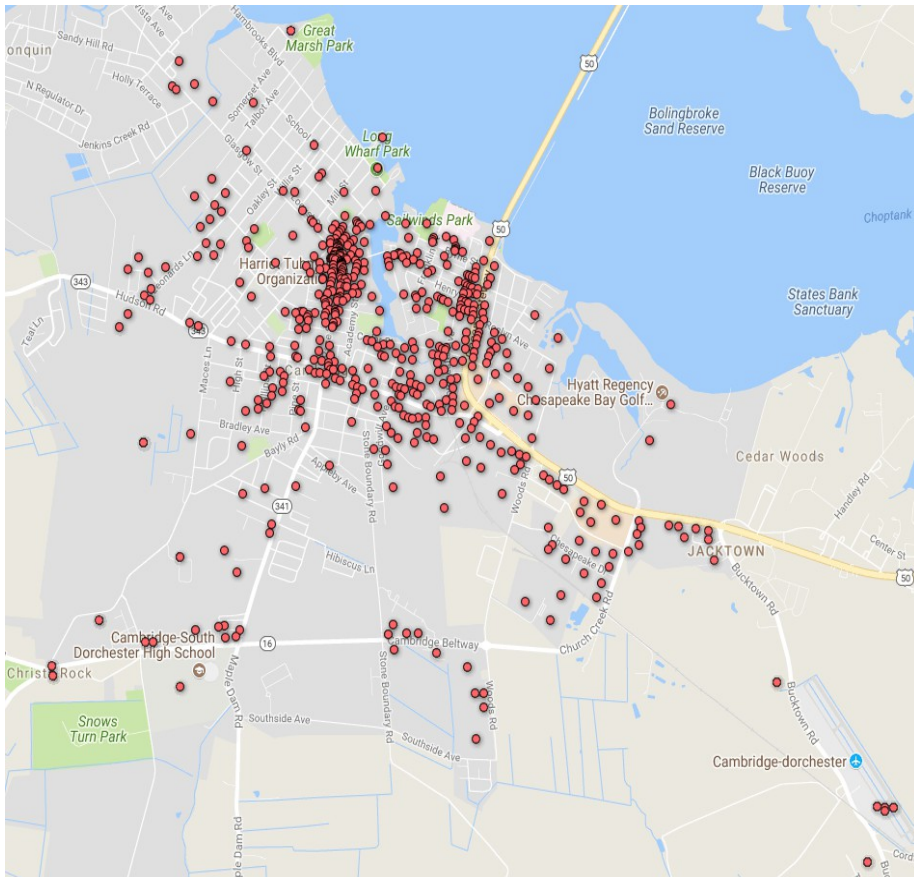


Cambridge land uses

CAMBRIDGE REAL PROPERTY ALLOCATIONS



Commercial and development

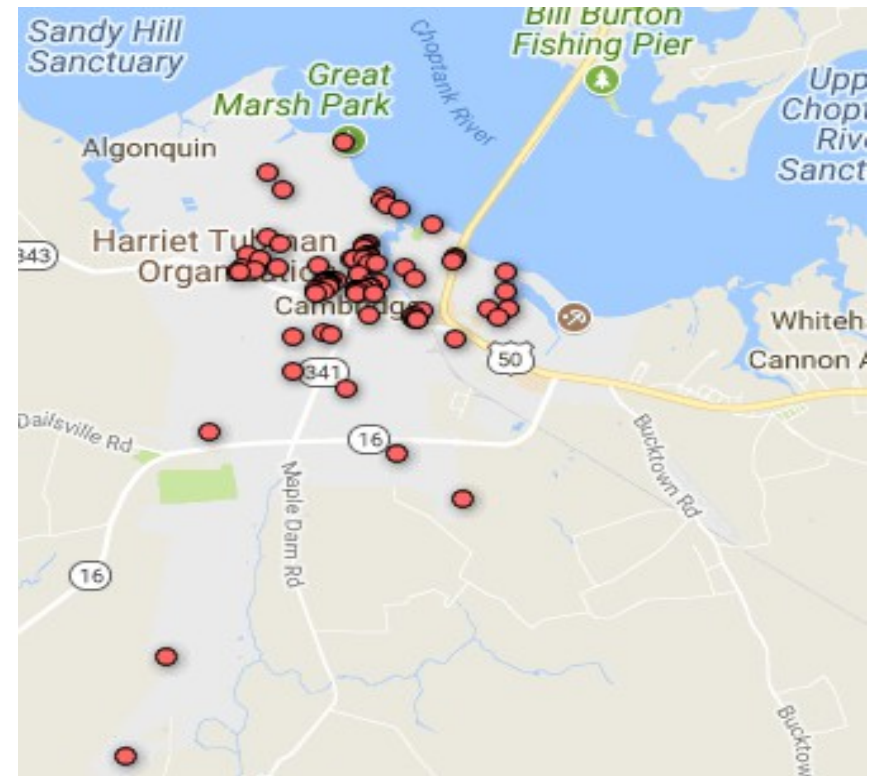
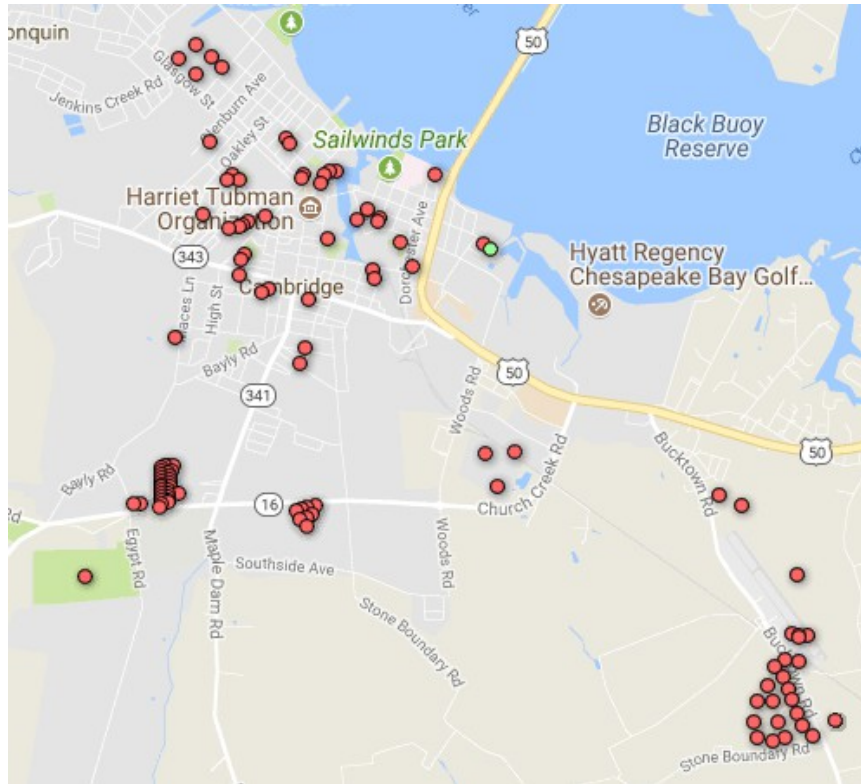


- Commercial uses
 - 534 properties

- Development
 - 269 commercial
 - 2564 housing

NOTE: City and county portfolios include development properties

Government uses



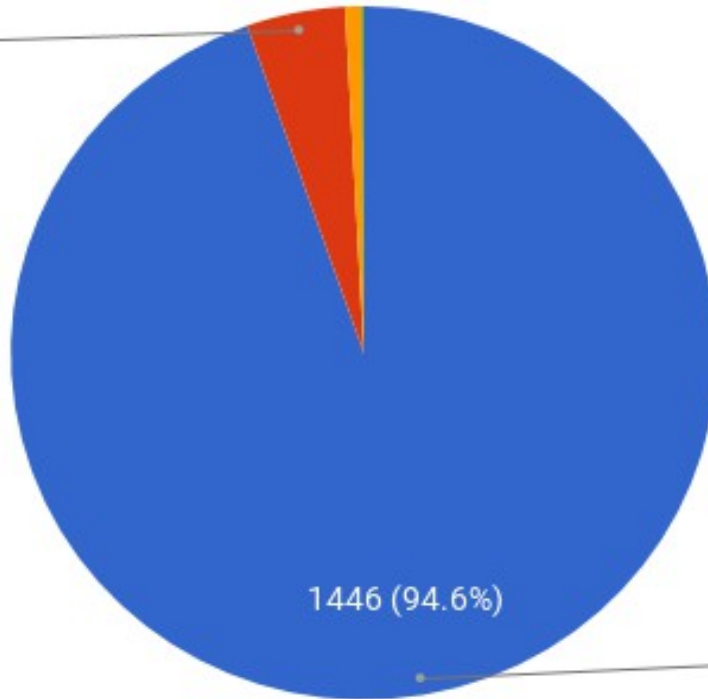
- Dorchester County
 - 124 parcels

- City of Cambridge
 - 100 parcels

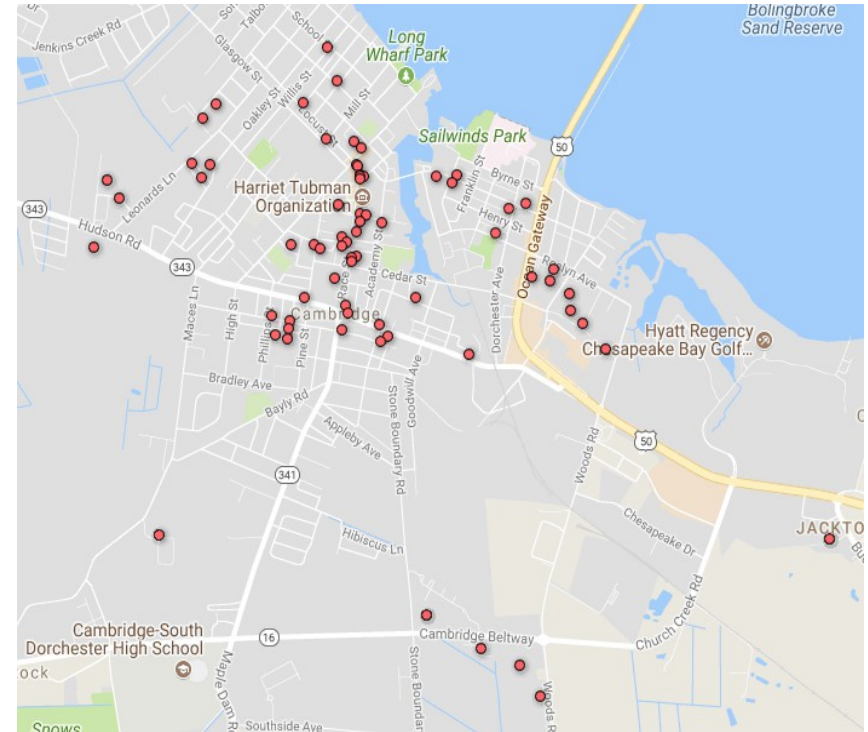
Commercial rentals

CAMBRIDGE RENTAL LICENSES BY APPLICATION

COMMERCIAL
4.5%

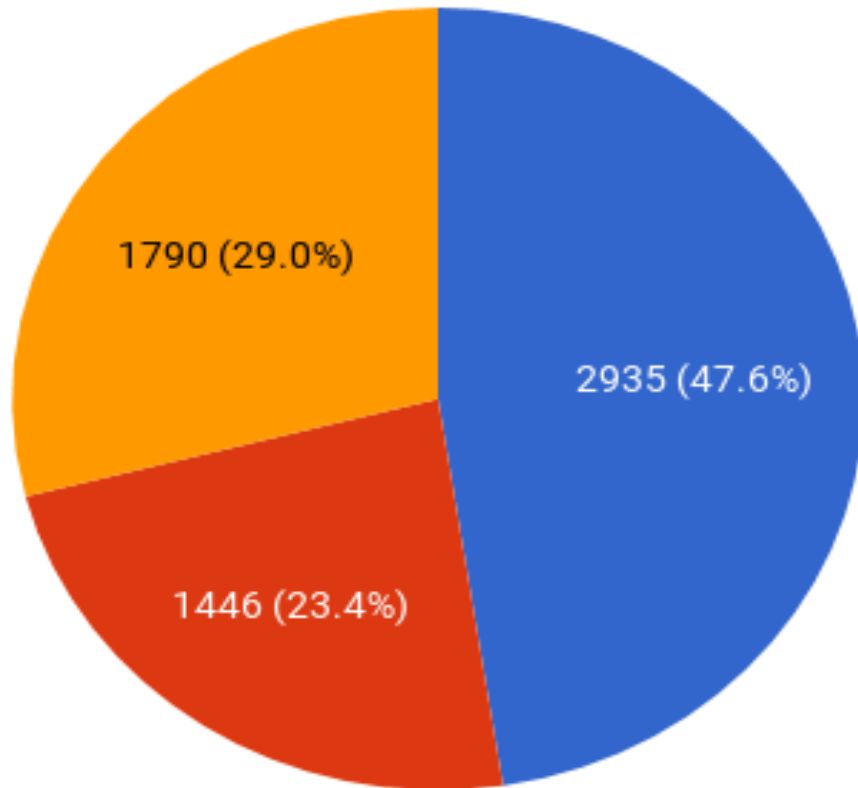


HOUSING
94.6%



Percentage rentals in Cambridge

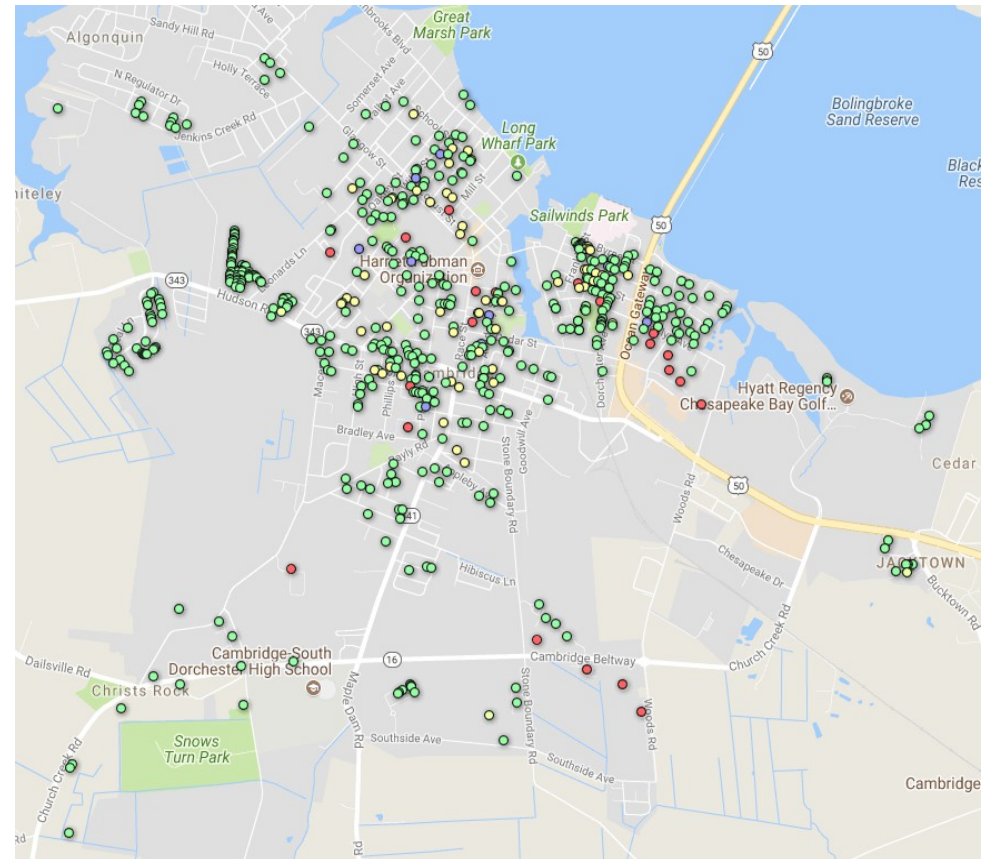
TOTAL RESIDENTIAL UNIT ALLOCATION



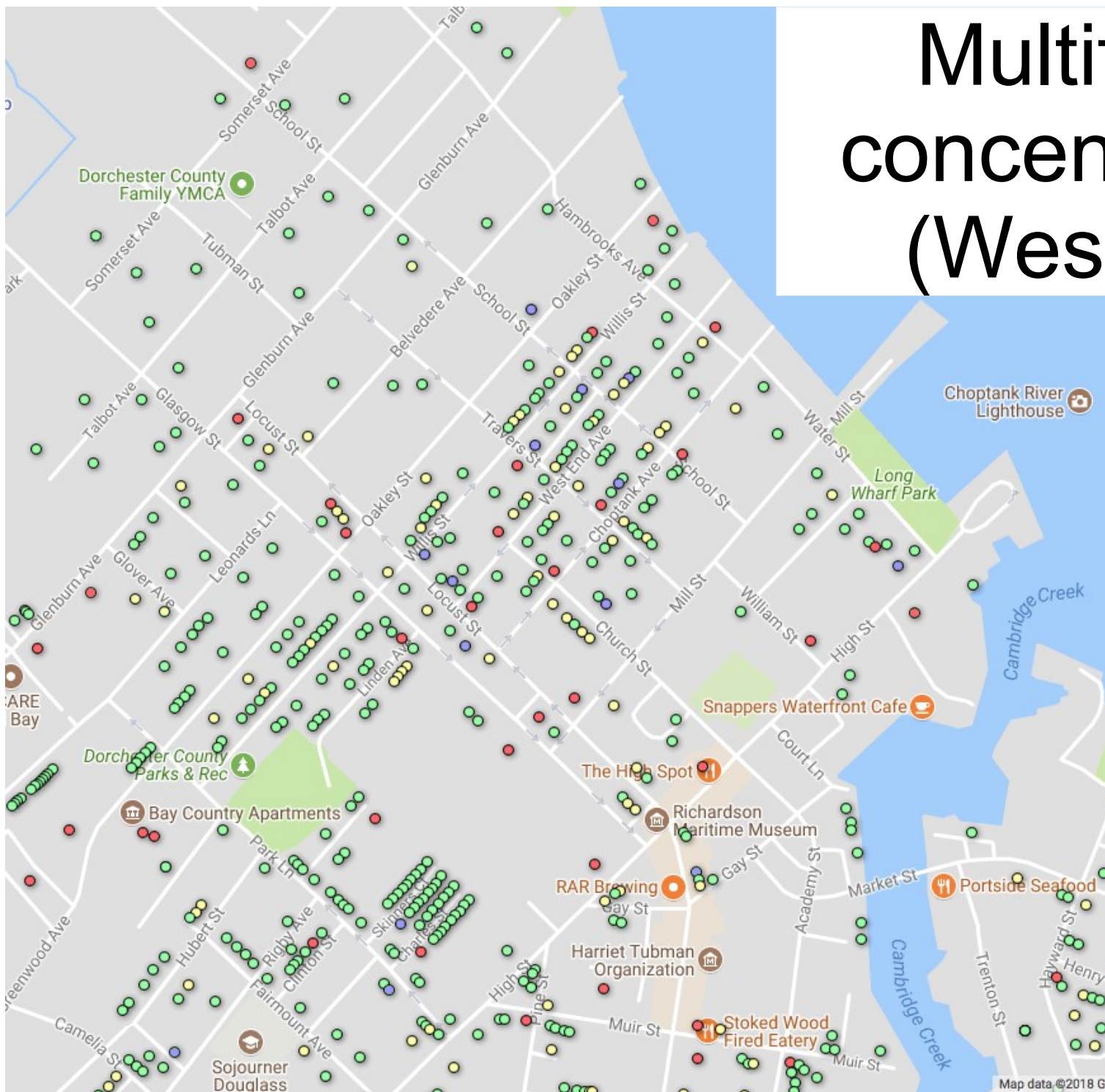
52.4%



- Residential Units Not Rentals
- Rental Licenced Parcels (residential)
- Rental Units Above Parcel Count



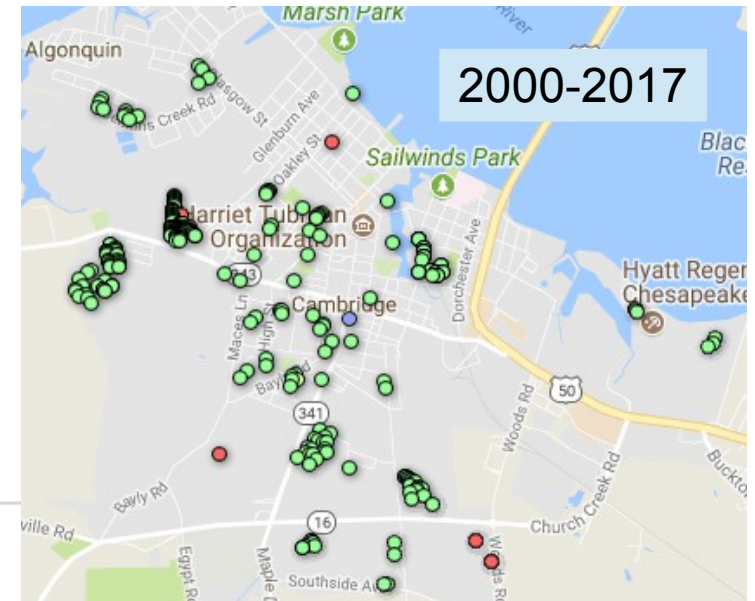
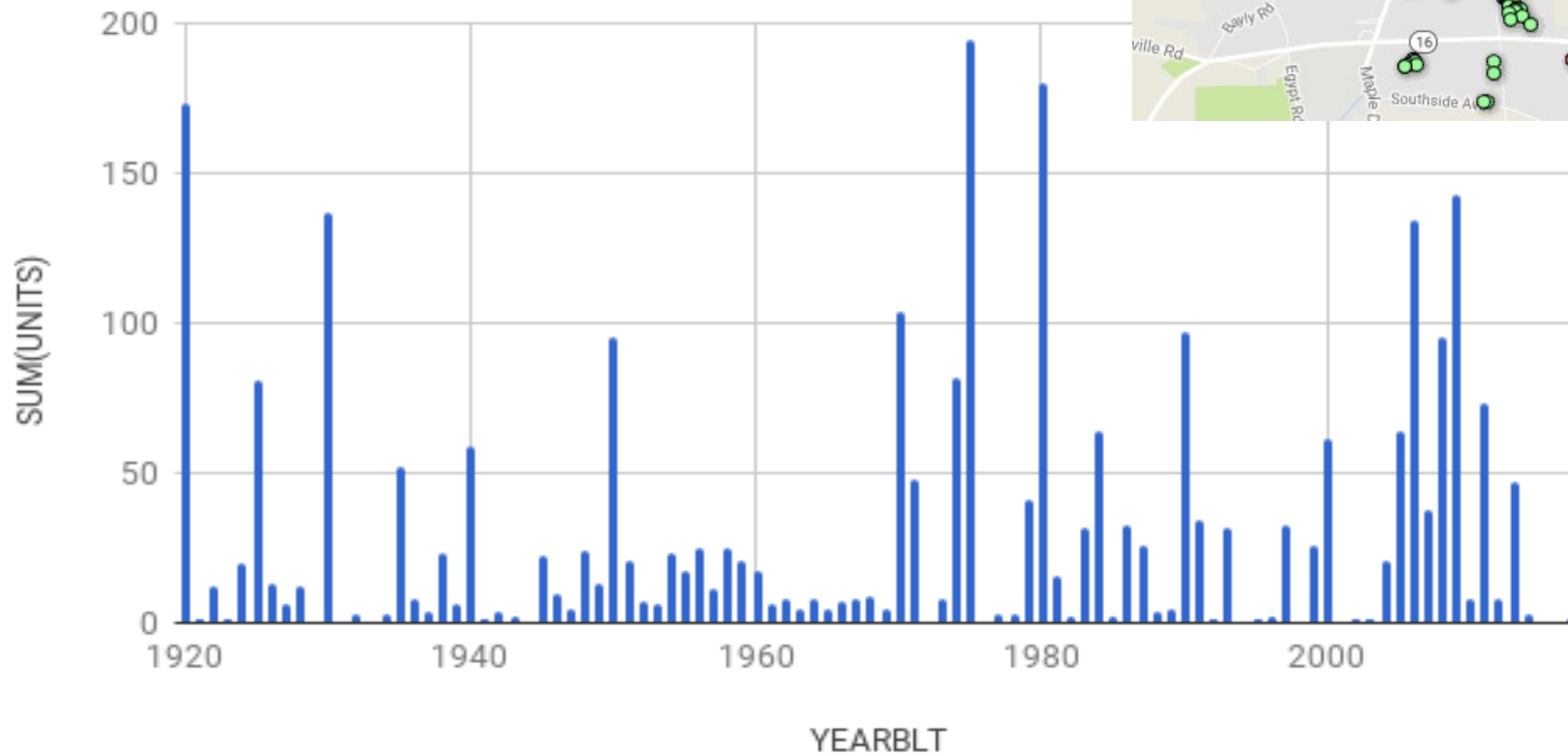
Multifamily concentrations (West End)



Rental construction history

- ~700 units since 2004
- Nearly 1/3 of multiunit capacity
- Low focus on city center
- 46% → 53% rental density

SUM(UNITS) vs. YEARBLT



Top owners

OWNADD1	NAMEKEY	UNITS
	HOUSING AUTHORITY OF CAMB	190
C/O ALLIANCE TAX ADVISORS	GREENWOOD AVENUE DEV LP	144
C/O PRESERVATION MGMT INC	BRADFORD HOUSE ASSOCIATES	121
1220 CHESTNUT PLACE	CAMBRIDGE COMMONS LLLP	96
9027 TOWN CENTER PKWY	WOODS CROSSING ASSOCIATES	96
410 SEVERN AVE STE B413	CRUSADER ARMS ASSOCIATES	80
ATTN: ASSET MANAGEMENT	CONIFER VILLAGE AT CAMBRI	76
STE 200	CAMBRIDGE CLUB ASSOCIATES	76
ATTN: ASSEET MANAGEMENT	CONIFER VILLAGE AT CAMBRI	70
310 HAMMOND ST	WOODS ROAD MEADOWS LLC	60
318 SIXTH ST STE 2	FOXTAIL CROSSING II LP	48
ATTN: ASSET MANAGEMENT	FOXTAIL CROSSING LLC	45
C/O RICHARD MOORE JR	BLACKWATER LAND COMPANY L	41
C/O ARTHUR W. EDWARDS, JR	CRUSADER HOUSING PARTNERS	40
977 E MASTEN CIR	CARLTON COURT ASSOCIATES	36
1375 PICCARD DR	AMBER MEADOWS LIMITED PAR	32
410 SEVERN AVE STE B413	CE LEONARDS GROVE LTD PAR	32
C/O ARTHUR W. EDWARDS JR.	CRUSADER HOUSING PARTNERS	32
C/O ARTHUR W. EDWARDS, JR.	CRUSADER HOUSING PARTNER	32
C/O T.M. ASSOCIATES, INC	CAMBRIDGE APT LIMITED PAR	32
4 EVERGREEN RD STE 200	RIG HOLDINGS LLC	31
318 SIXTH ST STE 2	HOMES FOR CAMBRIDGE LIMIT	30
PO BOX 505	MWB PROPERTIES LLC	30
PO BOX 1118	ARCADE LLC	25

Future work: impact assessment

OWNADD1	NAMEKEY	UNITS
1240 PENNSYLVANIA AVE	MADISON BAY HOLDINGS LLC	20
1240 PENNSYLVANIA AVENUE	MADISON PARTNERS LLC	13
1240 PENNSYLVANIA AVE	MADISON BAY PROPERTIES LL	11
1240 PENNSYLVANIA AVE	JAMES WILLIAM EDWARD	7
1240 PENNSYLVANIA AVENUE	MADISON BAY HOLDINGS LLC	3
1240 PENNSYLVANIA AVE	CWJ LLC	2
1240 PENNSYLVANIA AVE	CWJ LLP	2
1240 PENNSYLVANIA AVE	JAMES WILLIAM EDWARD AND	1



A map of the Cambridge area showing various streets and project locations marked with colored dots. The map includes labels for streets like Maces Ln, High St, Phillips St, Bayly Rd, Appleby Ave, Stone Boundary Rd, Goodwill Ave, Dorchester Ave, and Woods Rd. It also shows landmarks like the Hyatt Regency Chesapeake Bay Golf Resort and Sailwinds Park. A scale bar indicates 50 units.

OWNADD1	NAMEKEY	UNITS
410 SEVERN AVE STE B413	CRUSADER ARMS ASSOCIATES	80
C/O ARTHUR W. EDWARDS, JR	CRUSADER HOUSING PARTNERS	40
C/O ARTHUR W. EDWARDS JR.	CRUSADER HOUSING PARTNERS	32
C/O ARTHUR W. EDWARDS, JR.	CRUSADER HOUSING PARTNER	32

CAN Housing Quality Committee

- Rental density analysis
 - 52.4% residential properties are rentals
 - 6% of total rentals built since 2000
- Future analysis
 - Rental ownership impact
 - CAN executive direction