



# City of Cambridge

O-1  
FIRST IN COUNCIL  
September 19, 2022

VICE MAYOR MALLON

WHEREAS: The last [Incentive Zoning Nexus study report](#) was presented in December of 2019, pre-pandemic, and there have been a number of factors that have changed since that report; and

WHEREAS: There is a strong desire to perform a new Nexus study, to ascertain a number of data points related to an appropriate housing contribution rate, as well as a potential workforce development contribution rate; and

WHEREAS: As currently written, the [Incentive Zoning ordinance](#) (11.2) states that: *“The City shall initiate a reevaluation of the Housing Contribution Rate and any other aspect of these Incentive Zoning Provisions at an interval of no less than three (3) years from the time the rate was last amended by the City Council”*; and

WHEREAS: The City Council will be amending the Housing Contribution Rate this Fall, which would prevent us from performing a subsequent Nexus study until 2025; and

WHEREAS: The spirit and intention of the current wording of the ordinance is to ensure that Nexus studies have an appropriate length of time between them to allow for careful data collection, and this amendment would represent that spirit with greater flexibility; now therefore be it

ORDERED: That the City Council refer the attached zoning petition to the Ordinance Committee and Planning Board for a hearing and report.

11.202

(d) Reevaluation of Housing Contribution Rate. The City shall initiate a reevaluation of the Housing Contribution Rate and any other aspect of these Incentive Zoning Provisions at an interval of no less than three (3) years from the time ~~the rate was last amended by the City Council of the previous reevaluation~~. Such reevaluation shall include a report provided to the City Council reviewing economic factors including but not limited to development activity, commercial rents per square foot, employment growth, housing trends measured in terms of, but not limited to, vacancy rates, production statistics, and prices for dwelling units, and the nexus between Incentive Projects and housing.

In City Council September 19, 2022.  
Adopted by a ye and nay vote:-  
Yeas 9; Nays 0; Absent 0.  
Attest:- Diane P. LeBlanc, City Clerk

A true copy;

ATTEST:-

A handwritten signature in black ink, appearing to read "Diane P. LeBlanc". The signature is fluid and cursive, with a long horizontal stroke at the end.

Diane P. LeBlanc,  
City Clerk