

**HEARING SCHEDULE
CITY COUNCIL MEETINGS BEGINNING JUNE 18, 2001**

Monday, June 18, 2001	5:30 P.M.	Regular City Council Meeting (Sullivan Chamber)
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Special Presentations:

- 1. Mercury Free Community***
- 2. Employer of the year award
from the Women's
Transportation Seminar (WTS)***
- 3. Go Green Business Award
Winners***

Thursday, June 21, 2001	12:30 P.M.	The Cable TV, Telecommunications and Public Utilities Committee will conduct a public meeting to discuss cable issues affecting senior citizens and to give a status report on the issue of the senior discount on cable bills. (H.S. Truman Apartments, 25 Eighth Street)
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Friday, June 22, 2001	10:30 A.M.	The Cable TV, Telecommunications and Public Utilities Committee will conduct a public meeting to discuss cable issues affecting senior citizens and to give a status report on the issue of the senior discount on cable bills. (North Cambridge Senior Center, 2050 Massachusetts Avenue)
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City of Cambridge does not discriminate on the basis of disability. The City Council will provide auxiliary aids and services, written materials in alternative formats, and reasonable modifications in policies and procedures to person with disabilities upon request. Contact the Office of the City Clerk 349-4260, tty/TDD 349-4242.

Wednesday, June 27, 2001	12:30 P.M.	The Cable TV, Telecommunications and Public Utilities Committee will conduct a public meeting to discuss cable issues affecting senior citizens and to give a status report on the issue of the senior discount on cable bills. (Senior Center, 806 Massachusetts Avenue)
Monday, June 25, 2001	5:30 P.M.	Regular City Council Meeting (Sullivan Chamber)
Thursday, June 28, 2001	5:30 P.M. - 7:30 P.M.	The Neighborhood and Long Term Planning Committee will conduct a public meeting on MIT and community based organizations they support in Area IV and plans for Tech Square. (Windsor Street Clinic, 119 Windsor Street)
Friday, June 29, 2001	12:30 P.M.	The Economic Development, Training and Employment will conduct a public meeting with the Superintendent of Schools and the Principal of the high school to discuss the School to Careers Program and to present the survey results entitled "Education and Skill for New Cambridge Economy. Patterns of Employment in New Economic Sectors." (Ackermann Room)

Wednesday, July 18, 2001	5:00 P.M.	The Ordinance Committee will conduct a public hearing on the Special District 4 and 4A (Alewife area) zoning petition. (Sullivan Chamber) This hearing is televised.
Wednesday, July 25, 2001	4:00 P.M. - 6:00 P.M.	The Civic Unity Committee will conduct a public meeting to continue the discussion on mediation services and resources. (Ackermann Room)
Monday, July 30, 2001	5:30 P.M.	Special City Council Meeting (CRLS, 459 Broadway, Media Cafeteria)
Wednesday, September 5, 2001	4:30 P.M.	Ordinance Committee (Sullivan Chamber)
Monday, September 10, 2001	5:30 P.M.	Regular City Council Meeting (Sullivan Chamber)
Wednesday, September 12, 2001	4:30 P.M.	Ordinance Committee (Sullivan Chamber)
Monday, September 17, 2001	5:30 P.M.	Regular City Council Meeting (Sullivan Chamber)
Monday, September 24, 2001	5:30 P.M.	Regular City Council Meeting (Sullivan Chamber)
Tuesday, September 25, 2001	4:30 P.M.	Ordinance Committee (If necessary) (Sullivan Chamber)
Monday, October 1, 2001	5:30 P.M.	Regular City Council Meeting (Sullivan Chamber)
Wednesday, October 10, 2001	4:30 P.M.	Ordinance Committee (Sullivan Chamber)

Monday, October 15, 2001	5:30 P.M.	Regular City Council Meeting (Sullivan Chamber)
Monday, October 22, 2001	5:30 P.M.	Roundtable Meeting Informal meeting with no public comment, at which no votes will be taken. Meeting will not be televised. (Sullivan Chamber)

JUNE 18, 2001

1. Transmitting communication from Robert W. Healy, City Manager, relative to the appointment of Public Weighers for Boston Sand & Gravel Co., located at 500 Front Street for the remainder of the year 2001.
2. Transmitting communication from Robert W. Healy, City Manager, relative to the appointment of Public Weighers for MICH-LIN, located at 45 Mooney Street, for the remainder of the year 2001.
3. Transmitting communication from Robert W. Healy, City Manager, relative to the appointment of Lisa Peterson, 13 Harrington Road, Cambridge, as the Commissioner of Public Works effective June 18, 2001.
4. Transmitting communication from Robert W. Healy, City Manager, relative to **Awaiting Report Item Number 01-203**, regarding a report on the policy of how often heavily used crosswalk area are painted.
5. Transmitting communication from Robert W. Healy, City Manager, relative to an order requesting the City Council authorize the use of \$5,550,000 in free cash to offset the FY2002 tax rate.
6. Transmitting communication from Robert W. Healy, City Manager, relative to the Board of Assessor's vote to request the Commissioner of Revenue's authorization to issue FY02 preliminary tax bills.
7. Transmitting communication from Robert W. Healy, City Manager, relative to **Awaiting Report Item Number 01-171**, regarding report on what the next steps should be with respect to the nighttime truck ban.

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8. Transmitting communication from Robert W. Healy, City Manager, relative to an order requesting a transfer of \$8,200 in the General Fund from the DPW Other Ordinary Maintenance to the Travel & Training (Judgement & Damages) to pay a lump sum settlement.
9. Transmitting communication from Robert W. Healy, City Manager, relative to an order requesting the appropriation of \$106,000 in the Community Development Department Public Investment Fund Extraordinary Expenditures Account (\$100,000) and the Grant Fund Other Ordinary Maintenance Account (\$6,000) from the Mass Dept. of Housing & Community Development has awarded funds to establish a Purchaser Assist Program.
10. Transmitting communication from Robert W. Healy, City Manager, relative to regarding a FY02 appropriation totaling \$885,000 in the CDD Public Investment Fund Extraordinary Expenditures \$796,500 and to the Grant Fund in the amount of \$88,500 to the Salary & Wages (\$79,650), Other Ordinary Maintenance (\$6,850), and Travel & Training (\$2,000) from the U.S. Dept. of Housing & Urban Development through its HOME program to provide funds for affordable housing.
11. Transmitting communication from Robert W. Healy, City Manager, relative to **Awaiting Report Item Number 01-187**, regarding a report on what opportunities exist in the settlement of the Boulet vs. Cellucci case for construction of housing for the disabled.
12. Transmitting communication from Robert W. Healy, City Manager, relative to **Awaiting Report Item Number 01-202**, regarding a report on the efficacy of the First Time Homebuyers program.
13. Transmitting communication from Robert W. Healy, City Manager, relative to a recommendation from the Planning Board on the City Council Petition to revise Special District 8 and create a new Special District 8A.

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14. Transmitting communication from Robert W. Healy, City Manager, relative to proposed language for recertification of the PTDM Ordinance.
15. Transmitting communication from Robert W. Healy, City Manager, relative to an order requesting the appropriation of \$730,787.00 in Chapter 90 funds from the Massachusetts Highway Dept. to the Public Investment Fund Public Works Extraordinary Expenditures Account to provide funds for improvements to several streets.
16. Transmitting communication from Robert W. Healy, City Manager, relative to an order requesting the transfer of \$102,500 from the General Fund School Department Other Ordinary Maintenance Account to the Public Investment Fund School Extraordinary Expenditures Account for St. Mary's building renovations.
17. Transmitting communication from Robert W. Healy, City Manager, relative to an order requesting two year end transfers in the General Fund School Department. The first transfer of \$487,745 is from the School Salary & Wages Account to the School Other Ordinary Maintenance Account and the second transfer of \$187,429 is from the School Travel & Training Account to the Other Ordinary Maintenance Account (\$50,187) and Extraordinary Expenditures Account (\$137,242).
18. Transmitting communication from Robert W. Healy, City Manager, relative to an order requesting the transfer of \$152,340.61 from the Human Services Other Ordinary Maintenance to the Human Services Salaries & Wages to properly reflect the categories of program expenditures for the Community Schools Program.
19. Transmitting communication from Robert W. Healy, City Manager, relative to **Awaiting Report Item Number 01-185**, regarding tracking the hunger population.

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20. Transmitting communication from Robert W. Healy, City Manager, relative to an order requesting an appropriation of \$65,000 in the Public Investment Fund of the General Services (Telephone) Extraordinary Expenditures Account that will be offset by reimbursed funds from Verizon's E-RATE program to enable installation of new electronics for incoming and outgoing telephone lines and replacement of existing key sets for various departments.
21. Transmitting communication from Robert W. Healy, City Manager, relative to an order requesting the appropriation of \$20,000 from Free Cash to the Public Investment Fund Historical Commission Extraordinary Expenditures Account to provide funds to retain an information management consultant to evaluate current City practices in the areas of both records management and archives, evaluate recommendations for appropriate storage facilities and for the archives and local history elements of a new library, and develop recommendations for a coordinated program.
22. Transmitting communication from Robert W. Healy, City Manager, relative to a draft City Council Order with attached Ballot Question and Question Summary, and a draft ordinance relating to the possible approval of the Community Preservation Act, M.G.L. c. 44B.
23. Transmitting communication from Robert W. Healy, City Manager, relative to a Planning Board recommendation on the City Council Petition to amend the Zoning Ordinance affecting districts in Eastern Cambridge.
24. Transmitting communication from Robert W. Healy, City Manager, relative to the Eastern Cambridge Rezoning Petition submitted by the Planning Board.

June 18, 2001

To The Honorable, The City Council:

I am hereby transmitting notification of the appointment of the following persons as Public Weighers for Boston Sand & Gravel Co, located at 500 Front Street, for the remainder of the year 2001:

Richard Anderer, Marc Ingram, Charles Boswarth, Michael Collins, Joe Lynch, Arthur Dulong, Joseph Olsen, Blake Barker, Donald Robidou, Jody Staples and Greg Arnpriester

Very truly yours,

Robert W. Healy
City Manager

RWH/mec

June 18, 2001

To The Honorable, The City Council:

I am hereby transmitting notification of the appointment of the following persons as Public Weighers for MICH-LIN, located at 45 Mooney Street, for the remainder of the year 2001:

**Joseph Mabardy, Jr., Charles J. Mabardy, Edmund Curran, Bryan Burdge,
Linda Spruce, Debbi Morello, Daniel Pasquarosa, Stacey Vossmer, Christine
Nowlan, Michele LeBrum Regan, Joann Delvecchio and Robert Ferrazzini**

Very truly yours,

Robert W. Healy
City Manager

RWH/mec

June 18, 2001

To The Honorable, The City Council:

In response to Awaiting Report Item No. 01-203, regarding a report on the policy of how often heavily used crosswalk areas are painted, please be advised of the following:

The crosswalks in the Porter Square area were last replaced during the summer of 1999. The crosswalks in this area are scheduled to be repainted this summer. The Traffic, Parking & Transportation Department Engineering Division replaces thermoplastic crosswalks on major street every two to three years, depending on vehicle volumes.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec

June 18, 2001

To The Honorable, The City Council:

Please find attached for your information, a communication from the Board of Assessors regarding the Board's vote to request the Commissioner of Revenue's authorization to issue FY02 preliminary tax bills.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec
Attachment

June 18, 2001

To the Honorable, the City Council:

I am hereby requesting a transfer of \$8,200 in the General Fund from the Public Works Department Other Ordinary Maintenance to Travel and Training (Judgements and Damages). This transfer will enable payment of a lump sum settlement.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec

June 18, 2001

To the Honorable, the City Council:

I am hereby requesting an appropriation of \$106,000 in the Community Development Department Public Investment Fund Extraordinary Expenditures Account (\$100,000), and the Grant Fund Other Ordinary Maintenance Account (\$6,000). The Massachusetts Department of Housing and Community Development has awarded funds to establish a Purchaser Assist Program. The Public Investment funds will be used to provide down payment and closing costs assistance to approximately 10 low- and moderate-income first-time homebuyers. The Grant funds will be used for administrative costs to support the program.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec

June 18, 2001

To the Honorable, the City Council:

I am hereby requesting an FY02 appropriation totaling \$885,000 in the Community Development Public Investment Fund Extraordinary Expenditures Account \$796,500 and to the Grant Fund in the amount of \$88,500 to the Salary and Wages Account (\$79,650), Other Ordinary Maintenance Account (\$6,850), and Travel and Training Account (\$2,000). The U.S. Department of Housing and Urban Development (HUD) has awarded funds through its HOME program to provide funds for affordable housing. Funds will be used for acquisition, rehabilitation and construction of affordable housing units, for the salary and wages of the HOME Program Coordinator and an intern, for administrative expenses and for staff education and training.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec

June 18, 2001

To The Honorable, The City Council:

RECOMMENDATION:

That the City Council authorize the use of \$5,550,000 in free cash to offset the FY2002 tax rate as follows:

- A. Operating Budget \$1,800,000 as adopted in the FY2002 Budget
- B. Capital Budget \$3,750,000 as adopted in the FY2002 Budget

BACKGROUND:

The City Council has traditionally authorized the use of free cash to offset the tax rate in the fall of each year in conjunction with the Property Tax Classification vote. For FY2002, the Massachusetts Department of Revenue (DOR) has requested that the City Council authorize the use of free cash prior to the close of the fiscal year. This action will remove the time pressure on DOR to certify a new free cash figure in September prior to the establishment of the FY2002 tax rate. At the end of FY2000, the DOR certified a free cash amount of \$26,166,059 for Cambridge. Since that certification the City Council has authorized the use of \$9,429,990 in free cash reducing the available amount to \$16,736,069. The use of \$5,550,000 in free cash to offset the FY2002 tax rate will further reduce the free cash amount to \$11,186,069. However, it is expected that the close of the current fiscal year will see an increase of approximately \$6,000,000 in free cash bringing the amount available as of June 30, 2001 to approximately \$17,200,000.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec

June 18, 2001

ORDERED: That the City Manager be and hereby is authorized to use \$5,550,000 in free cash as an offset to the fiscal year 2002 tax rate.

June 18, 2001

To The Honorable, The City Council:

In response to Awaiting Report Item Number 01-171, regarding a report on what the next steps should be with respect to the nighttime truck ban, I recommend that the City Council move to Executive Session to receive an update on this matter.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec

June 18, 2001

To The Honorable, The City Council:

I am pleased to announce that I have appointed Lisa Peterson, 13 Harrington Road, Cambridge, as the Commissioner of Public Works, effective June 18, 2001.

I have attached Ms. Peterson's resume for your information.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec
Attachment

June 18, 2001

To The Honorable, The City Council:

I am hereby requesting two year end transfers in the General Fund School Department, that were approved by the School Committee on June 5, 2001. The first transfer of \$487,745 is from the School Salary & Wages account to the School Other Ordinary Maintenance Account. The second transfer of \$187,429 is from the School Travel & Training Account to the Other Ordinary Maintenance Account (\$50,187) and Extraordinary Expenditures Account (\$137,242). The statutory transfers in the operating budget are required to meet year end needs.

Please find attached detailed information received from the School Department concerning this request.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec
Attachment

June 18, 2001

To the Honorable, the City Council:

I am hereby requesting the appropriation of \$730,787.88 in Chapter 90 funds from the Massachusetts Highway Department to the Public Investment Fund Public Works Extraordinary Expenditures account to provide funds for improvements to several streets.

It should be noted that, of the \$730,787.88 to be appropriated, \$687,348.89 is the remainder of the current allocation and \$43,438.99 is the balance of previous allocations which has not yet been appropriated.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec

June 18, 2001

To The Honorable, The City Council:

Please find attached a response to Awaiting Report Item No. 01-187, regarding a report on what opportunities exist in the settlement of the Boulet vs. Cellucci case for construction of housing for the disabled, received from Assistant City Manager for Community Development Beth Rubenstein.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec

To: Robert W. Healy, City Manager

From: Beth Rubenstein, Assistant City Manager for Community Development

Date: May 29, 2000

Re: Council Order #04 dated May 7, 2001. Report on what opportunities exist in the settlement of the Boulet, et al vs. Cellucci, et al United States District Court, Massachusetts, Civil Action No. 99-CU 10617-DPW (the “Boulet Case”) case for construction of housing for the disabled.

In response to the above referenced order about the Boulet Case, this report outlines the court ruling and how the Department of Mental Retardation (DMR) will be responding to the ruling. It also outlines other funding sources available for developing housing for people with disabilities.

Overview of the Boulet Case

In March 1999, a lawsuit was filed in the Federal District Court in Boston on behalf of people on the Department of Mental Retardation’s waiting list for day services and/or residential placement.

Settlement was reached in favor of DMR’s clients on the waiting list in December 2000. Under the terms of the settlement agreement, the Governor is required to seek an additional appropriation of \$85 million from the Massachusetts Legislature for DMR for clients on the waiting list as of July 14, 2000. The funds must be used to provide a range of service to DMR clients, including day services such as skills training or job coaching, interim care while a client is waiting for residential placement and residential placements. All clients on the waiting list must be served by June 2006. As part of the fiscal year 2002 budget, the Governor has requested that \$22 million be appropriated to DMR in response to the Boulet case; the request is under review by the legislature.

Status of DMR Planning Process and Availability of Funds for Construction of Housing for the Disabled

DMR, in collaboration with DMR service agencies, is currently reviewing its clients’ needs on the waiting list. Over the next several months, DMR will be developing a plan for how to best serve its clients needs, including day services and residential placements. DMR has indicated that the majority of the funds will be earmarked for day services but that some funds may be available to assist with residential placements (e.g., rent and utilities).

DMR will continue to work with local housing authorities, including the Cambridge Housing Authority, and DMR service providers to identify new housing opportunities.

As DMR assesses its clients’ needs for residential placements, DMR may make some of the funds available through request for proposals (RFP) to develop new units. In that event, DMR

service providers, as well as Cambridge housing developers, would be eligible to respond to a request for development proposals. Because the funds are earmarked for individuals on the waiting list, DMR has indicated that there would not be large allocations of funds available for new development.

Other State Funding for Developing Housing for People with Disabilities

There are several federal and state programs designed specifically to provide both capital funding to develop community-based housing for people with disabilities and operating funds. These programs include the Massachusetts Facilities Consolidation Fund, Massachusetts Special Needs Housing programs, and federal Supportive Housing for Persons with Disabilities.

Currently, the Cambridge Housing Authority is acquiring 14 scattered-site units for people with disabilities with support from the Facilities Consolidation Fund. The City also supported this acquisition project with \$560,000 in HOME funds. The CHA and other local housing developers will continue to seek opportunities to develop housing for people with disabilities throughout the City.

June 18, 2001

To The Honorable, The City Council:

Please find attached a response to Awaiting Report Item No. 01-202, regarding a report on the efficacy of the First Time Homebuyers program, received from Assistant City Manager for Community Development Beth Rubenstein.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec
Attachment

To: Robert W. Healy, City Manager

From: Beth Rubenstein, Assistant City Manager for Community Development

Date: June 13, 2001

Re: Council Order #19 dated June 4, 2001. Report on the efficacy of the first-time homebuyers program.

In response to the above referenced order, this response provides an overview of the programs offered by CDD, the process for marketing units, and selecting a homebuyer.

Overview of First-time Homebuyer Education and Counseling Program

CDD offers free education and counseling for households interested in homeownership. The homebuyer course is a series of four 2-hour classes. CDD Housing staff and guest speakers, including bankers, home inspectors, and real estate attorneys, facilitate the classes. The curriculum includes the legal aspects of buying a home, the home inspection, the mortgage lending process, and how to manage your credit and debt. Graduates of the FTHB class are also eligible for one-on-one counseling with a CDD housing counselor and have access to subsidized mortgage products, such as the Soft Second Program.

CDD conducts the FTHB series 10 times a year. CDD also collaborates with other agencies such as the Massachusetts Alliance of Portuguese Speakers to offer special classes for non-native English speakers. In addition, CDD works with local organizations to help address special populations such as recent immigrants that may not have a long credit history. In March 2001, CDD offered a class designed especially for female heads of households. We educate approximately 500 people annually. CDD also provides one-on-one counseling to over 100 households annually.

FTHB participation includes a wide range of people with different socio-economic and ethnic backgrounds. Translation services are available upon request for classes and counseling.

How do affordable homeownership opportunities become available and how are they advertised?

There are two primary ways that affordable homeownership opportunities become available:

1. **Non-profit Sponsored Development:** Homeowner's Rehab and Just A Start develop both rental and homeownership units throughout the city. Once the units are completed, the agency markets the units in accordance with their marketing and selection policy, which is based on city and other lender requirements.

The agencies distribute flyers throughout the City and advertise in local newspapers. In addition, CDD provides the agencies with a mailing list from its database of households that have expressed an interest in homeownership, are income eligible, and have the appropriate household size.

2. **Inclusionary Zoning Units:** Homeownership units become available through the city's Inclusionary Zoning. CDD assists private developers in identifying low-moderate income buyers for these units (application and selection process outlined below).

CDD distributes flyers throughout the city, advertises in local newspapers, and provides flyers to the non-profits for their distribution. In addition, CDD mails a flyer to households that have expressed an interest in homeownership, are income eligible, and have the appropriate household size.

What is CDD's application and selection process for homeownership units?

The following outlines CDD's marketing, application, and selection process for affordable homeownership units. For each unit that CDD markets, we receive between 40 and 80 applications.

1. **Marketing Units:** As noted above, when a unit is ready to be marketed, flyers are distributed throughout the city (e.g., libraries, senior centers, non-profit organizations, etc). Advertisements are also placed in the *Cambridge Chronicle* and *Tab* (see example attached).
2. **Applications:** Applications are mailed to interested households. The application packet includes a step-by-step process for how to complete an application, due date, and required information and documentation. It also includes income guidelines and occupancy standards to help households determine if they are eligible.
3. **Application "Help" Session:** Prior to the application due date, CDD staff facilitate an application "Help" Session. Housing staff review the step-by-step process, eligibility criteria, and the required information and documentation that an applicant must provide. Translation services are available upon request.
4. **Application Review:**
 - After the application due date, complete applications are reviewed to determine if the applicant is income eligible and has the appropriate household size. To be income eligible, the household's income must be 80% of the area median income or less. The occupancy standards are based on HUD guidelines (e.g., no more than 2 person shall occupy the same bedroom, etc).

- Applicants who are both income eligible and have the appropriate household size are invited to an open house at the unit. After the open house, households indicate to CDD if they are still interested in the unit.
- Applications of interested households are then scored based on the priority point system. Priority points are awarded to a) Cambridge residents and residents displaced from Cambridge due to rent control, b) households with children under 18 years, c) households with children under 6 years d) households with an emergency housing situation.

(Emergency housing situation is defined as applicant is currently facing a no-fault eviction by court order; applicant is living in a property that has been cited by the City for outstanding code violations; applicant is paying more than 50% of their monthly gross income on rent; or applicant is living in an overcrowded situation.)

5. Selecting a homebuyer: If there is more than one applicant with the highest number of priority points, then those applicants with the highest number of priority points are entered into a lottery. The first applicant selected has an opportunity to purchase the unit. If for some reason the household elects not to purchase the unit, the second applicant selected in the lottery is offered the unit. If no applicant from the group with the highest number of points purchases the units, then a lottery is held with the next group of applicants with the highest point total.

Down Payment and Closing Cost Assistance

In May 2001, CDD was awarded a \$100,000 grant from the Massachusetts Department of Housing and Community Development (DHCD) for down payment and closing cost assistance to households purchasing units in the city.

Availability of Units

In winter 2001, CDD marketed three homeownership units through the Inclusionary Zoning Ordinance (two at 98 Erie Street and one at 330 Broadway). Currently, applications for four units in the Cornerstone Co-Housing Development are under review. CDD will be marketing three units on Cedar Street this summer and Just A Start will be marketing three units on Harvard Street in fall 2001.

In addition, based on CDD's experience, 1-2 existing affordable homeownership units are resold on an annual basis. These units will also be advertised as described above.

June 18, 2001

To The Honorable, The City Council:

Please find attached for your consideration, proposed language for re-certification of the Parking and Transportation Demand Management (PTDM) Ordinance, received from Assistant City Manager for Community Development Beth Rubenstein.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec
Attachment

To: Robert W. Healy, City Manager
From: Beth Rubenstein, Assistant City Manager for Community Development
Date: 06/12/01
Re: Parking and Transportation Demand Management Ordinance Recertification

Attached is proposed language for recertification of the Parking and Transportation Demand Management (PTDM) Ordinance. As you know, when the PTDM ordinance was adopted by the City Council in November 1998, it included a sunset clause that required that the Ordinance be recertified within three years of the date of passage. Without recertification, the Ordinance will expire automatically. As this expiration date is now approaching, we have begun the process of recertifying the Ordinance.

Our experience over the past two and a half years with PTDM has been very positive. Twenty-five plans have been approved to date. Project proponents have produced aggressive and innovative plans for reducing the traffic impacts associated with development. Because of the commitments made in PTDM plans, the impact of these 25 projects will be reduced by more than 3,600 peak hour auto trips daily and 16 million miles driven annually. Because implementation of PTDM has been so successful, we are proposing only minor changes to the original ordinance.

Please forward the proposed recertified PTDM Ordinance to the City Council for referral to the Ordinance Committee. We look forward to discussing the PTDM Ordinance with the Ordinance Committee.

Parking and Transportation Demand Management Planning; Parking Space Registration

Sections:

10.18.010	Purpose
10.18.020	Definitions
10.18.030	PTDM Planning Officer
10.18.040	Registration of All Parking Spaces
10.18.050	Parking and Transportation Demand Management Plans
10.18.060	Reduction in Minimum Parking and Maximum Distance Requirements
10.18.070	Requirements Applicable to Small Projects
10.18.080	Enforcement
10.18.090	Evaluation

Section 10.18.010 Purpose

(a) It is the purpose of this Chapter to regulate and control atmospheric pollution from motor vehicles by formalizing parking and transportation demand management planning, programs, and coordination which have been ongoing for a number of years. This Chapter will reduce vehicle trips and traffic congestion within the City, thereby promoting public health, safety, and welfare and protecting the environment. This Chapter requires parking and transportation demand management (PTDM) plans for commercial parking facilities and other types of non-residential parking facilities over a specified size as set forth in 10.18.050 and 10.18.070. This Chapter also establishes a process whereby City officials will be able to track the number, use and location of off-street parking spaces in the City.

(b) A Parking and Transportation Demand Management Planning Officer will be designated by the City Manager with the responsibility for reviewing, conditioning, approving and/or denying PTDM plans. Any project subject to the requirements of this Chapter shall not be qualified to receive a permit from the Planning Board, a commercial parking permit from the Commercial Parking Control Committee, a special permit or variance from the Board of Zoning Appeal, a building permit from the Commissioner of Inspectional Services, a certificate of occupancy from the Commissioner of Inspectional Services, or an operating license from the License Commission absent written approval of its PTDM plan from the PTDM Planning Officer or evidence of registration of its parking spaces with the Department of Traffic, Parking, and Transportation.

Section 10.18.020 Definitions

"Commercial Parking Space" means a parking space available for use by the general public at any time for a fee. The term shall not include (i) parking spaces which are

owned or operated by a commercial entity whose primary business is other than the operation of parking facilities, for the exclusive use of its lessees, employees, patrons, customers, clients, patients, guests or residents but which are not available for use by the general public; (ii) parking spaces restricted for the use of the residents of a specific residential building or group of buildings; (iii) spaces located on public streets; or (iv) spaces located at a park-and-ride facility operated in conjunction with the Massachusetts Bay Transportation Authority.

"Commercial Parking Facility" means a parking facility owned or operated by a commercial entity whose primary business is the operation of a parking facility and at which there are at least five (5) Commercial Parking Spaces.

"Commercial Parking Permit" means a (i) permit issued under chapter 10.16 of the Cambridge Municipal Code, authorizing the use of a designated number of parking spaces at a specified location as Commercial Parking Spaces; (ii) a permit or approval issued prior to the effective date of this Chapter pursuant to the Procedures, Criteria, and Memorandum of Agreement dated November 15, 1984; (iii) a Controlled Parking Facility Permit that expressly authorizes use of the parking facility for Commercial Parking Spaces; or (iv) a letter from the Director confirming the number of spaces at a specified location that were in existence and being used as Commercial Parking Spaces as of October 15, 1973.

"Controlled Parking Facility Permit" (CPFP) means a permit issued by the Director prior to the effective date of this Chapter, which authorized the construction or operation of a parking space or the construction, operation, or modification of a parking facility.

"Determination of Exclusion" means a determination made by the Director that a parking facility or a parking space did not require a controlled parking facility permit.

"Director" means Director of the Cambridge Department of Traffic, Parking, and Transportation.

"Effective Date" means November 16, 1998, the original date of final adoption of this Chapter of the Cambridge Municipal Code.

"Existing Parking Facility" shall mean a parking facility for which (i) a certificate of occupancy was issued by the Commissioner of Inspectional Services; (ii) an operating license was issued by the License Commission; or (iii) the Director issued a letter confirming the number of spaces at that location which spaces were in existence and being used as commercial parking spaces as of October 15, 1973 (a "Director's Letter").

"New Project" means a project to construct or operate parking spaces within a new facility or an existing parking facility which will cause such facility to have a net increase in the number of spaces for which a certificate of occupancy, operating license, variance, special permit, or Director's Letter has not been issued as of the effective date

of this Chapter and which is not a park-and-ride facility operated in conjunction with the Massachusetts Bay Transportation Authority.

"Parking Facility" means any lot, garage, building or structure or combination or portion thereof, on or in which motor vehicles are parked and in the case of university or college campuses, the stock of parking spaces maintained within the City by the university or college which supports university or college activities within the City.

"Person" means and includes a corporation, firm, partnership, association, executor, administrator, guardian, trustee, agent, organization, any state, regional or political subdivision, agency, department, authority or board, and any other group acting as a unit, as well as a natural person.

"Planning Officer" means the City official responsible for PTDM plan reviews.

"PTDM" means Parking and Transportation Demand Management.

"Small Project" means a project to construct or operate five (5) to nineteen (19) non-commercial, non-residential parking spaces within a new facility or an existing parking facility which will cause such Facility to have a net increase in the number of spaces for which a certificate of occupancy, operating license, variance, special permit, or Director's Letter has not been issued as of the effective date of this Chapter. To qualify as a Small Project, the total number of non-commercial, non-residential parking spaces at the parking facility must remain at or below nineteen (19).

Section 10.18.030 PTDM Planning Officer

Within thirty (30) days of the effective date of this Chapter, the City Manager shall designate a Parking and Transportation Demand Management Planning Officer who shall have responsibility for reviewing, conditioning, approving, and/or denying PTDM plans and who shall report to the City Manager. Said officer shall be a Cambridge resident within six months of employment in this position. Prior to rendering his/her determination(s), the Planning Officer shall consult with the PTDM plan applicant, the Director and the Assistant City Manager for Community Development.

Section 10.18.040 Registration of All Parking Spaces

(a) No person shall build, expand, or reconfigure a parking facility for non-residential parking spaces resulting in a net increase in the number of parking spaces or a change in the use of such spaces based on the categories of use listed below at paragraphs b(v) and (vi), without first submitting a parking registration form to, and obtaining acceptance from, the Director.

(b) The registration form shall be prepared by the Director and shall be available at the offices of the Department of Traffic, Parking and Transportation. The form will require the following information:

- (i) name and address of parking facility owner;
- (ii) name and address of parking facility operator;
- (iii) address of parking facility;
- (iv) total number of existing parking spaces;
- (v) number of existing parking spaces in each of the following categories:

- residential
- commercial
- non-commercial
- customer
- employee
- patient
- student
- client
- guest

(vi) number of parking spaces proposed to be added to the parking facility in each of the following categories:

- residential
- commercial
- non-commercial
- customer
- employee
- patient
- student
- client
- guest

(vii) identification of any existing parking permits for the parking facility; and

(viii) explanation of any enforcement actions against the parking facility.

(c) The Director shall accept or return a registration form to the registrant with a request for additional information within thirty (30) days after the form was filed.

(d) The License Commission shall not issue a license and the Commissioner of Inspectional Services shall not issue a building permit or certificate of occupancy for a parking facility subject to this section without evidence (i) that the registration form has been accepted by the Director; and (ii) if required, that the facility has a PTDM Plan approved by the Planning Officer.

Section 10.18.050 Parking and Transportation Demand Management Plans

(a) No person shall build, expand, or operate a parking facility subject to the Parking and Transportation Demand Management (PTDM) Plan requirements of this Chapter absent a PTDM Plan approved by the Planning Officer.

(b) The PTDM requirements of this Chapter shall apply to each of the following:

(i) any commercial parking facility for which a certificate of occupancy or operating license, variance or special permit was not obtained prior to the effective date of this chapter;

(ii) an existing commercial parking facility at which the number of parking spaces is increased after the effective date of this chapter;

(iii) any parking facility at which the use of existing or permitted parking spaces is changed to commercial use after the effective date of this chapter;

(iv) any new project to build, operate or create by change of use twenty or more non-residential parking spaces; and

(v) any new project to expand an existing parking facility resulting in a total number of non-residential parking spaces of twenty (20) or more.

(c) The PTDM Plan shall be designed to minimize the amount of parking demand associated with the project and reduce single-occupant vehicle trips in and around Cambridge. The PTDM Plan shall be based on the following facts, projections and commitments:

(i) Facts and Projections:

- nature of development and property use;
- proximity of project to public transit and other non-Single-Occupant Vehicle facilities;
- availability of and accessibility to offsite parking spaces which could serve the project;
- number of employees and their likely place of origin; and
- type and number of patrons/users of proposed parking supply and their likely place of origin.
- number of vehicle trips expected to be generated by the project and description of measures to reduce associated traffic impacts on Cambridge streets; and
- other factors published by the Planning Officer.

(ii) Commitments:

- commitment to work with the Cambridge Office of Work Force Development;
- commitment to implement vehicle trip reduction measures including some or all of the following: subsidized MBTA passes and other incentives; shuttle services; ride-sharing services; bicycle and pedestrian facilities; flexible working hours; preferential parking for Low Emission Vehicles/Zero Emission Vehicles/ bicycles/carpools/vanpools

(Note: this list is not meant to preclude implementation of other types of vehicle trip reduction measures). This commitment must be accompanied by a detailed description of the measures proposed to be implemented; and

- commitment to establish and make reasonable efforts to achieve a specified, numeric reduction (or percent reduction) in single-occupant vehicle trips in and around Cambridge. The percent reduction will be based on PTDM practices successfully implemented in reasonably comparable environments and as identified in professional and academic literature and based on analysis of existing trip reduction measures in Cambridge.

Each PTDM Plan shall identify the total number of existing and proposed parking spaces at the facility and specify how many existing and proposed spaces fall within each of the following categories (explain how many spaces are used for multiple purposes):

- residential
- commercial
- non-commercial
- customer
- employee
- patient
- student
- client
- guest

Where the parking facility includes or proposes a combination of commercial and non-commercial parking spaces, the Plan shall specify how the parking facility will prevent commercial use of the non-commercial parking spaces.

Each PTDM Plan shall contain the following certification signed by a authorized corporate officer:

"I hereby certify that a commercial parking permit has been obtained for each space being used for commercial parking. None of the other existing or proposed parking spaces at this parking facility have been or will be available as commercial parking spaces until a commercial parking permit therefor has been obtained."

(d) The Planning Officer shall review, condition, approve and/or deny the PTDM Plan based on the above-listed facts, projections, and commitments. The Planning Officer shall issue his/her decision in writing within 60 days of receipt of the proposed PTDM Plan. The required time limit for action by the Planning Officer may be extended by written agreement between the proponent and the Planning Officer. Failure by the Planning Officer to take final action within said sixty (60) days or extended time, if applicable, shall be deemed to be approval of the proposed PTDM plan. If the project proponent elects to make a request pursuant to 10.18.060, the decision of the Planning Officer shall be expanded to include a recommendation about whether offsite parking

should be allowed at distances greater than those allowed in the Zoning Ordinance and/or whether fewer parking spaces than the minimum required in the Zoning Ordinance should be allowed. Decisions of the Planning Officer may be appealed by the project proponent to a review committee composed of the City Manager, or his designee, and two other City staff members designated by the City Manager none of whom may have participated in the initial review of the Plan.

(e) The Planning Officer shall also make available sample PTDM plans which a project proponent may adapt for their project, subject to approval by the Planning Officer.

(f) No permit, commercial parking permit, special permit, variance, building permit, certificate of occupancy, or operating license shall be issued for any project subject to 10.18.050 by the Planning Board, Commercial Parking Control Committee, Board of Zoning Appeal, Commissioner of Inspectional Services, or License Commission absent a written decision indicating approval from the Planning Officer of the project proponent's PTDM Plan. Any such permit or license shall be consistent with, and may incorporate as a condition, the decision of the Planning Officer and shall include written notice of the requirements of 10.18.050 (g) and (h), below. Nothing in this ordinance shall be construed to limit the power of the Planning Board or Board of Zoning Appeal to grant variances from or special permits under the provisions of the Zoning Ordinance. No project proponent shall be required by the Planning Officer to seek such relief under the Cambridge Zoning Ordinance.

(g) Approvals issued by the Planning Officer shall be automatically transferrable by and among private parties, provided that the proposed new owner (the "Transferee") shall continue to operate under the existing PTDM Plan and shall submit to the Planning Officer within thirty (30) days of the title transfer a certification that the existing PTDM plan will remain in effect. The certification shall be submitted on a form issued by the Planning Officer and shall certify that such Transferee commits to implement the existing PTDM plan, as approved; and acknowledges that failure to implement the plan is subject to the enforcement provisions of this Chapter. Where such certification is submitted, the approved plan shall remain in effect as to the Transferee. The Transferee may elect instead to and consult with the Planning Officer within thirty (30) days of title transfer regarding appropriate revisions to the existing plan. Based on such consultation, the Planning Officer may require information from the Transferee concerning proposed changes in use of the parking facility and associated buildings and the relevant facts and projections regarding the proposed changes. Within thirty (30) days of receipt of such information, the Planning Officer may issue a written approval of the revised plan and obligations to the Transferee, or the Planning Officer may require submittal of a new PTDM Plan from the Transferee for review, condition, approval and/or denial. Until such time as a new or revised plan has been approved, the existing PTDM plan shall remain in effect.

(h) Each PTDM Plan approval issued by the Planning Officer shall contain, at a minimum, the following conditions

(i) The parking facility owner and operator each commit to implement all elements of the PTDM Plan, as approved, including annual reporting requirements, and to maintain records describing implementation of the Plan;

(ii) The City shall have the right to inspect the parking facility and audit PTDM implementation records; and

(iii) The parking facility owner and operator each commit to notify and consult with the Planning Officer thirty (30) days prior to any change in ownership, use or operation of the facility.

Section 10.18.060 Reduction in Minimum Parking and Maximum Distance Requirements

(a) A project proponent may elect to request that the Planning Officer include as an element of its PTDM Plan a plan for fewer parking spaces than the minimum set forth in the Zoning Ordinance. Upon the written request of the project proponent, based on an evaluation of the facts, projections, and commitments listed at 10.18.050 (c), the Planning Officer may make a written recommendation about the maximum number of parking spaces for the project. This recommendation shall remain subject to review and approval by the Planning Board or Board of Zoning Appeal as appropriate.

(b) A project proponent may elect to request that the Planning Officer include as an element of its PTDM Plan a plan for utilizing off-site parking spaces that are farther from the project site than the maximum distance requirements set forth in the Zoning Ordinance. Upon the written request of the project proponent, based on an evaluation of the facts, projections, and commitments listed at 10.18.050 (c), the Planning Officer may make a written recommendation about how many parking spaces serving the project may be appropriately located at an off-site location and at what distance from the project site. This recommendation shall remain subject to review and approval by the Planning Board or Board of Zoning Appeal as appropriate.

Section 10.18.070 Requirements Applicable to Small Projects

The owner or operator of each Small Project shall implement at least three (3) PTDM measures and maintain records of such implementation. A list of acceptable types of measures may be obtained from the Traffic, Parking and Transportation Department, the Inspectional Services Department, the Community Development Department, or the License Commission. The Planning Officer shall create and periodically update this list, which shall include: T-pass subsidies; bicycle parking; changing facilities; carpools/vanpools; financial incentives not to drive alone; or other similar measures.

Section 10.18.080 Enforcement

(a) The Director shall enforce the provisions of this Chapter. If the Director has reason to believe that any provision of this Chapter is being violated, the Director shall investigate the possible violation. If after investigation the Director determines that any provision of this Chapter is being violated, s/he shall provide a first written notice of violation to the person charged with the violation, or the duly authorized representative thereof, of the determination of violation and shall order that the violation cease within thirty (30) days of the issuance of the first written notice. If the violation is not cured within the thirty (30) days after issuance of the determination of violation, the Director may proceed to assess the fines established in this chapter as well as any other remedies available to the city. In addition to all other remedies, if the violation has not ceased within thirty (30) days after the first written notice, then the Director may order shutdown of the parking facility. Second or subsequent written notices to a facility for the same violation shall be immediately effective and shall not provide the thirty (30) day opportunity to cure contained in the first written notice. A determination and order of the Director may be appealed to the City Manager by the person charged with the violation within thirty (30) days of issuance of the Director's determination and order.

(b) In addition to other remedies available to the City, any person who builds or modifies a parking facility without complying with the provisions of this Chapter shall be subject to a fine of up to \$10.00 per day per parking space for every day that such parking space was operated without a registration accepted by the Director or without a PTDM Plan approval issued by the Planning Officer or in non-compliance with an approved PTDM Plan. On a determination, after investigation, by the Director that this Chapter is being violated, and the exhaustion of any appeal to the City Manager in accordance with (a) above, the Director shall take steps to enforce this chapter by causing complaint to be made before the district court and/or by applying for an injunction in the superior court.

(c) In addition to other remedies available to the City, a determination that a facility is operating in violation of the provisions of this Chapter shall be ground for revocation by the Director of the facility's parking permit or other form of approval.

(d) The Planning Officer shall have independent authority to inspect a parking facility and audit its records to determine whether it is in compliance with its PTDM Plan. The Planning Officer shall issue a finding of non-compliance in writing and provide copies to the parking facility owner and operator and to the Director.

Section 10.18.090 Evaluation

The PTDM Planning Officer shall prepare a report annually on the status and effectiveness of the implementation of this Ordinance.

June 18, 2001

To The Honorable, The City Council:

Please find attached for your consideration a recommendation from the Planning Board on the City Council Petition to revise Special District 8 and create a new Special District 8A.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec
Attachment

June 13, 2001

To the Honorable, the City Council:

SUBJECT: City Council Petition to revise Special District 8 and create a new Special District 8A

Recommendation

The Planning Board recommends adoption of the Petition, which slightly revises Special District 8 in Cambridgeport and creates a new Special District 8A to substitute for the Special District 8 in the area abutting Fort Washington and along Sidney and Chestnut Streets and Putnam Avenue. The Board recommends two modest revisions to the Petition as filed: The first would adjust the boundary of the Special District 8A by making it coterminous with the property line of the former Cambridge Tire Company. The net effect is to move the SD-8/SD-8A district line south about seventy feet in the vicinity of Erie and Anglim Streets. The second, more significant change would provide for interim commercial use of existing non-residential buildings in the new SD-8A district to ease the transition from an industrial district to a residential district for the owners of those buildings. The text necessary to accomplish these changes is attached.

Findings

1. The Board finds this Petition to be a reasonable alternative to the proposal made by the Planning Board in the Citywide Rezoning Petition, where Special District 8 in its entirety was constituted as a residential district. The new Special District 8A, which will replace portions of the current Special District 8, is a residential district more carefully targeted to those areas of the current SD-8 that can be excepted to redevelop to housing in the future or that now abut directly the Cambridgeport residential neighborhood. The existing SD-8 remains in those areas where industrial and office uses predominate.
2. The Petition makes only a slight change to the provisions of SD-8, affecting the FAR for permitted residential uses. The FAR change brings the FAR provisions in SD-8 in line with the inclusionary bonus provisions that apply to all other districts in the city. The FAR provisions of SD-8 are thus proposed as follows:

Existing SD-8 District

FAR for Non-residential Uses: (Industrial, office, residential)	1.25
FAR for Residential Uses:	1.75 (but the inclusionary FAR bonus does not apply)
FAR for Dormitory Uses:	1.75

Proposed SD-8 District

FAR for Non-residential Uses: (Industrial, office, residential)	1.25
FAR for Residential Uses:	1.50 (the inclusionary FAR bonus does apply; therefore the effective FAR is 1.95)
FAR for Dormitory Uses:	1.75

3. Special District 8A is a new district, sharing certain provisions of the existing SD-8 district (height provisions, a mechanism to transfer FAR for the purpose of creating new parks). The SD-8A district is, however, a medium density residential district allowing only housing and institutional uses. The Residence C-1A district serves as the underlying zoning designation for SD-8A; except as otherwise provided in the SD-8A regulations, the Residence C-1A regulations for setbacks, uses and special permit processes continue to apply. This new district is applied to those areas that are best suited to residential use in the future by virtue of their proximity to the existing residential neighborhood. The FAR provisions for the new SD-8A are as follows:

Existing SD-8 District

FAR for Non-residential Uses: (Industrial, office, residential)	1.25
FAR for Residential Uses:	1.75 (but the inclusionary FAR bonus does not apply)
FAR for Dormitory Uses:	1.75

Proposed SD-8A District

FAR for Non-residential Uses: (Institutional uses principally)	0.75
FAR for Residential Uses:	1.50 (the inclusionary FAR bonus does apply; therefore the effective FAR is 1.95))

FAR for Dormitory Uses: 1.50

4. While the height permitted in the SD-8A district is generally sixty feet, a more restrictive forty-five foot limit applies adjacent to Fort Washington and abutting Residence C-1 and C-2A districts.
5. While the area to which the new SD-8A is applied is appropriate for housing over the long term, there are existing non-residential buildings within the boundaries of the proposed district. Some of those buildings contain active industrial or office uses. Others, while vacant, are probably not physically suitable for conversion to the desired residential use. To ease the hardship for owners and tenants of these buildings, the Planning Board is suggesting a special permit process by which commercial uses, not otherwise permitted in SD-8A, would be allowed in pre-existing non-residential structures for a transition period not to exceed fifteen years. At the end of that fifteen years, any commercial use in such a building would become non-conforming and any change to another commercial use (after fifteen years) would require the issuance of a variance from the BZA.

Respectfully submitted for the Planning Board

Larissa Brown, Chair

Attachments

A. Boundary Adjustment at Cambridge Tire Company

Amend the petition such that the metes and bounds of the Special District 8A read as follows:

- 1.0 An area, bounded by a line, said line beginning at the intersection of the centerline of Sidney Street and the extension of the northeasterly sideline of lot # 96 on Assessor's Plat #66. All subsequent locations are also on Assessor's Plat #66 **unless otherwise noted**.
- 1.1 Thence proceeding in a southeasterly direction along the northeasterly sideline of Lot #96, and its extension, to its intersection with the southeasterly sideline of Lot #96;
- 1.2 Thence turning and proceeding in a southwesterly direction along the southeasterly lot lines of lots #96 and 53 and their extension to the its intersection with the centerline of Allston Street;
- 1.3 Thence turning and proceeding in a southeasterly direction along the centerline of Allston Street to its intersection with the centerline of Grove Avenue;
- 1.4 Thence turning and proceeding in a southwesterly direction along the centerline of Grove Avenue to its intersection with the extension of the northeasterly sideline of Lot #30;
- 1.5 Thence turning and proceeding in a southeasterly direction along the northeasterly sideline of Lot #30, and its extension, to its intersection with the southeasterly sideline of Lot #30;
- 1.6 Thence turning and proceeding in a southwesterly direction along the southeasterly sidelines of Lots #30 and 42 to its intersection with the northeasterly sideline of Lot #94;
- 1.7 Thence turning and proceeding in a southeasterly direction along the northeasterly sideline of Lot #94, and its extension, to the centerline of Waverly Street;
- 1.8 Thence turning and proceeding in a northeasterly direction along the centerline of Waverly Street to its intersection with the centerline of Erie Street;
- 1.9 Thence turning and proceeding in a southeasterly direction along the centerline of Erie Street **to its intersection with the northwesterly extension of the centerline of Anglim Street**;
- 1.9A Thence turning and proceeding in a southeasterly direction along the centerline of Anglim Street to its intersection with the northwesterly extension of the of the southwesterly sideline of Lot #12 on Assessors Map #54;

- 1.9B Thence turning and proceeding along the southwesterly sideline of Lot #12 and its extensions to its intersection with the existing Special District 8/Special District 6 zoning district line (which is the centerline of the railroad right of way);
- 1.10 Thence turning and proceeding in a southwesterly direction along the existing SD 8/SD 6/SD 11 zoning district line to its intersection with the centerline of Chestnut Street and its extension;
- 1.11 Thence turning and proceeding in a northwesterly direction along the centerline of Chestnut Street, and its extension, to its intersection with the existing SD8/Residence C-1 zoning district line;
- 1.12 Thence turning and proceeding in a northeasterly direction along the existing SD 8/Residence C-1 zoning district line to its intersection with the centerline of Putnam Avenue;
- 1.13 Thence turning and proceeding in a northwesterly direction along the centerline of Putnam Avenue to its intersection with the centerline of Sidney Street;
- 1.14 Thence turning and proceeding in a northeasterly direction along the centerline of Sidney Street to its intersection with the extension of the northeasterly sideline of Lot #96, the point of origin.

No change is made to Open Space Zoning District that is located within this described area.

A. Interim Use Provision

Amend the Petition by inserting a new Section 17.82.23 to read as follows:

- 17.82.23. *Interim Non-Residential Uses.* Any use not allowed in Sections 17.82.2 and 17.82.21 above, but allowed in the Industry A-1 district, may be allowed in the Special District 8A district by Special Permit from the Planning Board subject to the following conditions and limitations:
- (a) The use is located in a non-residential building in existence as of June 1, 2001.
 - (b) The use is authorized for a period not to exceed, in total, fifteen years from the date on which a Certificate of Occupancy for the authorized non-residential use is first issued by the Superintendent of Buildings. No amendment to a special permit issued under this Section 17.82.23 and no subsequent new special permit shall be permitted to extend the occupancy of a building for non residential uses allowed under the provisions of this Section 17.82.23 beyond fifteen years in total.
 - (c) The Planning Board may require as a condition of the special permit that the permittee submit a plan for the reuse of the building and site for a permitted use

not subject to the provisions of this Section 17.82.23; the form, manner and timing of submittal of such a plan shall be set out by the Planning Board in its Decision. The plan shall be reviewed by the Planning Board at a public meeting for which parties in interest are notified as would be required by Chapter 40A for a public hearing. The plan shall not be binding on the permittee but may be used by any permit granting authority in reviewing any redevelopment on the site when a discretionary permit is sought after expiration of any authorization of non-residential use granted under this Section 17.82.23.

(d) In granting a special permit the Planning Board shall determine that the proposed use will not unreasonably negatively impact the use of adjacent property for permitted residential uses.

June 18, 2001

To the Honorable, the City Council:

I am hereby requesting an appropriation of \$65,000 in the Public Investment Fund of the General Services (Telephone) Extraordinary Expenditures Account. This appropriation would be offset by the reimbursed funds from Verizon's E-RATE program. Congress passed legislation allowing the FCC to increase the federal tax on both local telephone and long distance calling to fund the E-RATE program, also known as the Universal Service Fund. This plan allows schools and libraries to receive rebates for services related to providing internet access to students and the public. This appropriation will enable installation of new electronics for incoming and outgoing telephone lines and replacement of existing key sets for the following departments: Police, Election, City Clerk, Public Works, and for miscellaneous equipment for other departments.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec

June 18, 2001

To the Honorable, the City Council:

I am hereby requesting the transfer of \$152,340.61 from the Human Services Other Ordinary Maintenance account to the Human Services Salaries and Wages account to properly reflect the categories of program expenditures for the Community Schools Programs.

Very Truly Yours,

Robert W. Healy
City Manager

June 18, 2001

To The Honorable, The City Council:

Please find attached a response to Awaiting Report Item No. 01-185, regarding a report on tracking the hunger population, received from Assistant City Manager for Human Services Jill Herold.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec
Attachment

Date: June 12, 2001

To: Robert W. Healy, City Manager

From: Jill Herold, Assistant City Manager for Human Services

Subject: Council Order #0-16, dated 4/23/01 RE: Information on the tracking of the hunger population

Overview

Within the food and nutrition services community, there is no comprehensive mechanism for tracking users of the system or for measuring hunger. Most indicators come from utilization of various food programs, and in many cases, households may be accessing multiple programs for which they qualify. Furthermore, there is no specific breakdown of “youth” versus “adult” in the hunger and food security information, except where the source is clearly youth focused (i.e. public schools).

The decentralized nature of food and nutrition services, along with the stigma some people feel requesting help obtaining food, impacts the detail of available information.

Qualifying for the Food Stamp program, currently the target of an advocacy-driven statewide Food Stamp Improvement Initiative, has long been considered very difficult. Food Stamp recipients may experience additional embarrassment when they use the coupons in grocery stores. The Women, Infants and Children (WIC) Program has been more successful in making participation easy, pleasant and acceptable in the concept of health improvement. Utilization of food programs in the schools decreases as students grow older, and can also be stigmatizing despite the best of intentions. While people may feel embarrassed to use food pantries, many choose this method of food assistance because they feel relatively well treated at the pantries, and eligibility screening may not be as stringent as it is in some other programs.

Through its annual public hearing process, the Human Services Commission identified hunger as an important issue for the Commission to address with the department this year. Two initiatives are being explored. 1) Staff are working with City and non city programs that have outreach workers to explore the possibility that existing outreach workers can be trained to enroll individuals and families in the food stamp program. This is important since, as described below, food stamps are a significant way to meet food needs and the program is seriously underutilized.

2) Staff are working with the food pantry network to expand home delivery of meals, since this has also been identified as an important need.

As more information is available on these two initiatives, we will provide an update.

Outlined below are specific data sources relevant to Cambridge. Some track utilization of food programs, others describe the diverse range of people who access supplementary or emergency food services.

Cambridge pantries and meals

- The Food Pantry Network managed by CEOC includes 9 pantries, and served an estimated 13,775 persons in FY00. This number is about four times the number from 1998. Note that CEOC cannot obtain individual, unduplicated counts of participants.
- Food for Free delivers fresh produce to 34 meal and pantry sites in Cambridge.
- There are 21 community meals open to the general public each week in Cambridge. While some participants are homeless, many others are individuals residing in the community, as well as some families.
- The Senior Center pantry is available for weekly use, and serves 242 seniors in a given month. This pantry notes an increase in immigrants using the pantry, as well as people residing in shelters. A large number of pantry users are aging in place, and becoming less physically able to come to the pantry and transport groceries home. It was noted that after each pantry session, 10-15 seniors who refuse to sign up for pantry food, wait to take leftovers home with them.
- The Pentecostal Tabernacle pantry works slightly differently. People needing food leave messages, and church volunteers contact them to set up an appointment at the pantry or to arrange for home deliver to the aged or disabled. This pantry serves 22-25 households a month, mostly repeat clients.
- The Human Services Commission recently met with Food for Free and several pantries to hear about their recent experiences in assisting Cambridge households and to discuss ways to serve more who are in need. Each pantry tends to serve a distinct clientele, and to experience problems related to that group. Margaret Fuller House, while serving a variety of residents, has a core clientele of about 80 low-wage earning families with children. Staff observe that most of these families do not use Food Stamps, and are only able to stretch their budgets to cover the month by visiting four different pantries a month. (Many pantries only offer one visit per month per household.) At Margaret Fuller House pantry, participants receive a well-balanced package adequate for 3-5 days worth of meals, valued at \$60-\$80. Unemployed people using the pantry tend to stop using the

pantry once they have obtained employment. Middle aged unskilled persons with disabilities make up another group at the Margaret Fuller pantry.

- The Somerville/Cambridge Elder Services Nutrition Program served 3,100 participants in FY'00, approximately half of which are Cambridge residents. About 37% of the total of meals served were at congregate sites, with the remainder served by home delivery.

Youth data

- The Teen Health Survey (2000) asked high school participants whether "In the last 12 months, were you ever hungry because there was not enough money to buy food for your home?" Of 1405 respondents, 116 (8%) said yes. When the same question was posed on the Middle Grades Health Survey (1999) asked whether, "In the last 12 months, were you ever hungry because there was not enough money to buy food for your home?" Of 1509 respondents, 77 (5%) said yes, but it is uncertain whether the high school and middle school differences are significant, or whether younger students have less awareness and understanding of family problems and issues. In general, the numbers of students reporting hunger have increased over the years as the surveys have been administered.
- Participation in the free and reduced price lunch program in the public schools is 47%. Eleven schools offer free breakfast because ~40% of students utilizing the lunch program receive free or reduced priced meals.
- The summer meal program operated out of DHSP served 85,915 meals to children last summer. The average daily attendance was 996 children.
- The 2001 Cambridge Public Health Assessment refers to "...about 40% of the public school students, aged 10-14, are overweight or obese. Every year about half the students fail the physical activity assessments conducted in the schools" (page 96). Childhood obesity is receiving attention from food program advocates because of its relationship to nutrition and a family's access to nutritious food.

Family

- Currently, 719 Cambridge households participate in the Food Stamp program. This number is approximately half the number of participants in 1998, and well below the estimated number of households eligible for food stamps. Some providers theorize that many former recipients of Transitional Assistance to Families with Dependent Children do not understand that, even if they are employed, they may still qualify for Food Stamps and other benefits if their wages are relatively low.
- A total of 1671 individuals (mothers and children) are served by the two WIC offices located in Cambridge, a number that has remained remarkably constant since 1996. These WIC offices serve people who do not live in Cambridge, and Cambridge residents may use WIC offices outside of Cambridge if they are more convenient for any reason. (we are attempting to get Camb. Resident numbers.)

June 18, 2001

To The Honorable, The City Council:

I am hereby requesting the transfer of \$102,500 from the General Fund School Department Other Ordinary Maintenance Account to the Public Investment Fund School Extraordinary Expenditures Account for St. Mary's building renovations (Morse and Fitzgerald Schools temporary location).

I have attached detailed information from the School Department concerning this request.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec
Attachment

June 18, 2001

To the Honorable, the City Council:

I am hereby requesting the appropriation of \$20,000 from Free Cash to the Public Investment Fund Historical Commission Extraordinary Expenditures account to provide funds to retain an information management consultant to evaluate current City practices in the areas of both records management and archives, evaluate recommendations for appropriate storage facilities and for the archives and local history elements of the new library, and develop recommendations for a coordinated program that will remedy weaknesses in both areas. This proposal emerged from discussions of the Cambridge Archives Committee, an ad hoc group consisting of archivists with Cambridge collections in their custody and representatives of several City departments.

Very truly yours,

Robert W. Healy
City Manager

June 18, 2001

To The Honorable, The City Council:

Please find attached for your consideration a draft City Council Order with attached Ballot Question and Question Summary, and a draft ordinance prepared by the Law Department at my request in response to the City Council Housing Committee, relating to the possible approval of the Community Preservation Act, M.G.L. c. 44B.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec
Attachments

June 18, 2001

To The Honorable, The City Council:

Please find attached for your consideration a Planning Board recommendation on the City Council Petition to amend the Zoning Ordinance affecting districts in Eastern Cambridge.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec
Attachment

June 13, 2001

To the Honorable, the City Council:

Subject: City Council Petition to amend the Zoning Ordinance affecting districts in Eastern Cambridge.

Recommendation

The Planning Board does not recommend adoption of this Petition. Rather, the Planning Board has forwarded the Eastern Cambridge Rezoning Petition to the Council for its consideration. As the product of a year and a half of extensive study, it is the Board's view that this newly filed petition is a more comprehensive and detailed revision to zoning in Eastern Cambridge.

Respectfully submitted for the Planning Board,

Larissa Brown, Chair

June 18, 2001

To The Honorable, The City Council:

Please find attached for your consideration the Eastern Cambridge Rezoning Petition submitted by the Planning Board.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec
Attachment

June 13, 2001

To the Honorable, the City Council,

Subject: Eastern Cambridge Rezoning Petition

The Planning Board is pleased to submit for consideration the Eastern Cambridge Rezoning Petition, the product of a year-long study of planning issues in the eastern part of the city. The petition's recommendations embrace the concepts proposed in the Citywide Rezoning Petition – encouraging more housing in mixed-use environments and reducing commercial density and traffic growth – while tailoring the zoning recommendations to the specific character and needs of the East Cambridge, Wellington-Harrington and Area 4 neighborhoods affected by this petition.

The Eastern Cambridge Planning Study (ECaPS), upon which these recommendations are based, was a comprehensive planning analysis of the area defined in the Larkin Petition. The study was conducted by a professional consultant team working with a 19-member committee of neighborhood residents; representatives of Eastern Cambridge businesses, property owners, and institutions; and City staff. The recommendations contained in the petition address housing creation, commercial density, traffic and parking, retail development, height limits, open space, and the pedestrian environment.

Specific areas were identified for detailed study, including North Point, the Volpe Center area, the transition areas along Binney Street, and other smaller areas throughout the neighborhoods. Therefore, the Eastern Cambridge Rezoning Petition includes zoning recommendations that address specific locations, as well as Design Guidelines that are intended to apply throughout the study area. The petition includes the following components, which are described in the attached summary sheets and zoning text:

- I. North Point Base Zone and PUD (NP and PUD-6);
- II. PUD at Kendall Square (the Volpe Center area);
- III. Eastern Cambridge Housing Overlay District (Binney Street transition area);
- IV. PUD 4, 4A, and 4B Districts (vicinity of First and Second Streets);
- V. Eastern Cambridge Development Rights Transfer Districts;
- VI. Additional Zoning Changes; and
- VII. Eastern Cambridge Design Guidelines.

In forwarding this petition to you, the Planning Board has carefully considered the vision, goals, and recommendations of the Eastern Cambridge Planning Study and the extensive professional analysis and public input that went into developing the zoning recommendations.

The goals of the zoning recommendations are to:

- encourage housing as a predominant use in new development;
- create mixed-use districts close to transit;
- reduce auto trips from new development;
- effect a significant increase in public open space;
- create better transitions in scale and character from neighborhoods to commercial areas; and
- create an urban environment that encourages walking and cycling and provides better connections among neighborhoods, commercial areas, transit facilities, and open space, including the Charles River.

The Planning Board has heard preliminary public comment on these recommendations and is anticipating more comment during the public hearing process. Among the comments received by the Board was the request for flexibility to allow increased commercial density in North Point in exchange for public amenities such as relocation of the Lechmere T station and moderate-income and affordable housing. Given the magnitude of the North Point site and the opportunity to guide the creation of a new neighborhood there, the Board anticipates further analysis of the implications of such additional commercial density as the petition moves through the public review process. In addition, the Planning Board has heard from property owners and residents in the area, and looks forward to continuing to review the proposals with those comments in mind.

The Planning Board believes that this petition meets the objectives of the Citywide rezoning, while responding to the specific constraints and opportunities presented by the Eastern Cambridge context.

Respectfully submitted for the Planning Board,

Larissa Brown, Chair

JUNE 18, 2001

PAGE 5

MASSACHUSETTS

**City Council Calendar No. 16
Monday, June 18, 2001**

At 5:30 P.M.

CHARTER RIGHT

1. Charter Right exercised by Councillor Toomey on Awaiting Report Item Number 01-191 of June 4, 2001 regarding report on the possibility of joining the Charles River TMA.
2. Charter Right exercised by Councillor Toomey on Awaiting Report Item Number 01-192 of June 4, 2001 regarding a report on the impact that the proposed new runway at Logan Airport would have on noise and overflights in Cambridge.
3. Charter Right exercised by Councillor Toomey on Awaiting Report Item Number 01-188 of June 4, 2001 regarding a report on the progress toward providing internet access to the City's youth centers.
4. Charter Right exercised by Councillor Toomey on Awaiting Report Item Number 01-194 of June 4, 2001 regarding a report on the availability of the senior discount card.
5. Charter Right exercised by Councillor Toomey on Awaiting Report Item Number 01-170 of June 4, 2001 regarding a report on the practice of reserving metered parking spaces for private institutions, businesses and others.

6. Charter Right exercised by Councillor Toomey on Awaiting Report Item Number 01-193 of June 4, 2001 regarding a report on what compromises have been made with the Bellis Circle Neighborhood Association.
7. Charter Right exercised by Councillor Toomey on a recommendation from the License Commission concerning the jitney application for Gondola di Venezia LLC.
8. Charter Right exercised by Councillor Toomey on an order introduced by Councillor Decker regarding increasing the Affordable Housing Trust by at least one million dollars.

ON THE TABLE

9. Consent Agenda #17, relative to a Preservation Easement for 2 Holyoke Place (Fly Club).
10. Order submitted by Councillor Davis to draft new rezoning proposal for Riverside Neighborhood adjacent to Western Avenue.
11. Landmark Designation Study Report for Shady Hill Square, 1-11 Shady Hill Square and 36 Holden Street.
12. An order introduced by Councillor Reeves regarding an allocation for a planning study for Riverside.
13. Committee Report #2 of February 5, 2001 from the Government Operations, Rules and Claims Committee for the purpose of evaluating the process used by the City Council to evaluate the City Manager.

14. Consent Communication #7 of March 19, 2001, and Calendar Item #3 of April 2, 2001 regarding notification of a new address for 127 Sixth Street from Owen O’Riordan, City Engineer.
15. Committee Report #1 of April 23, 2001 regarding a meeting held on March 27, 2001 for the purpose of discussing whether a zoning prohibition of lodging houses in Residence C and C-1 zoning districts is consistent with the City’s goal of promoting affordable housing.
16. Landmark Designation Study Report for designating as a protected landmark the Tulip Tree at 1436 and 1446 Cambridge Street.

UNFINISHED BUSINESS

17. Proposed amendments to the Zoning Ordinance to amend the zoning of East Cambridge proposed as part of the Citywide Rezoning package and refiled as a separate petition. The question comes on passing to be ordained on or after May 28, 2001. **The deadline for this petition is July 25, 2001.**
18. Proposed amendments to the Zoning Ordinance to amend the zoning in Special District 8 in Cambridgeport submitted by the Planning Board. The question comes on passing to be ordained on or after May 28, 2001. **The deadline for this petition is August 27, 2001.**

**APPLICATIONS AND PETITIONS -
CITY COUNCIL MEETING OF MONDAY, JUNE 18, 2001**

- | | |
|---|----|
| 1. An application was received from Morgan Memorial (Goodwill), requesting permission to display merchandise in front of the premises numbered 520 Massachusetts Avenue. | 1. |
| 2. An application was received from Gwendolyn Noyes, Oaktree Development, requesting a curb cut and discontinuing two existing curb cuts at the premises numbered 369 Franklin Street; said petition has received approval from Inspectional Services, Historical, Public Works, Traffic, Parking and Transportation and abutters approval. No response has been received from neighborhood associations. | 2. |
| 3. An application was received from George F. Olesen, owner of 69, 71 and 73 Inman Street requesting that a new unaccepted private way be named "Farrell Way" and a change of address for 69, 71 and 73 Inman Street to 1, 2 and 3 Farrell Way. Approval received from City Engineer, Emergency Communications and Fire Department. | 3. |
| 4. A petition was received from Elizabeth W. Birk et al., to amend sections of the City of Cambridge Zoning Ordinance and zoning map for Eastern Cambridge. | 4. |
| 5. An application was received from Kenneth L. Marquis, requesting permission to display merchandise in front of the premises numbered One Brattle Square. | 5. |

**CONSENT COMMUNICATIONS -
CITY COUNCIL MEETING OF MONDAY, JUNE 18, 2001**

- | | |
|---|----|
| 1. A communication was received from the Regan family, transmitting appreciation for the resolution adopted by the City Council on behalf of Chief James F. Reagan. | 1. |
| 2. A communication was received from Miquette DeSousa and Mary Helena Marieta DeCosta, transmitting thanks for the resolution adopted by the City Council on behalf of the sister and aunt Nathercia D. Manita. | 2. |
| 3. A communication was received from Owen O’Riordan, Assistant Commissioner/City Engineer, transmitting notification of a change of address from 66 Magazine Street to 39 Lawrence Street. | 3. |
| 4. A communication was received from Owen O’Riordan, Assistant Commissioner/City Engineer, transmitting notification of adding unit numbers to various addresses. | 4. |
| 5. A communication was received from Owen O’Riordan, Assistant Commissioner/City Engineer, transmitting notification of a new address of 25 Orrin Street. | 5. |
| 6. A communication was received from Representative Paul C. Demakis, transmitting thanks for the City Council resolution on outlining its priorities in the state budget for the 2002 fiscal year. | 6. |
| 7. A communication was received from Representative Paul C. Demakis, regarding the City Council resolution seeking additional funding for home-heating assistance for low-income families. | 7. |

**CONSENT COMMUNICATIONS -
CITY COUNCIL MEETING OF MONDAY, JUNE 18, 2001**

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|---|-----|
| 8. A communication was received from Mary L. Cottrell, Secretary, Department of Telecommunications and Energy, transmitting notice of a public hearing to receive comment on revising the billing procedures for calculating a residential rental property owner's responsibility in non-minimal use Sanitary Code violations on June 26, 2001 at 10:00 a.m. at the Department of Telecommunications and Energy, One South Station, Second Floor, | 8. |
| 9. A communication was received from David Golber, regarding the Cambridge Multicultural Arts Center. | 9. |
| 10. A communication was received from David Golber, regarding policies of the Cambridge Multicultural Arts Center. | 10. |
| 11. A communication was received from Governor Jane Swift, transmitting thanks for the resolution on the birth of her twin daughters. | 11. |

**CONSENT COMMUNICATIONS -
CITY COUNCIL MEETING OF MONDAY, JUNE 18, 2001**

- | | |
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**CONSENT COMMUNICATIONS -
CITY COUNCIL MEETING OF MONDAY, JUNE 18, 2001**

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**RESOLUTION LIST FOR CITY COUNCIL MEETING
OF MONDAY, JUNE 18, 2001**

- | | |
|---|-----|
| 1. Thanks to Harvard University and congratulations to the grant recipients of the second round of the Harvard Housing Innovation Program Grant.
Mayor Galluccio | 1. |
| 2. Resolution on the death of Attorney Paul D. Doran.
Mayor Galluccio, Councillor Sullivan, Vice Mayor Maher, Councillor Toomey and entire membership | 2. |
| 3. Resolution on the death of William M. Murphy.
Mayor Galluccio, Councillor Sullivan and entire membership | 3. |
| 4. Resolution on the William Hahn Memorial Trust Fund Benefit to be held on Saturday, June 23, 2001
Councillor Toomey | 4. |
| 5. Best wishes to the Portuguese American Civic League on the occasion of the Feast of the Holy Ghost which will take place on the weekend of July 8, 2001.
Councillor Toomey | 5. |
| 6. Happy 72 nd Birthday wishes to Adelcine Chamblin.
Councillor Decker | 6. |
| 7. Congratulations to Lisa Peterson on being appointed the Commissioner of the Public Works Department.
Vice Mayor Maher , Councillors Sullivan and Born | 7. |
| 8. Resolution on the death of Frances H. Marcin.
Councillor Sullivan and entire membership | 8. |
| 9. Resolution on the death of Ann P. Bolger.
Councillor Sullivan, Mayor Galluccio and entire membership | 9. |
| 10. Resolution on the death of Sandra Ann Lavallee.
Councillor Toomey and entire membership | 10. |
| 11. Retirement of Leonard Sargent from the Neville Manor.
Mayor Galluccio and entire membership | 11. |

**RESOLUTION LIST FOR CITY COUNCIL MEETING
OF MONDAY, JUNE 18, 2001**

- | | |
|---|-----|
| 12. Retirement of Julia Keane from the Public Health Commission.
Mayor Galluccio and entire membership | 12. |
| 13. Retirement of Maureen Picariello from the Public Health Commission.
Mayor Galluccio and entire membership | 13. |
| 14. Congratulations to Forest City Enterprises and MIT on their receipt of the GoGreen Business Awards for small and large businesses.
Mayor Galluccio | 14. |
| 15. Thanks to Mr. George Weiss, Lesley University and all who have made the Say Yes to Education Program a success.
Mayor Galluccio and Councillor Toomey | 15. |
| 16. Congratulations to Robert W. Healy, City Manager on the creation of the scholarship fund in his name by an anonymous benefactor.
Councillor Sullivan | 16. |
| 17. Thanks to Dr. Elisabeth Broderick, primary physician at the Elder Service Plan of the Cambridge Health Alliance, for her service to the City of Cambridge and support for the Annual Caregivers Appreciation which will be held on June 27, 2001.
Mayor Galluccio | 17. |
| 18. Resolution on the death of Richard W. Sarchioni.
Councillors Sullivan and Toomey, Mayor Galluccio and entire membership | 18. |
| 19. Resolution on the death of Joseph Leary.
Councillor Sullivan, Mayor Galluccio, Vice Mayor Maher and entire membership | 19. |
| 20. Resolution on the death of Bertha F. Pierce.
Mayor Galluccio and entire membership | 20. |
| 21. Resolution on the death of Michael A. McLaughlin.
Mayor Galluccio and entire membership | 21. |

**RESOLUTION LIST FOR CITY COUNCIL MEETING
OF MONDAY, JUNE 18, 2001**

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| 22. Resolution on the death of Rose McDermott.
Councillors Toomey and Sullivan, Mayor Galluccio and entire membership | 22. |
| 23. Resolution on the death of William M. Casey.
Councillor Sullivan and entire membership | 23. |
| 24. Resolution congratulating Reverend Francis Belcher, S.J. on the occasion of his 40 th anniversary of his Ordination.
Councillor Sullivan | 24. |
| 25. Happy 32 nd Birthday wishes to Raj Singh.
Councillor Decker | 25. |
| 26. Resolution on the Donor Wall Dedication and the unveiling of the "Rainbow of Hope, Love and Promise" at the Cambridge Hospital
Councillor Toomey and Mayor Galluccio | 26. |
| 27. Resolutions on the death of Beatrice McClintock.
Councillor Toomey and entire membership | 27. |
| 28. Resolution congratulating CRLS Boys Volleyball Team on winning the championship.
Councillor Sullivan and Mayor Galluccio | 28. |
| 29. Resolution thanking Sarah Klipfel for her service to the Cambridge Chamber of Commerce and wishing her well in her future endeavors.
Vice Mayor Maher | 29. |
| 30. Resolution thanking Malaina Bowker for her years of service to the Community Development Department and wish her well in her new endeavors.
Vice Mayor Maher | 30. |
| 31. Resolution thanking Roger O'Sullivan for his service as the President of the Cambridge Teacher's Association.
Vice Mayor Maher | 31. |

**RESOLUTION LIST FOR CITY COUNCIL MEETING
OF MONDAY, JUNE 18, 2001**

- | | |
|--|-----|
| 32. Resolution congratulating Paul Toner on his position as the new President of the Cambridge Teacher's Association.
Vice Mayor Maher | 32. |
| 33. Resolution congratulating Joe Sullivan on his position as Vice President of the Cambridge Teacher's Association.
Vice Mayor Maher | 33. |
| 34. Happy belated 80 th Birthday wishes to Bill Corkery.
Vice Mayor Maher | 34. |
| 35. Get well wishes to Mary Travers.
Vice Mayor Maher | 35. |
| 36. Resolution congratulating Arthur Gilman on being elected Secretary of the Cambridge Teacher's Association.
Vice Mayor Maher | 36. |
| 37. Resolution congratulating Jack Haverty on being elected Treasurer of the Cambridge Teacher's Association.
Vice Mayor Maher | 37. |
| 38. Resolution on Harrington Students and staff visiting their sister school in the Azores.
Vice Mayor Maher | 38. |
| 39. Proclaim September 2001 as Prostate Cancer Awareness Month in the City of Cambridge.
Mayor Galluccio | 39. |
| 40. Congratulations to Lizzy and Jeff Mansfield on the birth of their daughter, Emily Mary on April 8, 2001.
Mayor Galluccio | 40. |
| 41. Congratulations to James and Lynne Edgehill on the birth of their son, Christopher James on June 7, 2001.
Mayor Galluccio | 41. |

**RESOLUTION LIST FOR CITY COUNCIL MEETING
OF MONDAY, JUNE 18, 2001**

- | | |
|---|-----|
| 42. Resolution on the death of Anne D. McGaffigan.
Councillor Sullivan and entire membership | 42. |
| 43. Resolution on the death of Santo P. Mangano.
Councillors Sullivan, Toomey, Mayor Galluccio and entire membership | 43. |
| 44. Resolution to be prepared on the death of Judy Tansey.
Vice Mayor Maher and entire membership | 44. |
| 45. Parents Forum book party to celebrate publication of "Where the Heart Listens" to be held on July 17, 2001 from 5:30 p.m.-7:30 p.m. at Bergin Park at the corner of Haskell and Pemberton Streets.
Mayor Galluccio | 45. |
| 46. Congratulations to Carl Barron on being recognized by the New England Home Furnishing Association for his dedication and years of service to the community on June 26, 2001 at the Kernwood Restaurant in Lynnfield.
Mayor Galluccio | 46. |
| 47. Congratulations to Reverend J. Bryan Hehir as he assumes his new position as head of Catholic Charities, USA.
Councillor Sullivan | 47. |
| 48. Thanks to the City Manager and the employees in the Community Development Department, Traffic, Parking and Transportation Department and the Public Works Department for the recognition that Cambridge has received as the "Employer of the Year" locally and nationally.
Councillor Davis and entire membership | 48. |
| 49. Resolution on the death of Bernard L. Cotter.
Mayor Galluccio and entire membership | 49. |
| 50. Appreciation to Ben Hamilton-Baille, Loeb Fellow, Class of 2001, Harvard University, for his service to the Cambridge community.
Councillor Davis | 50. |

**RESOLUTION LIST FOR CITY COUNCIL MEETING
OF MONDAY, JUNE 18, 2001**

- | | |
|---|-----|
| 51. Retirement of Janet Rife from the School Department.
Mayor Galluccio and entire membership | 51. |
| 52. Congratulations to the first and second grade Cambridgeport
students and teachers for their model of the City of Cambridge.
Vice Mayor Maher | 52. |
| 53. Retirement of John Walsh from the Cambridge Police Department.
Mayor Galluccio and entire membership | 53. |
| 54. Happy Birthday wishes to Rhonda Dirado.
Councillor Decker | 54. |

**POLICY ORDER AND RESOLUTION LIST FOR CITY COUNCIL MEETING
OF MONDAY, JUNE 18, 2001**

1. Possibility of installing emergency call boxes at all city playgrounds. 1.
Councillor Sullivan
2. Happy 80th Birthday wishes to a special Cantabrigian. 2.
Councillor Toomey
3. Commend the Cambridge delegation that will travel to the City of Cambridge's sister city San Jose, Las Flores, El Salvador from June 16-26 which will be lead by Cathy Hoffman, Director of the Peace Commission. 3.
Councillors Sullivan, Born and Vice Mayor Maher
4. Ensure that the fence along the entire Haskell Street side of the Fitzgerald School be continued as has been requested by the members of the Fitzgerald School neighborhood. 4.
Vice Mayor Maher
5. Schedule of the installation of the Massachusetts Avenue signs on Massachusetts Avenue. 5.
Councillor Davis
6. Making the Riverside Neighborhood Study web site easier to access with a link from the City's home page. 6.
Councillor Decker
7. Provide more complete notes at meetings of the Riverside Neighborhood Study Group. 7.
Councillor Decker
8. City Council support of House Bill 2169 which will increase taxes on cigarettes by 50 cents. 8.
Councillor Braude
9. Dedication of a suitable location in honor of Edward Kelly. 9.
Councillor Braude and Mayor Galluccio
10. Dedication of a suitable location in honor of Paul Dietrich. 10.
Councillors Born and Sullivan

**POLICY ORDER AND RESOLUTION LIST FOR CITY COUNCIL MEETING
OF MONDAY, JUNE 18, 2001**

- | | |
|--|-----|
| 11. Possibility of moving the design phase for the Porter Square improvements up one year.
Councillors Born and Sullivan | 11. |
| 12. Assessment of the traffic patterns on Binney Street between the Grand Junction railroad tracks and Cardinal Medeiros Avenue to enhance pedestrian safety.
Councillor Toomey | 12. |
| 13. Report on what policies are currently in place regarding parking in residential areas for visiting home healthcare workers.
Councillor Toomey | 13. |
| 14. City Council support to eliminate and/or reduce mercury use at the Cambridge Public Health Department and program which will take place on June 20, 2001 from 12:00 noon -6:00 p.m. at City Hall, the Mount Auburn Hospital and the Cambridge Hospital where citizens can swap their mercury thermometers for digital thermometers free of charge.
Councillor Decker | 14. |
| 15. Repaving of Dunstable Road.
Councillor Born | 15. |
| 16. Recommendations of the Regional Truck Study, when received, be referred to the Transportation, Traffic and Parking subcommittee for a hearing to review the recommendations.
Councillor Davis | 16. |

O-1.

June 18, 2001

COUNCILLOR SULLIVAN

ORDERED: That the City Manager be and hereby is requested to confer with the Acting Commissioner of Public Works and the City Electrician with the view in mind of installing emergency call boxes at all city playgrounds.

O-2.

June 18, 2001

COUNCILLOR TOOMEY

RESOLVED: That the City Council go on record extending its Happy 80th Birthday wishes to a special Cantabrigian; and be it further

RESOLVED: That the City Council dedicate the corners of Sixth and Spring Streets to this special person, after consultation with the family; and be it further

RESOLVED: That a dedication ceremony be arranged by the Assistant to the City Council after consultation with the family and an appropriate sign be made by the Public Works Department.

O-3.

June 18, 2001

COUNCILLOR SULLIVAN
COUNCILLOR BORN
VICE MAYOR MAHER

- WHEREAS: Cambridge has an historic relationship with El Salvador in which 14 years ago, the Cambridge City Council declared a Sister City relationship with San Jose Las Flores, a small town in the north of El Salvador; and
- WHEREAS: More than 150 Cambridge residents have visited Las Flores and come to know the organizations and activists working for social justice throughout the country; and
- WHEREAS: In recent years, teams of Cambridge Public School teachers and high school students have traveled to El Salvador to learn about the people and support our sister city's efforts for social justice; and
- WHEREAS: On June 20, San Jose Las Flores will celebrate its 15th "birthday", recognizing the courage of the 600 people who repopulated their community of origin in the midst of a war in which 70,000 died and in direct defiance of the military which had forced them from their original homes; and
- WHEREAS: In the 15 years since its re-beginnings, San Jose Las Flores has become a center for the area with schooling from kindergarten through high school, a health clinic which serves the surrounding areas, and a growing population of families trying to survive through a rural livelihood in an increasingly difficult economic time in which all the national resources have shifted to maquiladoras and city life; and
- WHEREAS: San Jose Las Flores has mobilized its residents to support the national movements against privatization of services, including hospitals and education, and for economic justice and providing help for neighboring provinces devastated by the earthquakes in February; and
- WHEREAS: A delegation from Cambridge is scheduled to visit El Salvador from June 16-26, led by Peace Commission director Cathy Hoffman and King Open teacher Jessie Auger which includes 6 CRLS students Nikki Larcombe, Laura Logan, Lerato Tsebe, Manuel Flores, Kate Sanders-Fleming Renato Ramirez and 2 CRLS graduates Kieran Pearson and Cynthia Orellana; now therefore be it
- RESOLVED: That the Cambridge City Council salutes San Jose Las Flores on its 15th birthday for its continued presence as a model community for democracy and social justice and be it further

RESOLVED: That the Cambridge City Council commends the delegation and wishes it all success in its missions to visit our sister city community, meet with organizers in the capitol, meet with youth leaders across the country and help with earthquake re-construction in the province of La Libertad; and be it further

RESOLVED: That the Cambridge City Council extends an invitation to all in Cambridge to attend the report-back from the delegation on Sunday, July 1 from 2-4 in the afternoon. (Final details available from the Cambridge Peace Commission at 349-4694)

O-4.

June 18, 2001

VICE MAYOR MAHER

ORDERED: That the City Manager be and hereby is requested to ensure that the fence be continued along the entire Haskell Street side of the Fitzgerald School as has been requested by members of the Fitzgerald School neighborhood.

O-5.

June 18, 2001

COUNCILLOR DAVIS

ORDERED: That the City Manager be and hereby is requested to forward to the City Council a schedule of the installation of the Massachusetts Avenue signs on Massachusetts Avenue.

O-6.

June 18, 2001

COUNCILLOR DECKER

ORDERED: That the City Manager be and hereby is requested to confer with the Assistant City Manager for Community Development and the Director of MIS with the view of making the Riverside Neighborhood Study web site easier to access with a link from the City's home page; and be it further

ORDERED: That all original documents collected at and disseminated to the Riverside Study Group be posted on the web site; and be it further

ORDERED: That anything on the Riverside Neighborhood Study web site be sent to the Riverside Neighborhood Study Group.

O-7.

June 18, 2001

COUNCILLOR DECKER

ORDERED: That the City Manager be and hereby is requested to confer with the Assistant City Manager for Community Development to provide staff to take more complete notes at the meetings of the Riverside Neighborhood Study Group.

O-8.

June 18, 2001

COUNCILLOR BRAUDE

WHEREAS: Each year, 5.8 million packs of cigarettes are sold illegally to children in Massachusetts; and

WHEREAS: Although youth smoking in Massachusetts is beginning to decrease, 24,000 Massachusetts kids under 18 become new smokers each year; and

WHEREAS: Each year, 10,200 Massachusetts residents die prematurely from tobacco use; and

WHEREAS: Health care expenditures in Massachusetts directly related to tobacco use total \$2.4 billion annually; and

WHEREAS: Increasing tobacco prices has proven to be the single most effective way to reduce tobacco use, particularly among children; and

WHEREAS: House Bill 2169 would increase taxes on a pack of cigarettes by 50 cents; and

WHEREAS: The revenue from such tax would be used to increase health care coverage and access to 85,000 people, fund community health workers and provide smoking cessation treatment; now therefore be it

RESOLVED: That the Cambridge City Council go on record in support of House Bill 2169; and be it further

RESOLVED: That the City Clerk forward a suitably engrossed copy of this resolution to the Cambridge delegation of state legislators on behalf of the entire City Council.

O-9.

June 18, 2001

COUNCILLOR BRAUDE
MAYOR GALLUCCIO

ORDERED: That the City Council dedicate a suitable location in honor of Edward Kelly; and be it further

ORDERED: That the Assistant to the City Council be directed to confer with the family regarding a suitable dedication ceremony and communicate with the Department of Public Works to arrange for an appropriate sign.

O-10.

June 18, 2001

COUNCILLOR BORN
COUNCILLOR SULLIVAN

ORDERED: That the City Council dedicate a suitable location in honor of Paul Dietrich; and be it further

ORDERED: That the Assistant to the City Council be directed to confer with the family regarding a suitable dedication ceremony and communicate with the Department of Public Works to arrange for an appropriate sign.

O-11.

June 18, 2001

COUNCILLOR BORN
COUNCILLOR SULLIVAN

ORDERED: That the City Manager be and hereby is requested to consult with his staff with the view of moving the design phase for the Porter Square improvements up one year.

O-12.

June 18, 2001

COUNCILLOR TOOMEY

WHEREAS: The portion of Binney Street between Cardinal Medeiros Avenue and the Grand Junction railroad tracks is highly congested with vehicular traffic, foot traffic and shuttle stops; and

WHEREAS: This congestion has created possible conflicts between pedestrian shuttles and vehicular traffic; now therefore be it

ORDERED: That the City Manager be and hereby is requested to instruct the Director of Traffic, Parking and Transportation to conduct a comprehensive assessment of the traffic patterns on Binney Street between the Grand Junction railroad tracks and Cardinal Medeiros Avenue to enhance pedestrian safety in this area.

O-13.

June 18, 2001

COUNCILLOR TOOMEY

ORDERED: That the City Manager be and hereby is requested to direct the Director of Traffic, Parking and Transportation to report to the City Council on what policies are currently in place regarding parking in residential areas for visiting home healthcare workers.

O-14.

June 18, 2001

COUNCILLOR DECKER

WHEREAS: Elemental mercury and mercury compounds are known to be hazardous to human health and the environment and are a potential source of exposure to the community; and

WHEREAS: There is widespread consensus that the (methly) mercury levels commonly found in freshwater fish pose a health risk to the public and wildlife; and

WHEREAS: The American Public Health Association recognizes the human health impacts from mercury exposure and encourages "health care institutions to adopt policies that will lead toward the eventual elimination of the use of mercury-containing products;" and

WHEREAS: There are recognized and widely accepted alternatives to mercury and mercury containing devices in healthcare; and

WHEREAS: The City of Cambridge is encouraging healthcare providers in the region to participate in the "Mercury Challenge Program" to find alternatives to using mercury in health care equipment and products; and

WHEREAS: The City of Cambridge recognizes that incineration is a major contributor of man-made mercury emissions and the American Public Health Association urges all health care facilities to promptly eliminate mercury containing wastes from incinerator feedstock; and

WHEREAS: The Cambridge Public Health Department, the Cambridge Health Alliance and the Mount Auburn Hospital confirm a commitment to improving environmental management throughout their organizations, and that the Cambridge Public Health Department, the Cambridge Health Alliance and the Mount Auburn Hospital will manage, minimize and eliminate, whenever possible, the use of hazardous materials; and

WHEREAS: The Cambridge Public Health Department, the Cambridge Health Alliance and the Mount Auburn Hospital are participating the "American Hospital Association/ Environmental Protection Agency Memorandum of Understanding" to eliminate mercury from healthcare; and

WHEREAS: The Cambridge Public Health Department, the Cambridge Health Alliance and the Mount Auburn Hospital continue to be committed to the health and welfare of the people of the City of Cambridge and the environment we all share; now therefore be it

RESOLVED: That the Cambridge City Council supports, endorses and commends all efforts to eliminate and/or reduce mercury use at the Cambridge Public Health Department, the Cambridge Health Alliance and the Mount Auburn Hospital; and be it further

RESOLVED: That the Cambridge Public Health Department will promulgate a regulation banning the sale and distribution of mercury thermometers in the City of Cambridge and that the Mount Auburn Hospital, the Cambridge Health Alliance and the Cambridge Public Health Department will initiate a program to swap digital thermometers for mercury thermometers at the Mount Auburn Hospital, the Cambridge Hospital and City Hall on June 20, 2001 from 12 PM - 6 PM.

O-15.

June 18, 2001

COUNCILLOR BORN

ORDERED: That the City Manager be and hereby is requested to put Dunstable Road on the schedule for repaving, noting that it has not been repaved in 30 years.

O-16.

June 18, 2001

COUNCILLOR DAVIS

WHEREAS: The Regional Truck Advisory Group facilitated by the Metropolitan Area Planning Council which consists of representatives from the Attorney General's Office, Boston, Cambridge, Somerville, Belmont, Arlington, Watertown, Massachusetts Motor Transportation Association, MDC, Massachusetts Turnpike Authority and the Massachusetts Highway Department; and

WHEREAS: The Massachusetts Highway Department sponsored the Regional Truck Study; and

WHEREAS: The Central Transportation Planning staff has conducted the Regional Traffic Study at the direction of the Regional Truck Study Advisory Group; and

WHEREAS: A meeting will be held on Tuesday, June 26, 2001 at 7:00 p.m. at the Somerville High School, 93 Highland Avenue, Somerville, to present a summary of the draft recommendations (as outlined in the attached notice); now therefore be it

ORDERED: That the recommendations of the Regional Truck Study, when received, be referred to the Transportation, Traffic and Parking subcommittee for a hearing to review the recommendations and report back to the City Council by September 24, 2001. 1

COMMITTEE REPORTS
FOR THE CITY COUNCIL MEETING OF MONDAY, JUNE 18, 2001

1. A communication was received from Councillor Jim Braude, transmitting a report from the Housing Committee and the Community Development housing staff for joint meetings held on March 14, 2001, March 20, 2001 and March 28, 2001 for the purpose of continuing discussion of affordable housing.
2. A communication was received from D. Margaret Drury, City Clerk, transmitting a report from Councillor Jim Braude, Chair of the Government Operations, Rules and Claims Committee for a meeting held on May 22, 2001 for the purpose of considering the issue of possible changes to the way that a mayor is elected in Cambridge.
3. A communication was received from D. Margaret Drury, City Clerk, transmitting a report from Vice Mayor David P. Maher, Co-Chair of the Ordinance Committee for a meeting held on May 20, 2001 for the purpose of continued discussion on a proposed zoning amendments for Special District 8.
4. A communication was received from D. Margaret Drury, City Clerk, transmitting a report from Councillor Jim Braude, Chair of the Housing Committee, for a meeting held on June 12, 2001 for the purpose of a final discussion on the Community Preservation Act.
5. A communication was received from D. Margaret Drury, City Clerk, transmitting a report from Councillor Kathleen L. Born, Chair of the Public Facilities, Art and Celebrations Committee for a meeting held on May 24, 2001 for the purpose of receiving a presentation by the architects on renovation plans for City Hall.

Committee Report #1

Affordable Housing Community Outreach Meeting Minutes

Meeting Dates and Location:

March 14, 2001, 6-8:00 PM, Harrington School Cafeteria
March 20, 2001, 6-8:00 PM, 806 Massachusetts Avenue
March 28, 2001, 6-8:00 PM, Benjamin Banneker School

Facilitators:

Councilor Jim Braude, Housing Committee Chair
Darcy Jameson, Housing Director

Staff Resources:

Housing Staff from the Community Development Department and staff from local housing agencies including Homeowner's Rehab, Just A Start, CASCAP, and the Cambridge Housing Authority attended each meeting.

Materials:

A range of materials were available for residents, including: Trust Brochure; Guide to Cambridge Housing Programs; Rental application & Homeownership Database Form; First Time Homebuyer Registration Form; and information brochures from JAS, CHA, and HRI.

Number of Attendees:

Approximately 90 people attended the outreach meetings. Specifically, 17 attended the March 14 meeting, 41 attended the March 20 meeting, and 32 attended the March 28 meeting.

Opening Remarks and Introductions: Councilor Braude opened each meeting by welcoming residents, staff and local housing agencies. Councilor Braude stated that the goals of the meeting were to review the City's housing programs, provide information about how to access these programs and services, to provide the community with an opportunity to talk with housing staff about their questions or concerns, and seek input about possible future housing initiatives.

At each meeting, Councilor Braude asked everyone at the meeting to introduce themselves.

Overview of the Community Development Department's Housing Division: Darcy Jameson provided an overview of the Community Development Housing Division's programs.

➤ ***Affordable Housing Development***

The City works in collaboration with four local non-profit organizations to acquire develop and/or rehabilitate housing throughout the City. The rental or homeownership units are owned and managed by the sponsoring organization and are available to households under 80% of the area median income. The projects are funded by a range of sources including the Cambridge Affordable Housing Trust, Community Development Block Grant, HOME and

other State and Federal funds. The properties are deed restricted to ensure their long-term affordability.

➤ ***Home Improvement Programs***

In collaboration with Homeowners Rehab. Inc. and Just A Start, the Home Improvement Program (HIP) is a rehabilitation program for low and moderate-income owners of one to four-unit buildings which provides financial and technical assistance through flexible financing, which includes low interest and deferred loans. Owners can use the funds to improve their buildings to meet HUD and City building code requirements. In addition, the Cambridge Neighborhood Apartment Services program (CNAHS) offers financial and technical assistance to owners of multifamily rental buildings who wish to rehabilitate their buildings. The program assists owners in determining the scope of the rehab needed and provides assistance in securing bank financing.

➤ ***First-time Homebuyer Education and Counseling***

The Cambridge Community Development Department offers homebuyer courses and special mortgage financing programs to those buying a home for the first time. The homebuyer course, free to any Cambridge resident, is a series of four two-hour classes, which covers issues ranging from the legal aspects of buying a home to how to hire an inspector. A special two-hour course on buying two- and three-family homes is also offered. Class graduates are eligible for individual homebuyer counseling. Graduates have access to subsidized mortgage products, such as the Soft Second Program.

➤ ***Inclusionary Zoning***

Inclusionary Zoning is a City ordinance that requires developers of any new or converted residential development with 10 or more units to provide 15% of the total number of units as affordable housing. In return, the developer receives up to a 30% increase in density. As these units are completed, they are rented or purchased by low to moderate-income families.

How to Access Affordable Housing in Cambridge: As part of Darcy Jameson's overview of each program area, she outlined how residents can access the various programs and services.

- **Affordable Rental:** The Housing Division in the Community Development Department (CDD) maintains a database of households interested in affordable rental opportunities. CDD notifies households of those opportunities through the inclusionary zoning program and shares its list with the non-profit agencies when there are new housing opportunities. CDD maintains an information sheet listing private developments in Cambridge that also have affordable units. Interested households must apply with each agency or private development. The database is not a substitute for applying for affordable rental apartments with organization listed in the City's rental packet. Interested persons may call the City to be entered into the database or request the rental packet.
- **Affordable Homeownership:** After completing the First time Homebuyer (FTHB) sessions participants are included in on the homeownership database. Graduates of the FTHB program are contacted each time a homeownership unit that is the appropriate size for the household becomes available.

All rental and homeownership units are advertised in the Cambridge Chronicle and Tab when they are available. Flyers are also distributed around the City to advertise the units.

At each meeting, Councilor Braude, and staff emphasized that there is not a right or wrong way to enter the “system.” You can begin by working with CDD through the FTHB program, getting on the City’s database for rental units, or through a local non-profit or the Cambridge Housing Authority. The most important thing is to pursue all of your options and keep your applications updated (e.g., if you have a change of address, change in household size, etc contact the City with your updated information).

Questions and Comments: The following section summarizes the major questions and comments from residents. Councilor Braude, CDD staff, and staff from the local housing agencies responded to questions. Responses are also included here.

Q. The City of Chelmsford offers a rent to own program for the disabled. Can Cambridge consider offering that program using Section 8?

A. The Cambridge Housing Authority has analyzed the feasibility of implementing a Section 8 Homeownership program in the City. With the high cost of real estate there's a big gap between what the Section 8 certificates offer and the actual mortgage that will be required. What HUD allows for fair market rent would only pay for about 50% of the mortgage. CHAPA, the states housing advocacy group, is researching ways to make the program more viable in high cost areas.

Q. Is there one point of entry for accessing all of the City's housing services?

A. Call the CDD Housing Division at CDD as a point of entry into various housing programs offered by and throughout the City. When you call the City you'll be placed on the rental and homeownership mailing list, and be contacted when units become available. In addition, information about other affordable rental opportunities in the City will be sent to you upon request. You should contact each organization or private owner and submit an application.

Q. How can residents handle rent increases. My building is being sold and I'm afraid the new owner will increase the rent?

A. The CHA has a priority point system for placing people in rental units when they have an emergency situation. If you are income eligible, the CHA may be able to offer you a Section 8 certificate for your current unit or place you on the waitlist for another affordable rental unit. The Cambridge Eviction Free Zone also helps tenants to get organized to protect their housing and rents (617-354-1300). JAS (617.494.0444) has a tenant-and-landlord mediation service and can help in stabilizing rental housing.

Q. What's the Trust's plan for the Community Preservation Act, and funding for housing?

A. The City Council is considering whether or not to vote for the CPA to be included on the November ballot. If the voters accepted the CPA, the City could potentially raise over \$5 million dollars from the property surcharge and the State will match us dollar for dollar. Thirty percent of funds will be distributed evenly to housing, open space and historic

preservation. The balance will be distributed to these three uses based on the recommendation of a committee.

Q. It seems impossible to get into inexpensive housing even though you say the units are affordable. It is especially hard to find larger family size units.

A. Affordable housing developed by the City is required to be affordable to households earning up to 80% of the area median income. There are not a lot of family units available but the City has several 2-4-bedroom units coming up through the inclusionary zoning ordinance.

Q. What programs are in place for sweat equity?

A. The City doesn't currently have a sweat equity program. Habitat for Humanity may have some sweat equity opportunities.

Q. What is the affordable price of housing for units in Cambridge we always hear about Market rates, but what's affordable?

A. Affordable housing is defined as being affordable to a household earning 80% or less than the area median income and not paying more than 30% of the household's monthly income. Residents of the Boston area with a family size of 4 and an annual income of \$52,500 falls at 80% of the area median income level established by HUD and is eligible for affordable housing in the City.

Q. What do other folks do when their phone calls aren't being answered?

A. Visit the City's website and contact the "higher ups". Their contact information is listed. Staff strive to get back to folks because we want to hear from the community and address needs and concerns; to that end, we have decided to have these three community meetings.

Committee Report #2

GOVERNMENT OPERATIONS, RULES AND CLAIMS COMMITTEE MEMBERS

*Councillor Jim Braude, Chair
Councillor Henrietta Davis
Vice Mayor David P. Maher
Councillor Michael A. Sullivan
Councillor Timothy J. Toomey, Jr.*

In City Council June 18, 2001

The Government Operations, Rules and Claims Committee held a public hearing on May 22, 2001, beginning at 6:10 p.m. in the Sullivan Chamber for the purpose of considering the issue of possible changes to the way that a mayor is elected in Cambridge.

Present at the hearing were Councillor Jim Braude, Chair of the Committee, Vice Mayor David P. Maher, Councillor Kathleen L. Born, Councillor Henrietta Davis, Councillor Michael A. Sullivan, Councillor Timothy J. Toomey, Jr. and City Clerk D. Margaret Drury. Also present were Donald Drisdell, Deputy City Solicitor and Rusty Drugan, Chair of the Election Commission.

Councillor Braude convened the hearing and explained the purpose. He said that he and Councillor Toomey are proposing a direct election of a mayor through a separate ballot on the same day. He requested that Mr. Drugan comment on the impact of this proposal on the logistics and cost of the municipal elections. Mr. Drugan said that there are no logistical problems and that the total additional cost would be \$10,000 to \$15,000.

Mr. Drugan said that there is another method to popularly elect a mayor in a proportional representation (PR) jurisdiction. After the nine city councillors have been elected, the same ballot could be used to continue with the quota set at one. This does produce the candidate that the majority have for, while the plurality method of a separate ballot for mayor won by the candidate with the most votes without any transfer does not guarantee that the winner is the person wanted by the majority of voters.

Councillor Braude thanked Mr. Drugan and requested that Attorney Drisdell comment on the legal issues involved in changing the way a mayor is elected.

Attorney Drisdell described the three ways to change the manner of the election of the mayor (**See Attachment**). The most complicated is a charter change by election of a charter commission. Once there is a charter commission, everything about the form of government is subject to change. Another process is a local process by which a 2/3 vote of the City Council puts the question on the ballot. It is a 4-6 month process. The third is a home rule petition, with or without a requirement that the question be placed on a local ballot.

Councillor Davis asked for further explanation of the charter commission process and Attorney Drisdell complied (**See Attachment**).

Councillor Braude then invited questions.

Lucy Conant, 30 Richard Avenue, asked if it is true that it couldn't be on the ballot until the election after the next one. Attorney Drisdell answered in the affirmative.

Nancy Walser, School Committee Member, spoke in support of continuing the conversation about changing the way the mayor is elected. She stated that it is very disruptive to start the School Committee term without a permanent mayor. The change also produces cynicism about the mayor. There is a lot of discussion of back room deals. The mayor does carry a certain amount of power. The schools are undergoing rapid change and in such a situation, it is important for the School Committee and the mayor to have a good working relationship. Please send any draft proposal to the School Committee.

Richard Clary, 15 Brookford Street, stated that Representative Alice Wolf just told him that the proposal for a weak mayor is a waste for everyone. Cambridge should have a strong mayor with power to appoint boards and commissions, and still keep a city manager. Cambridge has given up all of its power to a strong executive. One good example is the Bellis Circle controversy, where those neighbors are being completely ignored. It would also force discussion of the issue at elections.

Martha Robb, 385 Washington Street, stated that she believes that the mayor should be elected, whether it is a strong or weak mayor.

Sean Murphy, 149 Cambridge Street, spoke in support of a directly-elected mayor in any form, weak or strong. This puts it all on the table - City Councillors can say right off the bat whether they are running for mayor or not.

William Jones, Green Street, spoke in support of a popularly elected mayor. The people at Bellis Circle have nothing to do with this.

Eli Yarden, 143 Pleasant Street, stated that he wants to address the issue from the point of view of democracy. Democracy is not any particular political system, it is a principal. This proposed change is really very minor. Many people are under the impression that the executive power rests with the City Manager, but it does not. Popular election of the mayor would decrease voter apathy and lead to greater exercise by the City Council of its executive power.

Ian McKinnon, 11 Suffolk Street, stated that Cambridge is a beach head for a reasonable way to elect a government, proportional representation. He agrees that the way Cambridge elects the mayor is bizarre and does color people's perception of PR.

David Leslie, 76 Dartmouth Street, Board Member for the Center for Voter Democracy, stated that the method for popular election of a mayor should be carefully chosen because some ways could make it worse. He noted the following:

- PR election strongly favors incumbents. If the same PR count of the Council election is simply extended with a quota set at one to elect the mayor, the Council election becomes a mayoral election, and this would weaken the way the voters elect

the Council. Mr. Leslie stated that his preference is a second ballot for mayor with an instant run-off - votes for someone who wasn't elected get transferred. He added that election of the candidate with the highest number of votes in a single count is a plurality election. Some sort of transferable system is the most democratic method.

Robert Winters, Broadway, stated that even an instant runoff doesn't guarantee election by a majority but it is far preferable to plurality method. Plurality elections have a lot of problems. Mr. Winters gave the example of the 1968 New York Senator James Buckley, a conservative senator, was elected when he was definitely the one that the majority opposed. He is not in favor of a charter change, but he does agree that the system could be improved.

Councillor Davis suggested using a mechanism for cutoff - after a month, a member becomes mayor by default. The default could be choosing the senior member, or it could be different, for example, instant run-off of the Council ballots until one candidate is left.

Mr. Winters said that a stronger and stronger mayor means a weaker and weaker council. He likes a system with nine avenues in.

John Maguire, Spring Street, stated that in Cambridge, since 1941, nineteen individuals have served as mayor in thirty terms. Ten times the person who became the mayor was the top vote getter. He questions why voters are proposing to abandon the current system.

Judith White, 86 Briggs Street, stated that she is hearing that there are a lot of problems with the process of the nine councillors electing the mayor. She said that Cambridge citizens should look at that process. It is the first chance that the people of Cambridge have to see how their councillors work. Their first job is to elect a mayor. It is important to decide what is wrong with the process before making changes.

Lucy Conant, 30 Richard Avenue, stated that she believes that the people of Cambridge should elect their own mayor and they should have the opportunity to have a strong mayor. She feels that it is her responsibility to choose a mayor.

Charles Rhodes, Second Street, stated that the mayor should be directly elected. Cambridge's difficulty in electing a mayor is harmful to the image of Cambridge. He said that he doesn't necessarily support making the person with the most votes for City Council.

Rebecca Ostriker, Second Street, stated that everyone is looking for clarity and efficiency and simplicity. She favors direct election of a mayor.

Councillor Davis stated that she cannot believe that Councillor Braude is naïve enough to believe that direct election of a mayor does not lead to a stronger mayor. And a strong mayor and a strong city manager is a clear recipe for disaster. With regard to strong mayor cities, look at Boston. The city council's power there is a lot of "whining" power. In Cambridge, the City Council sets policy and can accomplish its goals. She favors setting a deadline. If the public wants a charter change, so be it. That is a decision that the citizens make. It is a long and thoughtful process.

Councillor Born stated that she didn't see the last mayoral election as especially contentious, even though she was a candidate. She said that she hasn't experienced a mass movement to elect a mayor directly. She also stated that not directly electing a mayor does not mean that the system is not democratic. She pointed to the parliamentary forum of many democracies around the world.

Councillor Born said that Cambridge has three basic characteristics of its government.

- Proportional representation
- Strong City Manager
- Mayor elected by the City Councillors

She said that she doesn't see the previous mayoral elections as an utter disaster. The system is not terribly broken.

Councillor Sullivan agreed that there was not a lot of contentiousness among the three candidates for mayor in the last election. Continuity exists in the City Council through the City Manager's tenure, not the members of the City Council. Councillor Sullivan said that direct election of a mayor does increase the power of the mayor and decrease the power of the City Council. He does not support the concept of a strong mayor. Those that call for charter change should beware of risking proportional representation. He does not believe the last election for mayor was comparable to the one four years ago. In addition, if this issue were to be on the same ballot as the Community Preservation Act (CPA), the CPA would not get the attention it deserves. This issue is not ripe for further discussion.

Councillor Braude stated that he agrees that discussion should continue in committee. He does believe that it is more democratic to popularly elect a mayor. He said that he believes that that PR should also be looked at - it is healthy to consider whether changes should be made to the organization of the government. He said that he believes that if citizens were asked, the majority of them would choose to elect their own mayor. He believes that the more power that people have over their elected officials, the better. The government works for the people.

He also supports direct election of the mayor on the grounds of efficiency - the committee system is extremely important, the Council should not waste the first three months with no committee structure while it tries to choose a mayor.

Councillor Sullivan said that if efficiency is the issue, the question of increasing length of the Council term should be looked at. Much time is wasted when elections take place every two years.

Councillor Born said that here we have a city that everyone works to live in, a strong tax base, financial health, affordable housing, excellent services. What is wrong with the form of government that gets these results?

Councillor Braude stated that there is a colossal disengagement in this system of government.

Councillor Sullivan said that in Boston, with a strong mayor, the voter turnout is worse. Lower voter turnout is a national trend. The Cambridge voter turnout is higher than that of the surrounding communities.

It was agreed without objection that this matter should remain in committee.

Councillor Braude thanked all those present for their attendance.

The meeting was adjourned at 7:45 p. m.

For the Committee,

Councillor Jim Braude, Chair

Committee Report #3

ORDINANCE COMMITTEE MEMBERS

*Councillor Kathleen L. Born, Co-Chair
Vice Mayor David P. Maher, Co-Chair
Councillor Jim Braude
Councillor Henrietta Davis
Councillor Marjorie C. Decker
Councillor Kenneth E. Reeves
Councillor Michael A. Sullivan
Councillor Timothy J. Toomey, Jr.
Mayor Anthony D. Galluccio*

In City Council June 18, 2001

The Ordinance Committee held a public hearing on May 29, 2001, beginning at 4:42 P.M. in the Sullivan Chamber for the purpose of continued discussion on proposed zoning amendments for Special District 8.

Present at the hearing were Vice Mayor David P. Maher, Chair of the Committee, Councillor Jim Braude, Councillor Henrietta Davis, Councillor Michael A. Sullivan, and City Clerk D. Margaret Drury. Also present was Lester Barber, Director of Land Use and Zoning for the Community Development Department.

Vice Mayor Maher convened the hearing and explained the purpose. He explained that Councillor Born was unable to be present because her new grandchild was being born. Vice Mayor Maher then noted that the City Council has passed the petition to a second reading. He requested that Mr. Barber describe the petition for the benefit of anyone who was not at the previous hearing on this petition on May 2, 2001. Mr. Barber proceeded with a description of the proposed amendment to the zoning ordinance.

Vice Mayor Maher then invited questions from members of the committee.

Councillor Davis asked about the California Paint site. She said that she had always expected that the site's next use would be a housing use, and she asked what other uses would be permitted on that site.

Mr. Barber stated that the Planning Board has requested that Community Development staff address this issue for the Planning Board meeting on this issue on June 5, 2001. It will be discussed in the Planning Board's report to the City Council.

Vice Mayor Maher then invited public comment.

William Jones, Green Street, stated that MIT should build more housing, not dormitories.

Vice Mayor Maher noted that MIT has submitted a letter from John Curry, Executive Vice President (**Attachment A**) stating overall support but expressing concerns and requesting amendments on account of the California Paint property.

Vice Mayor Maher thanked those present for their attendance.

Councillor Sullivan moved adjournment, and the meeting was adjourned at 5:10 P.M.

For the Committee,

Vice Mayor Maher, Co-Chair

Committee Report #4

HOUSING COMMITTEE MEMBERS

In City Council June 18, 2001

Councillor Jim Braude, Chair

Councillor Kathleen L. Born

Councillor Henrietta Davis

Councillor Marjorie C. Decker

Vice Mayor David P. Maher

The Housing Committee held a public hearing on June 12, 2001 beginning at 8:40 P.M. in the Ackermann Room for the purpose of a final discussion on the Community Preservation Act.

Present at the hearing were Councillor Jim Braude, Chair of the Committee, Vice Mayor David P. Maher, Councillor Kathleen L. Born, Councillor Henrietta Davis, Councillor Michael A. Sullivan, Councillor Timothy J. Toomey and City Clerk D. Margaret Drury. Also present were Richard Rossi, Deputy City Manager, Jim Maloney, Assistant City Manager for Finance, Beth Rubenstein, Assistant City Manager for Community Development (CDD), Darcy Jameson, Housing Director, CDD, Don Drisdell, Deputy City Solicitor, Sally Zimmerman, Preservation Planner, Historical Commission, and Barbara Shaw, Affordable Housing Trust.

Councillor Braude convened the hearing and explained the purpose. This is a final meeting to tie up any loose endings to enable the City Council to vote on putting the Community Preservation Act on the ballot. He noted that Mr. Healy recently sent a letter to all members of the City Council offering to meet with any committee who had questions. This committee has had several previous meetings on this topic. Councillor Braude then requested Don Drisdell to describe the material he prepared for this meeting.

Attorney Drisdell explained that the materials consists of a draft order, ballot question and question summary. He said that the draft order contains the decisions that the City Council must make, by statute, to create a specific proposal to present to the voters.

The statute, M.G.L. ch. 44B, provides that the City Council may vote to accept M.G.L. c. 44B §§ 3-7 and vote to approve a tax surcharge on real property of not more than 3%. The law also provides that the City Council may vote on any of three possible exemptions from the surcharge.

The order provides for a 3% surcharge and for exemption of the first \$100,000 of residential property and for property owned by a low-income owner. The order also contains a referral of the election question and ballot summary to the Election Commission. Mr. Drisdell stated that he is almost finished with a draft ordinance that will also be on the City Manager's agenda on June 18, 2001.

Councillor Braude asked about the decision that the City Council must make regarding the size of the community preservation committee. Attorney Drisdell said that that will be part of the ordinance.

Councillor Braude asked if the City Council could prescribe qualifications for the committee in the ordinance. Attorney Drisdell said that the statute prescribes criteria for five of the positions and then allows up to four more. The law provides for the City Manager to appoint them, so he believes that the City Council cannot set additional requirements.

Councillor Davis asked if the City Council could increase the numbers, for example, the statute specifies that one appointee must be from the Housing Authority. Could the City Council specify two Housing Authority appointments rather than just one?

Councillor Braude asked Attorney Drisdell to look at this issue for Monday.

Councillor Davis asked about the timing of the ordinance. The City Clerk informed the committee that a notice of the Ordinance Committee hearing must be published a week in advance. After the Ordinance Committee holds its hearing and sends the ordinance back to the City Council, the City Council must first pass the ordinance to a second reading. Two weeks later the City Council can adopt the ordinance. Attorney Drisdell noted that the City Council is not legally required to pass the ordinance at the same time as it is approved placing the acceptance of the CPA on the ballot. Nothing in the statute says that adoption of an ordinance is a prerequisite to the ballot question. However, it is advisable to have the ordinance in place before the election.

Councillor Braude asked whether the City Council can still move ahead to decide on the ballot question on June 18, 2001, even though an ordinance will not be adopted by that date. Mr. Drisdell answered in the affirmative.

Councillor Braude asked Mr. Maloney if he will be prepared to provide information on what the exemptions would cost the City in lost revenue. Mr. Maloney answered in the affirmative. He said that the exemption for owners of the low income would cost less than \$100,000. He believes that exemption of the prior \$100,000 of taxable value for each residence would cost about \$100,000 - \$300,000.

Councillor Braude then asked Attorney Drisdell about the ballot summary. He asked what power there is to change the language to include the information that despite the surcharge there would likely be no charge in property taxes resulting from adoption of the CPA. Attorney Drisdell said that his view is that that type of information cannot legally be included. It does not appear in the statute itself.

Mr. Rossi said that during the 1982 Proposition 2 ½ override ballot question, city officials were not allowed to do any advocacy; however, city officials were permitted to accept the invitation of citizens groups to appear before them and answer factual questions.

Councillor Braude noted that a survey on where people get their information on ballot questions showed that the first source of information is T.V.; the second most common source, way ahead of the third is the ballot summary - in state questions, the red book prepared by the Secretary of the Commonwealth. Councillor Braude asked if the Election Commission mails the question summary to the voters. Attorney Drisdell said that he believes that they do.

Councillor Davis noted that the Secretary of State's book has a short pro statement and cons statement.

Councillor Braude said that the pro and con statements are 150 word statements prepared by each side that cannot be edited, no matter how egregiously biased the statement may be.

Councillor Braude requested that Attorney Drisdell check with the Election Commission as to whether they have the discretion to include pros and cons statements. Councillor Braude also asked Attorney Drisdell to look at the question of whether the City can send an explanation of its intent not to raise taxes because the ballot question summary leads voters to believe that taxes are going up.

Vice Mayor Maher asked if Attorney Drisdell surveyed other communities about what they did. Attorney Drisdell said that most of the other communities he contacted used the sample forms supplied by the state.

Mr. Maloney noted that any information about the City's plan to not increase taxes would have to say that taxes "may not" increase, not that taxes "shall not" increase, because a different city council could make different decisions.

Councillor Born asked if an advocacy group could say that the City does not intend to raise taxes. Attorney Drisdell answered in the affirmative. Councillor Braude said that elected officials are free to advocate for the CPA. They simply cannot spend any City money (including using Council stationery) in this effort.

Councillor Braude asked Mr. Rossi whether, in light of his belief that elected officials can go out to groups and answer questions about the City's intent, he also believes that the City could do a mailing that includes the same information. Attorney Drisdell stated that he is not sure that he is comfortable with the City staff going out to talk at meetings.

Councillor Braude stated that in the 1990 Question 3 ballot question campaign, the State Department of Revenue (DOR) was putting out documents showing the impact that Question 3 would have on local aid. The opponents challenged it and lost. Attorney Drisdell said that if the City Council asks the City Manager for a report on the tax impacts that is part of the ordinary business.

Mr. Rossi said that during the Proposition 2 ½ override ballot question, he believes that the City checked on the legality of officials going out to give factual information. Public officials did attend public meetings and did look at the guidelines to make sure their actions comported with the law.

Councillor Braude asked Attorney Drisdell to do a search on the information sent out by the state during the 1990 ballot question discussion. Mr. Maloney cautioned that while the City can say there “should” be no impact; however, in order for there to be no impact, after the election the City has to rescind the \$4.5 million stabilization fund. There is no way to force this to happen. In fact, there is even a possibility that a new City Council will be voting on the matter.

Councillor Braude said that he believes that the City Council will want the City to do everything it can to get the information to the public that the City intends that there will be no impact on residents’ tax bills from the CPA.

Councillor Born stated that it is becoming clear to her that advocates cannot sell the CPA by means of a definitive statement that it will not raise taxes.

Councillor Braude said that one can make rational statements that this is what the City Council and the City Manager intends, but not a “definitive” statement.

Councillor Born suggested that Mr. Drisdell rewrite the ballot question in language to put the state match information before the surcharge.

Councillor Davis suggested using the language used by another community describing the affordable housing use of funds as funds to help meet local families’ housing needs, putting housing first.

Councillor Born disagreed; she said that the order should be open space first, then preservation and then affordable housing. Vice Mayor Maher agreed.

Vice Mayor Maher asked about the distribution of funds among the three categories. Ms. Rubenstein stated that the statute provides that at least 10% go to each of the three categories. Distribution of the remaining 70% is decided annually by the CPA committee though it is recommended to the City Manager and in turn the City Manager makes a recommendation to the City Council.

Ms. Jameson added that the distribution must be based on a study of community needs.

Vice Mayor Maher asked what specific agency representatives the statute requires the City Manager to appoint. Ms. Rubenstein said that the committee must include one representative each from the local conservation, parks and historical commission, the planning board and the housing authority.

Councillor Davis asked about the parks representative - there is no parks commission.

Attorney Drisdell explained that the statute says that in the event that one of these boards doesn’t exist in the municipality, a representative serving in a similar capacity can be appointed to the committee.

Councillor Davis asked whether the Council order could express the Council's intention not to raise taxes. Attorney Drisdell answered in the affirmative. It could be stated in one of the "whereas" clauses; for example: "WHEREAS: The intent of the Council is to do whatever possible to make this impact neutral with regard to property taxes."

Councillor Born again urged that advocates not to try to sell the CPA on its not raising taxes; it will be characterized as a double speak.

Councillor Braude responded that on its face the ballot question says that taxes are going up, and neither the City Council nor the City Manager intend that to happen.

Mr. Rossi emphasized that in two years, this community may have \$7 million of needs in those areas and rather than meeting these needs out in tax dollars, this is a way to do it using state matching funds without adding \$7 million to the tax levy.

Councillor Davis stated that the more unity the City Council brings to this issue, the better its chances of winning voter acceptance.

Councillor Braude stated that he is completely comfortable making the case that this vote is impact-neutral: it will have no effect on the tax bill.

Mr. Maloney noted that taxes will go up this year, quite apart from the CPA. The exemption of \$100,000 will mean that taxes will go up less for residential property.

Vice Mayor Maher asked who will pay the increase. Mr. Maloney responded that commercial properties will pay somewhat more.

Councillor Braude thanked those present for their attendance.

The meeting was adjourned at 9:55 a.m.

For the Committee,

Councillor Jim Braude, Chair

Attachment

Committee Report #5

***PUBLIC FACILITIES, ART AND
CELEBRATIONS COMMITTEE MEMBERS***

*Councillor Kathleen L. Born, Chair
Councillor Henrietta Davis
Councillor Michael A. Sullivan*

In City Council June 18, 2001

The Public Facilities, Art and Celebrations Committee held a public hearing on May 24, 2001, beginning at 10:30 A.M. in the Ackermann Room for the purpose of receiving a presentation by the architects on renovation plans for City Hall.

Present at the hearing were Kathleen L. Born, Chair of the Committee, Councillor Jim Braude, Councillor Henrietta Davis, Councillor Kenneth E. Reeves, Councillor Michael A. Sullivan and City Clerk D. Margaret Drury. Also present were Robert W. Healy, City Manager, Richard Rossi, Deputy City Manager, Lisa Peterson, Assistant to the City Manager, James Maloney, Assistant City Manager for Finance, Charles Sullivan, Executive Director of the Cambridge Historical Commission and Gerald Boyle, Department of Public Works. Also present were Peter A. Ringenbach and Frank A. Chirico, architects, Perry Dean Rogers Partner.

Councillor Born convened the hearing and explained the purpose.

Mr. Healy described the evolution of the plan for additions as well as renovations to City Hall from discussions on renovations. He noted the economy of scale in doing an addition at the same time as major systems work.

Councillor Born then requested that the architects introduce themselves and begin the presentation. Peter Ringenbach introduced himself and Frank Chirico. Mr. Ringenbach said that the primary purpose of the renovation project was to bring the building up to code with a second means of egress, sprinklers, systems work and to restore existing historic finishes within the building, mostly the lobby and stairs.

In the course of the initial design work, the issue of the need for more space then became more apparent. In order to create the second means of egress, space would have to be taken from existing offices. At the same time, the question of re-opening the second chamber was raised as a way of meeting the need for more public meeting spaces.

Mr. Chirico said that the assumption in the plans for the addition and renovation is that with the addition, the building will cover more of the entire site. The proposed plan includes two levels of parking, both of which enter the building through a lobby/atrium in place of the current "well," and which is covered by a skylight. This atrium could serve as a civic space and could probably accommodate about 100 or more people for a reception or a public meeting.

Councillor Sullivan asked about the net gain in floor space. Mr. Chirico stated that this plan would add 40,000 sq. ft., and increase the building total from 59,000 sq. ft. to 99,000 sq. ft., not including parking, which adds another 20,000. There would be a gain of 15,000 to 20,000 sq. ft. of usable office space.

Councillor Born asked how much usable space would be lost if the building were just renovated and not expanded, which would mean having to bring the building up to code with a second means of egress. Mr. Ringenbach said that 1200 sq. ft. would be lost.

Councillor Davis asked if the public could still walk through from Bigelow to Inman Street behind the building. Mr. Chirico said that it would be possible to walk straight through an interior corridor. Councillor Davis asked if there could be an exterior walkway. Mr. Ringenbach said there could be a walkway. Mr. Rossi said that the major issue for the abutters will not be the loss of a pathway to walk through; it will be the loss of parking on Dottie Doyle Way behind City Hall, especially on the weekends.

Councillor Davis asked what variances will be needed. Mr. Rossi said that the addition/renovations project would need relief on a variety of issues. The City will need a variance for front yard setbacks, also for side yard setbacks.

Mr. Healy noted that in this case the topography of the lot really is a hardship within the meaning of the zoning law.

Councillor Sullivan asked about an anteroom for the City Council Chamber. Mr. Ringenbach said that a small room could be built behind the chamber rather than on the side.

Councillor Davis stated that the additional parking is not a big selling point; nor is it the reason for doing the addition.

Councillor Reeves said that remediation of the lack of parking in a place where citizens come to do business is a public benefit in his opinion.

Councillor Born said that under zoning, the standard is one space per 400 sq. ft. That would require about 50-60 spaces for the City Hall project. The City will need a variance to reduce parking to the amount proposed.

Councillor Reeves noted the present attractiveness of the wall at the back of City Hall as seen from Inman Street while walking down to Massachusetts Avenue. He questioned what impact the renovations would have on this.

Councillor Sullivan said that although the renovations would be taking space from the back, removing the hedges in front will be creating more public space.

Councillor Davis asked what LEED standard the building will meet. Mr. Ringenbach said that the architect will certainly look at what can be done to make a green building, and will

be presenting a menu of choices in this area. Mr. Rossi said that it is a little harder to meet the highest standard when working with an old building.

Councillor Reeves asked about cost. Mr. Rossi estimated \$18 million in 2001 costs. Mr. Healy noted the possibility of the use of a percentage of CPA funds because of the historic preservation involved in renovating City Hall.

Mr. Healy said that he believes that the next biggest renovation/building need is the police station. If this addition can fit into a reasonable financing plan, it is worth looking at.

Councillor Reeves stated that the worst combination of historic building and renovations is the current addition to the main library. Mr. Rossi agreed and compared the library and its addition to a marriage of the White House and Woolworths. Councillor Reeves said that the proposal for the back is a lot of square windows without any arches. He suggested looking at creating some reference to the arches. A lot of these modern square windows do not look very good. That is one of the problems with Central Square. Councillor Reeves then asked about replication of the stone - is it available? Mr. Ringenbach answered in the affirmative. There are limited quantities. The budget presumes stone façade and slate roofs.

Councillor Davis asked about employees - when will they hear about these renovations? Mr. Rossi said that there will be a programming phase, where all employees are consulted about their needs.

Mr. Healy said that he hopes that the City Council will really think about this. Is it something that the City Council believes that the City should go forward with?

Councillor Sullivan wished to be recorded in favor of continuing to work on this project.

Councillor Davis asked about the mechanicals. Mr. Ringenbach said that they are recessed in the roof.

Councillor Reeves asked if these plans would mean that the City would still keep the Lombardi Building, and if so, would the City lose any other space.

Mr. Healy said that the City would keep all current buildings, alleviate overcrowding, create more public space for public meetings and a new atrium. Mr. Rossi added that the new chamber would be state of the art vis-à-vis capability for media presentations. Mr. Healy noted that the space to be gained by an addition to City Hall would allow relocation of all traffic ticketing operations to move to City Hall.

Councillor Davis asked about the cost of the additional space. Mr. Ringenbach said that it is approximately \$11 million. The remainder is for the upgrade of the present space. For an increase gross space of 45,000 sq. ft. this represents about \$250 per sq. ft. which is roughly the same as what the library will cost, ultimately.

Councillor Born asked about where the proposal goes from here. She sees the following choices:

1. Hold off on the addition; just do interior spaces and mechanicals. Watching the window and exterior renovations led her to the realization that major interior renovations will necessitate the temporary relocation of all City Hall employees. Mr. Chirico said that an advantage of doing the addition is that the City will be able to use the new portion of City Hall as swing space because it could be built and occupied before renovation of the existing part of City Hall began.
2. Hold off and wait for full rehab and additions and just do some refreshing work in the interior. Mr. Ringenbach said that you could do something with lobby finishes in the interior, if it is going to be five years or so before you can do the full job. In that case, don't do the mechanicals.
3. Go ahead with the new addition and renovations.

Mr. Rossi suggested that the City staff provide a report on how the project would fit into the City financing plan and the City Council priorities for other buildings.

Councillor Born congratulated the staff on the kind of planning that this proposal represents. She requested a summary analysis of the cost to the City of living within existing space.

Councillor Reeves said that the City owns the Lombardi Building and asked about the possibility of buying the two houses next to it on Massachusetts Avenue and building a new building to accommodate all of the people.

Councillor Born added that perhaps the City should consider purchasing the building on the corner of Massachusetts Avenue and Inman Street because it is similar in style to City Hall.

Councillor Born asked how much of current employee space does not meet industry standards. Mr. Healy said that he would provide that information. Mr. Ringenbach said that it is difficult to take private industry standards and apply this to public space where there need to be counters, and other such public-oriented space needs.

Councillor Born stated that this has been a thorough and well-thought presentation with excellent visual information. She said that she likes the idea of the atrium. She requested that each City Council receive a copy of the plans.

Councillor Born made the following motion:

ORDERED: That the committee express its general support for continuing design work on renovations and additions to City Hall; and be it further

ORDERED: That the City Manager be and hereby is requested to report to the City Council on how the City Hall renovation project (both with, and without an

addition) could fit into the City finance and capital projects plan, taking into account City Council priorities.

The motion passed on a voice vote without objection.

Councillor Born thanked those present for their participation.

The meeting was adjourned at 12:35 P.M.

For the Committee,

Councillor Kathleen L. Born, Chair

**COMMUNICATIONS AND REPORTS FROM CITY OFFICERS -
FOR THE CITY COUNCIL MEETING OF MONDAY, JUNE 18, 2001**

1. A communication was received from Councillor Henrietta Davis, transmitting information regarding the resolution adopted by the City Council expressing condolences to the Oak Hill School and what it meant to the school and community.