

HEARING SCHEDULE
CITY COUNCIL MEETINGS BEGINNING OCTOBER 7, 2002

Monday, October 7, 2002	5:30 P.M.	Regular City Council Meeting (Sullivan Chamber) MEETING HELD.
Tuesday, October 8, 2002	4:30 P.M.	The Public Facilities, Art and Celebrations Committee will conduct a public meeting to discuss curb cuts, an update on the impact of state budget cuts on city arts programs, and the status of the report on developing a Cambridge Art survey and an artist space initiative. (Ackermann Room) MEETING HELD.
Wednesday, October 9, 2002	4:00 P.M.	The Government Operations and Rules Committee will conduct a public meeting to discuss performance of the Hansen System, the possibility of a web-based public complaint system, information kiosk and public information on Cable TV. (Sullivan Chamber) MEETING HELD.
Wednesday, October 9, 2002	5:30 P.M.	The Finance Committee will conduct a public meeting to receive an update on the state budget and its expected effect on city finances next year and a report on hotel/motel revenues. (Ackermann Room) MEETING HELD.

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, October 16, 2002	4:30 P.M.	The Public Facilities, Art and Celebrations Committee will conduct a public meeting to receive an update on the library. (Sullivan Chamber)
Monday, October 21, 2002	5:00 P.M.	<i>Special Presentation on Best Practices Award to Workforce Development.</i> (Sullivan Chamber)
Monday, October 21, 2002	5:30 P.M.	Regular City Council Meeting (Sullivan Chamber)
Tuesday, October 22, 2002	6:00 P.M.	Special meeting of City Council for the purpose of a joint meeting of the City Council and School Committee to discuss current education issues in Cambridge. (Gustave M. Solomons Transportation Center, 1st floor 456 Broadway)
Wednesday, October 23, 2002	5:30 P.M.	The Government Operations and Rules Committee will conduct a public meeting to receive public testimony regarding the City Manager's performance. (Sullivan Chamber)
Monday, October 28, 2002	5:30 P.M.	Roundtable Meeting Discussion on Section 8 Housing Informal meeting with no public comment, at which time no votes will be taken. Meeting will not be televised. (Sullivan Chamber)

Tuesday, October 29, 2002	5:30 P.M.	The Public Safety will conduct a public meeting to discuss the following: ?? the possibility of changing to bike routes located between the sidewalk and parked cars, in the European model, and other ways of promoting bicycle safety ?? “dooring”, the issues related to car doors opening into bike lanes ?? enforcement of laws regulating bicycle riding. (Sullivan Chamber)
Wednesday, October 30, 2002	4:30 P.M.	The Government Operations and Rules Committee will conduct a public meeting for the presentation of results of telephone survey of citizen satisfaction. (Sullivan Chamber)
Wednesday, October 30, 2002	6:00 P.M.	The Government Operations and Rules Committee will conduct a public hearing to receive testimony regarding City Council’s FY04 Goals. (Sullivan Chamber)
Monday, November 4, 2002	5:30 P.M.	Regular City Council Meeting (Sullivan Chamber)
Wednesday, November 6, 2002	5:00 P.M.	The Housing Committee will conduct a public meeting to continue discussion on 2 Mount Auburn Street, the moderate income home ownership program and adjustments to income limits in the Inclusionary Zoning Ordinance. (Sullivan Chamber)

Thursday, November 7, 2002	9:00 A.M. – 5:00 P.M.	The Government Operations and Rules Committee will conduct an off-site meeting with a facilitator to review the current City Council’s Goals and consider changes if necessary. No public comment. (Hotel at MIT, 20 Sidney Street)
Wednesday, November 13, 2002	9:00 A.M.	The Government Operations and Rules Committee will conduct a working meeting with the City Manager for group evaluation by members of the City Council and to discuss what the Committee will recommend to the full City Council. No public comment. (Sullivan Chamber)
Wednesday, November 13, 2002	4:30 P.M.	The Ordinance Committee will conduct a public hearing on a proposed amendment to the Truck Zoning Ordinance, Section 6.96. This hearing is televised. (Sullivan Chamber)
Monday, November 18, 2002	5:30 P.M.	Regular City Council Meeting (Sullivan Chamber)
Wednesday, November 20, 2002	4:30 P.M.	Ordinance Committee (Sullivan Chamber)
Monday, November 25, 2002	5:30 P.M.	Regular City Council Meeting (Sullivan Chamber)
Monday, December 9, 2002	5:30 P.M.	Regular City Council Meeting (Sullivan Chamber)

Wednesday, December 11, 2002	4:00 P.M.	The Ordinance Committee will conduct a public hearing to discuss a proposed amendment to the Municipal Code to provide for an Assistant City Manager for Public Safety. (Sullivan Chamber)
Monday, December 16, 2002	5:30 P.M.	Regular City Council Meeting (Sullivan Chamber)
Monday, December 23, 2002	5:30 P.M.	Regular City Council Meeting (Sullivan Chamber)
Monday, December 30, 2002	5:30 P.M.	Regular City Council Meeting (Sullivan Chamber)

OCTOBER 7, 2002

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| 1. Transmitting communication from Robert W. Healy, City Manager, relative to Awaiting Report Item Number 02-87 , regarding a report on the construction of a skateboard park. | 1. PLACED ON FILE. |
| 2. Transmitting communication from Robert W. Healy, City Manager, relative to Awaiting Report Item Number 02-74 , regarding displaying letters of thanks and praise to the City. | 2. PLACED ON FILE. |
| 3. Transmitting communication from Robert W. Healy, City Manager, relative to Awaiting Report Item Number 02-76 , regarding a report on the exact and projected amount expended on maintenance for the last three years by NSTAR. | 3. REFERRED TO HEALTH AND ENVIRONMENT COMMITTEE ON MOTION OF VICE MAYOR DAVIS. |
| 4. Transmitting communication from Robert W. Healy, City Manager, relative to Awaiting Report Item Number 02-85 , regarding a report on the local AMBER response plan. | 4. PLACED ON FILE. |
| 5. Transmitting communication from Robert W. Healy, City Manager, relative to Awaiting Report Item Number 02-79 , regarding a report on minority homeownership in the City as well as opportunities offered by Fannie Mae and Freddie Mac. | 5. PLACED ON FILE. |
| 6. Transmitting communication from Robert W. Healy, City Manager, relative to Awaiting Report Item Number 02-53 , regarding a report on Harvard University's policies on investigating and following-up on accusations by students of rape and sexual assault to other students. | 6. PLACED ON FILE. |
| 7. Transmitting communication from Robert W. Healy, City Manager, relative to Awaiting Report Item Number 02-49 , regarding a report on programs to assist residents with the purchase and planting of flowering trees and shrubs, and easy access to bulbs for perennial flowers or annuals. | 7. PLACED ON FILE. |

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| 8. Transmitting communication from Robert W. Healy, City Manager, relative to the appropriation of a donation from the Cambridge Health Alliance for \$15,000 to the Grant Fund DHSP Other Ordinary Maintenance Account to support the Cambridge Food Pantry Network by providing nutritional foods to Cambridge residents. | 8. ORDER ADOPTED.
9-0-0. |
| 9. Transmitting communication from Robert W. Healy, City Manager, relative to the appropriation of a donation from Abt Associates and Community Action, Inc. for \$3,800 to the Grant Fund DHSP Salary & Wages Account (\$2,895), Other Ordinary Maintenance Account (\$505) and Travel & Training Account (\$400) to provide funds for costs related to the assessment of students. | 9. ORDER ADOPTED.
9-0-0. |
| 10. Transmitting communication from Robert W. Healy, City Manager, relative to the transfer of \$30,000 from the Electrical Salary & Wages Account to the Electrical Travel & Training (Judgement & Damages) Account to provide funds for a lump sum settlement. | 10. ORDER ADOPTED.
9-0-0. |
| 11. Transmitting communication from Robert W. Healy, City Manager, relative to the transfer of \$20,000 from the Grant Fund Human Rights Travel & Training Account to the Human Rights Other Ordinary Maintenance Account to provide funds to re-design, translate, and produce the Commission's brochure and other informational resources. | 11. ORDER ADOPTED.
9-0-0. |
| 12. Transmitting communication from Robert W. Healy, City Manager, relative to the minutes of the public meeting held on September 18, 2002 for the purpose of discussing the future use of the 238 Broadway site. | 12. PLACED ON FILE. |
| 13. Transmitting communication from Robert W. Healy, City Manager, relative to Awaiting Report Item Number 02-77 , regarding a report on the vulnerability assessment for potential security threats to the water system. | 13. PLACED ON FILE. |
| 14. Transmitting communication from Robert W. Healy, City Manager, relative to Awaiting Report Item Number 02-65 , regarding a report on drafting an ordinance requiring the use of helmets while operating motorized scooters. | 14. PLACED ON FILE. |

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15. Transmitting communication from Robert W. Healy, City Manager, relative to the appropriation of a grant from the Nellie Mae Education Foundation for \$61,000 to the DHSP Salary & Wages Account (\$43,012), Other Ordinary Maintenance Account (\$16,993) and Travel & Training Account (\$995) to provide funds to enhance the ABE to College Transition Service (Bridge Program).
16. Transmitting communication from Robert W. Healy, City Manager, relative to the appropriation of a grant from the U.S. Department of Education for \$227,136 to the DHSP Salary & Wages Account (\$38,000), Other Ordinary Maintenance Account (\$185,000), and Travel & Training Account (\$4,136) to provide funds for nutritious meals for Cambridge youth at 31 sites throughout the City.

**15. ORDER ADOPTED.
9-0-0.**

**16. ORDER ADOPTED.
9-0-0.**

October 7, 2002

To The Honorable, The City Council:

Please find attached a response to Awaiting Report Item No. 02-76, regarding a report on the exact and projected amount expended on maintenance for the last three years by NSTAR, received by William J. Zamparelli, Community Relations & Economic Development Representatives of NSTAR.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec
Attachment

October 7, 2002

To The Honorable, The City Council:

In response Awaiting Report Item No. 02-87, regarding a report on the status of construction of a skateboard park, Assistant City Manager for Human Services Jill Herold reports the following:

Funds (\$200,000) have been allocated in the FY03 Public Investment budget for the construction of a skate park. City staff representatives from Human Services/Recreation, Community Development and Public Works have been meeting to develop preliminary design and potential locations for the skate park. Once completed, a community process involving Cambridge youth and potential abutters will be established in order to finalize the design, location and construction schedule for a skate park.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec

October 7, 2002

To The Honorable, The City Council:

In response to Awaiting Report Item No. 02-85, regarding a report on the local America's Missing: Broadcast Emergency Response (AMBER) plan, please be advised of the following:

The Massachusetts Chiefs of Police Executive Board voted on August 8, 2002 to support and work with the Massachusetts State Police (MSP) to develop a policy and procedure for statewide implementation of the AMBER Alert Notification Plan. Additionally, a committee of municipal police representatives has been appointed to work with the MSP on the implementation and on any training requirements that may be needed.

The AMBER Alert Notification Plan must be implemented statewide before it can be activated in local communities. I will notify the City Council as more information is received from the state level on the status of this implementation.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec

October 7, 2002

To The Honorable, The City Council:

In response to Awaiting Report Item No. 02-74, regarding a plan for displaying correspondence of thanks and praise that the City receives, please be advised of the following:

The Department of Public Works is in the process of building a glass encased wooden bulletin board, similar to the one next to the City Clerk's Office entrance to display letters of praise the city receives.

Although wall space is limited in City Hall, a location has been identified next to the entrance to the Sullivan Chamber to mount the bulletin board. It is anticipated that this board will be in place by November 1 or shortly thereafter.

Public Information Office Ini Tomeu will coordinate with department heads to obtain and post copies of letters once or twice a month, depending on the amount received in a given period.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec

October 7, 2002

To The Honorable, The City Council:

In response to Awaiting Report Item No. 02-53, regarding a report on Harvard University's policies on investigating and following-up on accusations by students of rape and sexual assault by other students, please be advised of the following:

The matter is currently under investigation by the Office of Civil Rights at the U.S. Department of Education to determine the policy's legality. I will advise the City Council when the investigation is completed.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec

October 7, 2002

To The Honorable, The City Council:

In response to Awaiting Report Item No. 02-79, regarding a report on minority homeownership in the City as well as opportunities offered by Fannie Mae and Freddie Mac, Assistant City Manager for Community Development Beth Rubenstein reports the following:

The following provides an overview of the City's efforts to expand opportunities for minority homeownership in Cambridge as well as how we collaborate with local banks and mortgage lenders, including Fannie Mae and Freddie Mac.

On both the local and the national levels, substantial attention is being paid to ways to increase the rate of minority ownership through targeted homebuyer education, counseling and special financing programs. The Community Development Department's Housing Division has developed a range of programs that assist families from all backgrounds achieve homeownership. In addition, Cambridge's local banks offer a variety of competitive financing products, as well as access to all of the services that are available through Fannie Mae and Freddie Mac.

The Housing Division actively seeks to include minority groups as new homeownership opportunities become available in Cambridge, and connects them to existing products and services (see discussion below). In 2002, the City facilitated the sale of nine affordable ownership units, eight of which were purchased by minority households.

Cambridge Homebuyer Classes and Counseling

As you know, the Housing Division offers free first-time homebuyer classes throughout the year to educate households about the homebuying process. The Housing Division also offers special classes to target populations that are typically under-served in the homebuyer process, including minorities, women, and new immigrants with language barriers and/or no credit history.

Over the last 18 months, the Housing Division has:

- ?? offered classes in Portuguese in conjunction with the Massachusetts Alliance of Portuguese Speakers and classes in Haitian-Creole in conjunction with the Cambridge Multi Service Center;

- ?? offered a class especially for female heads of households in collaboration with the Woman's Commission;
- ?? worked with local organizations to help address special populations' needs such as recent immigrants who may not have a long credit history; and
- ?? offered workshops for households seeking to purchase a multi-family property, one of the more affordable ways to enter the housing market.

The Housing Division will continue to offer special classes in the coming year. In addition, translation services are always available upon request for classes and counseling. Each year, approximately 500 people attend CDD's homebuyer courses and over 100 households return to us for one-on-one counseling sessions.

Fannie Mae and Freddie Mac

Fannie Mae and Freddie Mac are secondary mortgage lenders and do not provide services directly to homebuyers. Instead, their programs and special mortgage products are provided to homebuyers through local banks. As a result, local lenders are able to offer many low and moderate income first-time homebuyers a range of competitive products that may include better interest rates, reduced fees, less required mortgage insurance, and lower downpayment amounts.

We understand that Fannie Mae and Freddie Mac both recently announced that they will be developing plans to increase minority homeownership and that they are in the process of crafting several new special programs for minorities. As these programs become available, homebuyers in Cambridge will be able to access these products through our local banks. CDD staff will also refer Cambridge homebuyer class participants to all new programs that are developed.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec

October 7, 2002

To the Honorable, the City Council:

In response to Awaiting Report # 02-49 regarding programs to assist residents with the purchase and planting of flowering trees and shrubs, and easy access to bulbs for perennial flowers or annuals, Public Works Commissioner Lisa Peterson reports the following:

There are multiple efforts established or being pursued to improve beautification efforts and assist homeowners in planting flowers, trees and shrubs.

- ?? The City has worked out a cooperative arrangement with Pemberton Garden Center for Cambridge residents to receive a 10% discount on selected material (spring bulbs purchased this fall and annual and perennial plants purchased in the spring of 2003). In future years, we will pursue rotating the garden center. We will promote this discount in the following manner: a notice will be in the October 9th Cambridge Chronicle and on the Web; notice will also be posted at Pemberton Garden Center and other strategic locations e.g. grocery stores, libraries.
- ?? The Department of Public Works (DPW) will continue to provide plant material and assistance to residents who are willing to cultivate and maintain public spaces. Interested residents should contact the Parks Division at 349-4880.
- ?? We will continue to explore the possibility of offering discounted material as a means of encouraging people to plant trees on the sidewalk edge of private property.
- ?? The DPW is also pursuing the possibility of directly offering residents a reduced cost for spring bulbs purchased in large quantities.

?? In addition, the City has a number of tree planting programs that in the coming months we will be putting renewed efforts into promoting. The Commemorative Tree Program provides an opportunity for people to enhance a public area of the city with trees that honor people, a significant life event, or other idea; the cost is \$200. In addition residents are able to request trees through the Residential Street Tree Planting Program. If there has never been a sidewalk tree in front of a house or building, a resident may be able to participate in the Client Tree Program; for a modest cost (\$140), a tree may be planted. If a tree was removed from a well in front of a house, it may be replaced at no charge to the resident. Newly developed brochures on *Commemorative Tree Planting* and *Residential Street Tree Planting and Care* are attached.

The City will continue to work on programs to enhance the beautification efforts in the City.

Very truly yours,

Robert W. Healy
City Manager

Attachment

October 7, 2002

To the Honorable, the City Council:

I am hereby requesting the appropriation of a donation from Abt Associates and Community Action Inc. for \$3,800 to the Grant Fund Human Services Salaries and Wages account (\$2,895), Other Ordinary Maintenance (\$505), and Travel and Training (\$400) to provide funds for costs related to the assessment of students. These funds will cover a portion of the cost of part-time teachers at the Community Learning Center as well as certain operating expenses and training costs.

Very truly yours,

Robert W. Healy
City Manager

October 7, 2002

To the Honorable, the City Council:

I am hereby requesting the transfer of \$30,000 from the Electrical Salaries and Wages account to the Electrical Travel and Training (Workers' Compensation) account to provide funds for the cost of a lump sum settlement for an employee of the electrical department as approved by the Department of Industrial Accidents.

Very truly yours,

Robert W. Healy
City Manager

October 7, 2002

To the Honorable, the City Council:

I am hereby requesting the transfer of \$20,000 from the Grant Fund Human Rights Travel and Training account to the Grant Fund Human Rights Other Ordinary Maintenance account to provide funds to focus on the outreach mission of the Human Rights Commission which includes re-designing, translating, and producing the Commission's brochures and other informational resources for the public.

Very truly yours,

Robert W. Healy
City Manager

October 7, 2002

To the Honorable, the City Council:

I am hereby requesting the appropriation of a donation from the Cambridge Health Alliance for \$15,000 to the Grant Fund Human Services Other Ordinary Maintenance account to support the Cambridge food pantry network by providing nutritional foods to Cambridge residents.

Very truly yours,

Robert W. Healy
City Manager

October 2, 2002

To the Honorable, the City Council:

Please find attached the minutes of the public meeting held on September 18, 2002 at 6:00 PM in the Sullivan Chamber of Cambridge City Hall. The public meeting was held in response to Council Order #13, dated 7/9/02, for the purpose of discussing the future use of the 238 Broadway site. In addition to the attached minutes, you should also find copies of written testimony submitted both during and after the public meeting.

While the comments of interested residents covered a wide range of issues related to the 238 Broadway site, they were primarily focused on the neighborhood's needs for affordable housing and public open space. Between these two needs, residents were evenly split, with 11 in favor of housing and 11 in favor of open space. Including a petition signed by eight people would bring the total in favor of housing to 19.

It is my recommendation that the City continue to adhere to the commitment made by the Council in November 1999 to utilize the property at 238 Broadway for a new neighborhood park. At this time, the site design for the park has been completed and preparation of construction documents has begun.

If you would like additional information related to the community process that guided the park design, please contact Julia Bowdoin at ext. 4302.

Very truly yours,

Robert W. Healy
City Manager

Attachment

Minutes: Meeting to Discuss the Future of the 238 Broadway Site
Wednesday, September 18, 2002
6 PM, Sullivan Chamber

The meeting was brought to order by Deputy City Manager Richard Rossi. Mr. Rossi gave a description of how the City came to acquire the 238 Broadway site for use as a park.

- ? In May 1998, the City Council requested that the City Manager establish an Open Space Acquisition Fund to help remedy the shortage of open space in parts of the city.
- ? In September 1998, the City Council ordered the establishment of a Green Ribbon Open Space Committee to establish open space acquisition priorities to meet the needs of the neighborhoods most under-served by parks and recreational open space.
- ? This Green Ribbon Open Space Committee met from February 1999 to March 2000 to set priorities for open space acquisition. These priorities included a neighborhood and community park in Area 4, and a school park for the Fletcher-Maynard Academy. While Sennott Park was identified as an important community resource, it was considered over-used.
- ? In November 1999, the City Council approved the use of Open Space Acquisition Funds to purchase the 238 Broadway property.
- ? A community process was initiated in December 1999, and included many community meetings until March of 2002. Through this process a design was developed.

Darcy Jameson, the City's Housing Director, then spoke about some of the affordable housing that has been recently developed in Area 4, including the Squirrel Brand property and the housing on the corner of Harvard and Windsor. The City and Homeowners Rehab are working to negotiate the preservation of 42 large family size units at the CAST Building. Several years ago, the City purchased the Bedrick properties (many of which are in Area 4), and worked to develop the Hampshire/ Columbia condominiums. The Housing Division will continue to work to create affordable housing throughout the city.

Mr. Rossi stated that the creation and maintenance of affordable housing is one of the City Council's and the administration's goals, as is the development of open space. The City tries to do what it can to effectively meet both of these needs. He then opened the meeting for public comment.

Robert LaTremouille, 182 Harvard Street, said that he could not believe that the City would reverse its position after so much process. While there is a need for housing and open space, the City should not deny the poor open space. This park will benefit Washington Elms, Newtowne Court, Harvard/ Windsor, and Squirrel Brand residents.

Lydia Vickers, 45 Cherry Street, acknowledged the need for open space. However, the recent adoption of the Community Preservation Act added new opportunities for funding. Because the property at 238 Broadway is next to an existing park, why not create housing and open space? A lot of money has already been spent on the buildings at 238 Broadway. Perhaps the Neighbors

for a Better Community would be willing to allow a field on their lot [located at the corner of Harvard and Moore Street]. That way there could still be affordable housing. She has a vision of gardens, trees, a library, and a community center (which could have intergenerational and intercultural study groups).

Sharon Stentiford, 305 Washington Street, stated an interest in both open space and affordable housing. However, if the site is turned into affordable housing, she would like to see it be for the elderly.

Barry Zevin, 67 Hampshire Street, feels that at least the brick building at 238 Broadway should be preserved. He feels that housing is a better neighbor than a park. He would like the City to negotiate with Neighbors for a Better Community for their lot, in order to be able to preserve an existing building and existing open space.

Ethan Ford, 220 Windsor Street #3, is an abutter of the site. He feels that Area 4 has a great deal of affordable housing and insufficient open space. There are many children and adults who will benefit from open space. He purchased his condominium believing a park would be built on the site, and now cannot afford to move. When he attended meetings of the Area 4 Neighborhood Coalition, they seemed to support a park, but now have changed their minds. He feels the neighborhood deserves a park.

Carol Bellew, 257 Charles Street, was co-chair of the Green Ribbon Open Space Committee. The Committee spent a great deal of time considering their recommendations, and found that Area 4 desperately needed open space. Neighborhoods should have a mix of things, and open space is hard to find. There is a school in the area, and parks are important for children. The Committee had tried to be fair and equitable in their recommendations, and she hopes that the City will stay the course. There is lots of affordable housing in Area 4, but open space is really needed.

Karen Gillespie, 167 Harvard Street, supports open space and affordable housing. However, she believes that the City could improve the existing park while maintaining the buildings as affordable housing. She is concerned that the City spent a great deal of money to renovate the buildings for the temporary office buildings, and only city workers will be able to use them; this money belongs to the tax payers, and should therefore should be used for housing. Her biggest concern is that other abutters want nice views, and that open space advocates who do not live in neighborhood are expressing their opinions. She believes that tearing down these buildings for a park will only hurt children, because it will lead to crime. She has lived next to the 238 Broadway property for 25 years. Police protection has been promised in the past, and has not been consistent. People who do not live next to the park do not have to experience that. She believes that expanding the park will only lead to more violence in the neighborhood. Housing or a community center would be much better for the children and adults in the neighborhood. Such facilities would make the neighborhood more attractive to families, not just help those outside the area.

Richard Rossi explained that the City bought the 238 Broadway property for \$2.65 million. When it had to be used for interim offices, approximately \$250,000- 300,000 was spent to install carpeting, office systems, and address mold and asbestos.

Clifford Truesdell, 29 Essex Street, said that the City bought a building that had been fully renovated and should not tear it down. The brick building is of a type that is not built anymore, and should be preserved. The City is not being creative, and should pursue the Neighbors for a Better Community lot in order to expand open space on the site. It is easy for those who have housing to say that there is enough affordable housing in Area 4. Many neighbors have had to leave during the past 25 years because of the rising cost of housing. There is no greater need than affordable housing. He prefers a limited equity model that ensures long-term affordability but helps people become homeowners.

Maryann Doiron, 33 Market Street, said that she has lived in the neighborhood for 9 years. She has seen many units of affordable housing built. The 238 Broadway site presents a rare opportunity for open space. A larger park will really help the students at Fletcher-Maynard who now have to walk to Sennott Park.

Anne Strong, 44 Cottage Street, was on the Green Ribbon Open Space Committee. She has volunteered for 20 years with youth sports, including increasing access for children who live in Newtowne Court and Washington Elms. It is a challenge to help youth get involved in sports when there are no fields nearby. The Green Ribbon Report looked at the need for open space citywide. She feels the city needs more open space in eastern Cambridge and more affordable housing in western Cambridge. The open space that is currently available is not sufficient for the Fletcher-Maynard Academy. The only form of exercise available is jogging around the block, which is very boring for children and quickly makes them dislike exercise. Obesity is increasingly a health problem among children. Students at most other schools in Cambridge have field space. The School Department did a study several years ago that found lower than average high school sports participation in eastern Cambridge. In western Cambridge, a higher level of participation in high school sports was found. This was linked to access that children had to places to play in their neighborhood. High school sports opens many doors for people, not the least of which is physical fitness.

Jackie Dobson Adams, formerly of 143 Clark Street, has been a resident of Area 4 for over 50 years. When she lived on Clark Street as a child, they would walk to Sennott Park to play. Area 4 has been promised many new things and has been disappointed. She and her children have had to move into public housing because they cannot afford to live in the neighborhood. Giving open space to people who paid too much for their housing is a form of snob zoning. The park that is currently on the site has caused her mother, who is an abutter, many problems. People in the park make noise late at night and break windows with balls. She does not feel the Harvard Street Park or the Fletcher-Maynard School yard are safe after dark. She feels the neighborhood has made strides to become more unified and that this issue could become divisive. Homes that sold recently in the neighborhood should have been bought for affordable housing. She would like to have a meeting of neighbors to discuss affordable housing and open space.

Mahmood Firouzbakht, 97 Moore Street, agrees with a lot of people on both sides. He went to the Cambridge Public Schools and has been a teacher there for five years. He feels that more affordable housing will take away from quality of life. Area 4 is one of the most densely populated neighborhoods in the city. Adding more people to the neighborhood only increases the risk of violence. It is not fair to children, the elderly, or homeowners who bought land after the promise of a park to change the plans. The city needs affordable housing, but should look in other areas neighborhoods. There should be increased police presence on foot and government involvement in keeping the park safe, but the plan to create a park at 238 Broadway should go forward.

Shahla Haghayegih, 97 Moore Street, stated that as a taxpayer she would like to see more open space in this area because there is already so much housing.

Regina Jones, 140 Harvard Street #2, is the president of the Washington Elms/ Newtowne Court Tenant Council. She supports affordable housing, and feels that people misrepresent those who live in affordable housing. She described the accomplishments of her own family to show that those who live in affordable housing can be successful. She also supports open space, but feels that those in the neighborhood can walk to Sennott Park for exercise. What she feels is most important in this neighborhood is a library. She does not feel the 238 Broadway site is large enough for a park or suitable for housing. The neighborhood used to have a library and a book mobile, and now they have nothing. If someone had asked what the neighborhood wanted, they would have heard a library. The City should have bought recently sold units in the neighborhood and converted those to affordable housing. She feels more outreach should be conducted to those who speak other languages and those who live in public housing. She also feels there should be a renaming of Area 4 to something that does not make the neighborhood seem like just a number.

Brian LeClerc, 39 Dickinson Street, said that the City should follow through on its promise to build a park.

Lena Dobson, 143 Clark Street, is a direct abutter of the park. She is tired of enforcing safety issues at the current park. She thinks it is despicable that there is no library in Area 4, because there are so many immigrants. There used to be a library in Area 4 (where the Windsor Street Health Center is) that was never replaced. There are many parks in this neighborhood, but not enough resources for youth to get the education and job skills they need.

Karan Marsh, 100 Pine Street, has lived in the neighborhood for over 23 years. While she has always been a strong advocate for open space, she feels the need for housing is greater. Many people have been forced to move out of the neighborhood. She supports the creation of open space elsewhere, and will donate 100 oak trees to help create a forest (perhaps at Danehy Park).

Esther Hanig, 136 Pine Street, has lived in Cambridge for 22 years. She has always appreciated the diversity of the city, but she has seen this diversity reduced since the end of rent control. The need to create affordable housing is great. There is a lot of open space in the neighborhood. There is drug-dealing in Columbia Park and there have been shootings on Pine Street in the past. People will not be happy with the negative behavior that happens if a new park is built.

Barbara Hayes Harrison, 143 Prospect Street, feels that the neighborhood needs a library. First the library on Windsor Street was eliminated, then the bookmobile was eliminated. The City should give back what was taken. A park could be put on the roof of the library.

William Iacono, 218 Windsor Street, has lived in Area Four for about 20 years. He is an abutter who supports the open space that has been planned. He brought a signed petition from eight people on his block (from Izzy's Restaurant to the parking lot across from Fletcher-Maynard) who support the creation of the park as planned [attached].

Bonnie Larkin, 220 Windsor Street, stated that she and her husband support the creation of the park as planned. She does not oppose affordable housing, but is opposed to more density in this area.

Vincent Dixon, 287 Harvard Street #64, understands that there are competing priorities within the city. However, the original purpose of the 238 Broadway site has changed due to the temporary offices there. He supports housing and a library on the site (similar to the facility on Huron Avenue). Money should be reallocated to find open space elsewhere.

Kathy Irving, 218 Windsor Street, stated her support for the park that has been planned for the site. Cambridge has more affordable housing than any other community in the state. The increase in density over the years has caused problems over the years, especially with parking.

Hatch Sterrett, 12 Boardman Street, lives in the Squirrel Brand Apartments. He favors the 238 Broadway site primarily for affordable housing, with some landscaped area, community uses, or a library. The end of rent control took away economic diversity throughout the city. In response to people's concern about density, he cited Jane Jacob's book, *The Death and Life of Great American Cities*, which equates a certain level of density with a vibrant city.

Mark White, Cherry Street, supports preserving the buildings. He has worked with the Haggerty School preschool for the past ten years, and he has found that those children are able to walk ten minutes to Glacken Field. The students at Fletcher-Maynard Academy should be able to walk to Sennott Park.

Mr. Rossi stated that the minutes to the meeting will be typed up and distributed to the City Council members.

Councilor Kenneth Reeves stated his belief that the full range of the opinions of the neighborhood should be measured, perhaps through some sort of census or multiple meetings. While he respects the planning for the park that has taken place, the adoption of the Community Preservation Act might mean they should re-evaluate the situation. He believes that the neighbors should determine what should be done.

Councilor Marjorie Decker stated that she would continue to think about what had been said at the meeting. While her own passion is for affordable housing, she also sees the need for such amenities as open space, a community center, and a library. She said that density alone does not

lead to crime, but that crime is connected to many other issues, such as poverty. She also described how the City tries to create affordable housing wherever possible, but that the real estate market limits their options. She encouraged residents to introduce themselves to neighbors they had never met before.

Councilor Timothy Toomey described how the City Council has worked to create open space for residents of eastern Cambridge. The Council ordered the creation of the Green Ribbon Open Space Committee, and acted upon their recommendations when the unique opportunity to purchase the 238 Broadway site came about. The City worked with the community to create the park. This is a small city with the need to balance housing and open space. He will look at other options, but he feels that the City made a commitment to open space that he wants to honor. He is not opposed to affordable housing or a library, and he feels that if people continue to work together all three can be accomplished.

Mr. Rossi stated that the park design has essentially been completed and would go out to bid a year from this fall. The land was purchased for municipal open space through a friendly eminent domain taking for \$2,658,000. Because it was acquired as open space, any change to this use of the site would require a home rule petition supported by a two-thirds vote of the House and Senate.

Councilor Reeves said that because the taking was not hostile, the legislature might be more amenable to passing the home rule petition. He feels the Council should still remain flexible.

Councilor Brian Murphy was not a member of the City Council when the decision to acquire 238 Broadway was made. For this reason, he would like to continue to gather information and weigh the different needs of the community before making a decision. He would also like to ensure the neighborhood is involved in the process.

Mr. Rossi stated that the City paid approximately \$300,000 to renovate the 238 Broadway building for temporary office space. This investment has to be weighed against what it would have cost to rent office space for City employees. If the City does decide to construct affordable housing on the site and this is approved by the legislature, the open space money that was spent on the site will have to be reimbursed from the City's affordable housing funds. The City has spent approximately \$150,000 on an open space design contract.

Jackie Dobson Adams, formerly of 143 Clark Street, asked what the potential to change the plans for the site is. She also asked to see the records for all meetings held about this project.

Councilor E. Denise Simmons said that this discussion will not end tonight and that the Council will continue to discuss ways to meet all of the community's needs for open space, affordable housing, and a library (possibly looking at bringing back the book mobile as a short-term solution). They could also begin a process of a neighborhood renaming if the community would like. Future meetings about 238 Broadway should take place in the neighborhood with translators, child care, and snacks. The issue of potential school mergers must be discussed before any decision can be made to create a park for Fletcher-Maynard. The issue of safety must

also be further explored. She would like to look at having more process in the neighborhood, and would like a chronology of meetings to be made available.

Mr. Rossi described the many meetings that have taken place within the neighborhood and with abutters. The level of participation in these was very high. He feels that the community was listened to in the development of the design.

Lydia Vickers, 45 Cherry Street, said the City had done an excellent job with the park planning. However, at that time the Community Preservation Act had not passed, and the option of keeping the building was not presented. Other options should now be revisited.

Mr. Rossi stated at the time community process happened for 238 Broadway, the fact that the site would be open space was a given, due to the nature of the Council Order.

Karen Gillespie, 167 Harvard Street, wanted to clarify whether there is a chance that the plan could be changed, and whether people should contact their City Councilors in order to bring about this change.

Mr. Rossi responded that the City Council would be the ones to set policy regarding 238 Broadway, and that the City Manager's Office will carry out that policy. A great deal of work has gone into planning for a park, but should the plan change a similar effort will go into planning for housing. This topic will most likely be discussed by the City Council on September 23 or 30. If the City is interested in pursuing housing on the site, a more detailed evaluation would have to be done to determine what the cost would be to renovate the existing structures versus demolition and new construction.

Gerald Bergman, 82 Elm Street, stated that he thought the park process had been excellent. However, he felt the issue had initially gone through the Council very quickly, and that people were so excited about the potential for a park they did not weigh the different options. He would like to see the City negotiate with Neighbors for a Better Community for their lot. Overall, he thinks the planning process has been fair. [Written comments are attached.]

Council Simmons asked that notice of the City Council meeting to discuss the future of 238 Broadway be sent to those in attendance tonight. Mr. Rossi said that the sign in sheet would be forwarded to the City Clerk.

Additional written comments submitted regarding the future of 238 Broadway are attached.

October 7, 2002

To The Honorable, The City Council:

In response to Awaiting Report Item No. 02-77, regarding a report on the vulnerability assessment for potential security threats to the water system, Managing Director of the Cambridge Water Department Sam Corda reports the following:

Since the September 11, 2001 incident the Water Department has established an “assessment” committee to review the fundamental vulnerabilities of the Cambridge Water System. Members of this committee have attended several conferences on this topic ranging from EPA video conferencing to New England Water Works local seminars. As a result, improvements have been implemented to protect the most immediately vulnerable components of the water system.

In addition, the City applied for, was awarded, and has appropriated a grant from the Environmental Protection Agency in the amount of \$114,983 to perform the Vulnerability Assessment (VA).

The current status of this effort is that a “Request for Proposal” (RFP) has been prepared to solicit experienced firms to lead the performance of a vulnerability assessment of the Cambridge Water System with the input and support from the Water Department staff. It is anticipated that the most qualified firm will be contracted in November 2002 with the assessment to be completed by March 31, 2003 and the report to be prepared by June 30, 2003.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec

October 7, 2002

To the Honorable, the City Council:

I am hereby requesting the appropriation of a grant from the U.S. Department of Education for \$227,136 to the Grant Fund Human Services Salaries and Wages account (\$38,000), Other Ordinary Maintenance (\$185,000), and Travel and Training account (\$4,136) to provide funds for nutritious meals for Cambridge youth at 31 sites throughout the City. The Salaries and Wages portion will cover the salary of two persons who monitor the program with the Other Ordinary Maintenance funds covering the cost of the contract to provide the meals and other program costs.

Very truly yours,

Robert W. Healy
City Manager

October 7, 2002

To the Honorable, the City Council:

I am hereby requesting the appropriation of a grant from the Nellie Mae Education Foundation for \$61,000 to the Grant Fund Human Services Salaries and Wages account (\$43,012), Other Ordinary Maintenance account (\$16,993), and Travel and Training (\$995) to provide funds to enhance the ABE to College Transition Service (Bridge Program) which is a transitional program for high school and GED graduates who aspire to attend college. These funds will cover a portion of the salaries of the Coordinator, Counselor / Teacher, Computer / Math Aide, and Work Study Math Aide as well as administrative support and other related program costs.

Very truly yours,

Robert W. Healy
City Manager

October 7, 2002

To The Honorable, The City Council:

In response to Awaiting Report Item No. 02-65, regarding a report on drafting an ordinance requiring the use of helmets while operating motorized scooters, Traffic, Parking & Transportation Director Susan Clippinger reports the following:

The Traffic, Parking and Transportation Department has reviewed M.G.L. Chapter 85 and 90. Currently, no state laws exist which regulate personnel safety for persons riding a motorized scooter.

The Department believes that regulating helmet use for motorized scooters should be statewide. A city traffic regulation would be difficult to enforce for many reasons. Many people riding scooters are under the legal driving age; as a result, do not possess a drivers license. Also, not all persons riding motorized scooters within the City of Cambridge are residents, which makes education outside the city difficult.

The Department recommends that state legislation (similar to House, No. 1083 of 2001, by State Representative Toomey, but broadened to include motorized scooters) be enacted. Statewide legislation would make enforcement easier for our Police Department and would also protect City of Cambridge residents who travel to other cities.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec

MASSACHUSETTS

City Council Calendar No. 18

Monday, October 7, 2002

At 5:30 P.M.

ON THE TABLE

1. Landmark Designation Study Report for Shady Hill Square, 1-11 Shady Hill Square and 36 Holden Street.

NO ACTION TAKEN.

2. Landmark Designation Study Report for designating as a protected landmark the Tulip Tree at 1436 and 1446 Cambridge Street.

NO ACTION TAKEN.

3. Order #19 of September 9, 2002 requesting the City Manager to direct the Community Development Department to make maximum use of CPA funds to develop affordable housing that is permanently affordable, such as limited equity cooperatives and condos.

NO ACTION TAKEN.

UNFINISHED BUSINESS

4. Petition from Harvard University requesting a sub-surface easement located between 1720 and 1737 Cambridge Street for the purpose of constructing an underground pedestrian and service tunnel beneath Cambridge Street.

NO ACTION TAKEN.

5. Appropriation and authorization to borrow an additional \$1,950,000 for the 57 Inman Street project to supplement the original appropriation of \$8,200,000. The question comes on adoption on or after October 7, 2002.

LOAN ORDER ADOPTED.

9-0-0.

**APPLICATIONS AND PETITIONS -
CITY COUNCIL MEETING OF MONDAY, OCTOBER 7, 2002**

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| 1. An application was received from Frameworks, requesting permission for a permanent banner at the premises numbered 2360 Massachusetts Avenue. Approval has been received from Inspectional Services, Community Development Departments and abutters. | 1. ORDER ADOPTED. |
| 2. An application was received from Hillside Cleaners, requesting permission for a sign at the premises numbered 49A Brattle Street. Approval has been received from Inspectional Services, Community Development Departments and abutters. | 2. ORDER ADOPTED. |
| 3. An application was received from CRLS Department of Drama and Dance, requesting permission for a temporary banner across Massachusetts Avenue at Prospect Street announcing their performance of "The Good Times are Killing Me" on November 8, 9, 14, 15 & 16, 2002. | 3. ORDER ADOPTED. |
| 4. An application was received from Vision House, requesting permission for a sandwich board sign at the premises numbered 7 JFK Street. | 4. REFERRED TO CITY MANAGER WITH POWER. |
| 5. An application was received from Carlson Wagonlit Travel, requesting permission for a sandwich board sign at the premises numbered 30 JFK Street. | 5. REFERRED TO CITY MANAGER WITH POWER. |
| 6. An application was received from Cambridge Arts Council, requesting permission for a temporary banner across Massachusetts Avenue in front of City Hall - A Conference Celebrating Africa Rhythm & Ritual: Ancestors and Memory on October 18, 19, & 20, 2002. | 6. ORDER ADOPTED. |
| 7. An application was received from Zipa Jewelry, requesting permission for a sandwich board sign at the premises numbered 1316 Massachusetts Avenue. | 7. REFERRED TO CITY MANAGER WITH POWER. |

**AMENDED CONSENT COMMUNICATIONS -
CITY COUNCIL MEETING OF MONDAY, OCTOBER 7, 2002**

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|--|-------------------------------------|
| 1. A communication was received from Lord Associates, Inc., regarding Termination of Notice of AUL-101 Rogers Street. | 1. REFERRED TO CITY MANAGER. |
| 2. A communication was received from Joanne Scott, Health Agent for the City of Salem applauding the efforts of the City Council in furthering the protection of public health in all workplaces by participating in the Clean Air Works initiative. | 2. REFERRED TO THE PETITION. |
| 3. Sundry communications received from the following Riverside residents, regarding how they feel about preserving the character of life in their neighborhood.

Niki Baccus 12 Florence Street
Marie F. Mitchell 232 Putnam Avenue | 3. PLACED ON FILE. |
| 4. A communication was received from Jack a/k/a George F. Welch, Jr., regarding the City's HOME Program Loan Agreement by the Cambridge YMCA and its Limited Partnership. | 4. PLACED ON FILE. |
| 5. A communication was received from Josephine Schairer, transmitting thanks for making September 22 nd a memorable day for the Schairer family. | 5. PLACED ON FILE. |
| 6. A communication was received from Louis Abbate, Ed.D., Executive Director, Willie Ross School for the Deaf, transmitting thanks for the resolution adopted by the City Council on September 9th. | 6. PLACED ON FILE. |
| 7. A communication was received from Israel Maldonado, regarding 238 Broadway. | 7. PLACED ON FILE. |

**RESOLUTION LIST FOR CITY COUNCIL MEETING
OF MONDAY, OCTOBER 7, 2002**

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|--|---------------------------|
| 1. Expressing appreciation to Charles Santos for his twenty-seven years of dedicated service and wishing him much happiness in his retirement.
Mayor Sullivan and entire membership | 1. ORDER ADOPTED. |
| 2. Expressing appreciation to Dennis Coleman for his nineteen years of dedicated service and wishing him much happiness in his retirement.
Mayor Sullivan and entire membership | 2. ORDER ADOPTED. |
| 3. Congratulations to David Holway on being elected President of the National Association of Governmental Employees.
Councillor Toomey and entire membership | 3. ORDER ADOPTED. |
| 4. Congratulations to Thomas Begley on his appointment as Clerk Magistrate of the Framingham District Court.
Councillor Toomey and entire membership | 4. ORDER ADOPTED. |
| 5. Supporting the retirement of Tony Conigliaro's number by the Boston Red Sox and joining any other municipal offices across Massachusetts who support retiring one of the greatest players.
Councillor Galluccio and entire membership | 5. ORDER ADOPTED. |
| 6. Extending 80 th Birthday wishes to Manny Slate.
Mayor Sullivan and entire membership | 6. ORDER ADOPTED. |
| 7. Resolution on the death of Daniel J. O'Connell, III.
Mayor Sullivan and entire membership | 7. ORDER ADOPTED. |
| 8. Resolution on the death of Margaret M. Colbert.
Councillor Galluccio and entire membership | 8. ORDER ADOPTED. |
| 9. Resolution on the death of Robert E. McCleery.
Councillor Galluccio, Mayor Sullivan and entire membership | 9. ORDER ADOPTED. |
| 10. Resolution on the death of Janice T. White.
Councillor Galluccio and entire membership | 10. ORDER ADOPTED. |
| 11. Resolution on the death of Joseph R. Murphy.
Councillor Galluccio and entire membership | 11. ORDER ADOPTED. |
| 12. Resolution on the death of Margaret M. Griffin.
Councillors Maher, Galluccio, Toomey and entire membership | 12. ORDER ADOPTED. |

**RESOLUTION LIST FOR CITY COUNCIL MEETING
OF MONDAY, OCTOBER 7, 2002**

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|---|---------------------------|
| 13. Resolution on the death of Eileen R. Hepp.
Councillor Galluccio and entire membership | 13. ORDER ADOPTED. |
| 14. Resolution on the death of Mitchell S. Jaffe.
Mayor Sullivan and entire membership | 14. ORDER ADOPTED. |
| 15. Resolution on the death of Mary I. Carvalho.
Councillor Galluccio, Mayor Sullivan, Councillors Maher, Toomey and entire membership | 15. ORDER ADOPTED. |
| 16. Congratulating the DPW team in winning first place in the Snow Plow Rally and thanking them for their dedicated service to the City of Cambridge.
Mayor Sullivan and entire membership | 16. ORDER ADOPTED. |
| 17. Resolution on the death of Bernice Piltch-Miller.
Mayor Sullivan, Councillors Toomey, Maher and entire membership | 17. ORDER ADOPTED. |
| 18. Extending congratulations to the Windsor House on the occasion of its 25 th Anniversary, which will be celebrated on October 20, 2002.
Mayor Sullivan and entire membership | 18. ORDER ADOPTED. |
| 19. Resolution on the death of Anna M. Casella.
Councillor Galluccio and entire membership | 19. ORDER ADOPTED. |
| 20. Resolution on the death of John H. Dyer.
Councillor Galluccio, Mayor Sullivan and entire membership | 20. ORDER ADOPTED. |
| 21. Congratulating the artists who participated in the tenth anniversary Cambridgeport Artists Open Studios and thanking them for their creative contributions to the City of Cambridge.
Vice Mayor Davis and entire membership | 21. ORDER ADOPTED. |
| 22. Congratulating Ruth Libbey and James Busby on their upcoming concert and thanking them for their creative contributions to the City of Cambridge.
Vice Mayor Davis and entire membership | 22. ORDER ADOPTED. |
| 23. Congratulating Sean Curran on the opening of his new company, Waterville Consulting , to continue the client-intensive public affairs service that has defined his career.
Councillor Decker and entire membership | 23. ORDER ADOPTED. |

**RESOLUTION LIST FOR CITY COUNCIL MEETING
OF MONDAY, OCTOBER 7, 2002**

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|---|---------------------------|
| 24. Congratulating Steve Morell and Toni Elka on their recent marriage.
Vice Mayor Davis and entire membership | 24. ORDER ADOPTED. |
| 25. Congratulating the residents of 70 Pacific Street and Anke Hildebrandt on the introduction of a bike rental program and thanking them for their efforts to reduce pollution and congestion in the City of Cambridge.
Vice Mayor Davis and entire membership | 25. ORDER ADOPTED. |
| 26. Congratulating Prilla Smith Brackett on being featured at the National Academy of Sciences in Washington, D.C. with a showing of her art.
Vice Mayor Davis and entire membership | 26. ORDER ADOPTED. |
| 27. Wishing a Happy Birthday to William McGovern.
Councillor Decker and entire membership | 27. ORDER ADOPTED. |
| 28. Wishing a Happy Birthday to Molly Murphy.
Councillor Decker and entire membership | 28. ORDER ADOPTED. |
| 29. Welcoming Mayor Akiba to Cambridge and recognizing the work he has done at home and internationally to promote world security from nuclear weapons through the promotion of disarmament and mutual respect between peoples nations.
Councillor Decker and entire membership | 29. ORDER ADOPTED. |
| 30. Resolution on the death of Rocco Capidulupa.
Councillor Toomey and entire membership | 30. ORDER ADOPTED. |
| 31. Resolution on the death of Pamela J. York.
Councillor Toomey and entire membership | 31. ORDER ADOPTED. |
| 32. Resolution on the death of Modestino "Modo" Iannaco.
Mayor Sullivan and entire membership | 32. ORDER ADOPTED. |
| 33. Congratulating the Work Force Youth Program in winning the Best Practice Award given by the Department of Labor and the National Youth Employment Council.
Mayor Sullivan and entire membership | 33. ORDER ADOPTED. |
| 34. Resolution on the death of William R. Rosa.
Mayor Sullivan and entire membership | 34. ORDER ADOPTED. |
| 35. Commending Dan Wright for his life saving effort on October 2, 2002.
Mayor Sullivan and entire membership | 35. ORDER ADOPTED. |

**RESOLUTION LIST FOR CITY COUNCIL MEETING
OF MONDAY, OCTOBER 7, 2002**

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| 36. Congratulating the new members of the St. Peter's Student Council and wish them good luck in the 2002-2003 school year.
Mayor Sullivan and entire membership | 36. ORDER ADOPTED. |
| 37. Resolution on the death of Peter G. Nearhos.
Councillor Maher and entire membership | 37. ORDER ADOPTED. |
| 38. Resolution on the death of Joseph Cusack.
Councillor Toomey, Mayor Sullivan and entire membership | 38. ORDER ADOPTED. |
| 39. Proclaiming Friday, October 11, 2002 as Joan Cullen Day in Cambridge.
Councillor Maher and entire membership | 39. ORDER ADOPTED. |
| 40. Congratulating the Harvard Book Store on its seventieth anniversary and recent awards.
Vice Mayor Davis and entire membership | 40. ORDER ADOPTED. |
| 41. Resolution on the death of William J. Calvert.
Mayor Sullivan and entire membership | 41. ORDER ADOPTED. |
| 42. Resolution on the death of Eleanor St. George.
Mayor Sullivan and entire membership | 42. ORDER ADOPTED. |
| 43. Resolution on the death of sister Esther Redmond C.S.J.
Mayor Sullivan and entire membership | 43. ORDER ADOPTED. |
| 44. Recognizing the twenty years of the Peace Commission's service and commitment to peace, community-building and supporting efforts which embody its mission of Cambridge-One City One World.
Mayor Sullivan and entire membership | 44. ORDER ADOPTED. |
| 45. Commending those congregations attending the October 9 meeting for their willingness to learn more about energy conservation and its application in their places of worship and thanking them for their leadership on this issue.
Vice Mayor Davis and entire membership | 45. ORDER ADOPTED. |
| 46. Congratulations and best wishes for continued success to Monastero and Associates Inc. in celebrating its 5 th Anniversary on October 24, 2002.
Councillor Galluccio and entire membership | 46. ORDER ADOPTED. |

**RESOLUTION LIST FOR CITY COUNCIL MEETING
OF MONDAY, OCTOBER 7, 2002**

47. Congratulating Elber Gates and Francois Guerlaine on their upcoming marriage in Montreal, Canada.
Councillor Reeves and entire membership

47. **ORDER ADOPTED.**

48. Wishing all of the organizations good luck on their Annual Christmas bazaars.
Councillor Toomey and entire membership

48. **ORDER ADOPTED.**

**POLICY ORDER AND RESOLUTION LIST FOR CITY COUNCIL MEETING
OF MONDAY, OCTOBER 7, 2002**

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|---|-------------------------------------|
| 1. Requesting the City Manager to confer with the Executive Director of the Animal Control Commission for increased enforcement of laws requiring removal of dog waste at Columbia Street Park.
Mayor Sullivan | 1. ORDER ADOPTED. |
| 2. Requesting the City Manager to instruct the City Solicitor to work with the Agenda for Children to establish a trademark for the “Let’s Talk” literacy campaign/initiative.
Mayor Sullivan | 2. ORDER ADOPTED. |
| 3. Requesting the City Manager to confer with the Director of Traffic Parking and Transportation to install appropriate speed limit signs along Cardinal Medeiros Avenue.
Councillor Toomey | 3. ORDER ADOPTED. |
| 4. Requesting the City Manager to report back to the City Council with a briefing on the Charles River Basin Master Plan.
Vice Mayor Davis | 4. ORDER ADOPTED. |
| 5. Requesting the City Manager to report back to the City Council with data on the enforcement of double-parking in the bicycle lanes across the city.
Vice Mayor Davis | 5. ORDER ADOPTED. |
| 6. Requesting the City Manager to report back to the City Council on the plantings and maintenance in Carl Barron Plaza.
Vice Mayor Davis | 6. ORDER ADOPTED. |
| 7. Requesting the City Manager to develop and transmit to the City Council a multi-departmental policy for building and rebuilding tree holes that supports the growth of root systems.
Vice Mayor Davis | 7. ORDER ADOPTED AS AMENDED. |
| 8. Requesting the City Manager to confer with the MBTA and report back to the City Council on the status of needed repairs and maintenance to the sidewalks and stairs, as well as the installation of better lighting, in the plaza area in and around the Porter Square Station.
Vice Mayor Davis | 8. ORDER ADOPTED. |
| 9. Requesting the City Manager to report back to the City Council on the feasibility of installing additional bike racks at Brattle Square and around City Hall.
Vice Mayor Davis | 9. ORDER ADOPTED AS AMENDED. |

**POLICY ORDER AND RESOLUTION LIST FOR CITY COUNCIL MEETING
OF MONDAY, OCTOBER 7, 2002**

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| 10. Requesting the City Manager to confer with the Director of Traffic, Parking and Transportation and officials of the Metropolitan District Commission to consider increasing the timing of the pedestrian crossing lights at Fresh Pond Parkway and Huron Avenue.
Councillor Galluccio | 10. ORDER ADOPTED. |
| 11. Requesting the City Manager to discuss the Section 8 Housing Choice Voucher Program and coordinate with the city staff and the Cambridge Housing Authority to provide the following information given to the City Council at the round table meeting.
Mayor Sullivan, Vice Mayor Davis and Councillor Maher | 11. ORDER ADOPTED. |
| 12. Requesting the City Manager to consider a pilot program to open up one of the youth centers in the later evening hours.
Councillor Galluccio | 12. ORDER ADOPTED. |
| 13. Requesting the City Manager to communicate to confer with the Election Commission to send out more effective notification of polling places and to explore other possibilities of easing the confusion for voters on election day.
Councillor Decker | 13. ORDER ADOPTED AS AMENDED. |
| 14. Requesting the City Manager to direct the Public Works Commissioner to clean up Central Square.
Councillor Decker and Mayor Sullivan | 14. ORDER ADOPTED. |
| 15. Requesting the City Manager to develop an appropriate process to consider removing the benches from in front of Libby Liquors.
Mayor Sullivan | 15. CHARTER RIGHT EXERCISED BY COUNCILLOR REEVES. |
| 16. Move to executive session to consider the purchase, exchange, lease, and value of the easement under Cambridge Street in that such discussion in open session may have a detrimental effect on the negotiating position of the City and a person, firm or corporation.
Mayor Sullivan and Councillor Maher | 16. ADOPTED ROLE CALL 8-0-1. |
| 17. Requesting the City Manager to appoint someone to speak with Neighbors for a Better Community to explore possible collaboration.
Councillors Decker, Simmons and Reeves | 18. CHARTER RIGHT EXERCISED BY COUNCILLOR TOOMEY. |

O-1.

October 7, 2002

MAYOR SULLIVAN
VICE MAYOR DAVIS
COUNCILLOR DECKER
COUNCILLOR GALLUCCIO
COUNCILLOR MAHER
COUNCILLOR MURPHY
COUNCILLOR REEVES
COUNCILLOR SIMMONS
COUNCILLOR TOOMEY

ORDERED: That the City Manager be and hereby is requested to confer with the Executive Director of the Animal Control Commission for increased enforcement of laws requiring removal of dog waste at Columbia Street Park.

In City Council October 7, 2002.
Adopted by the affirmative vote of nine members.
Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
City Clerk

O-2.

October 7, 2002

MAYOR SULLIVAN
VICE MAYOR DAVIS
COUNCILLOR DECKER
COUNCILLOR GALLUCCIO
COUNCILLOR MAHER
COUNCILLOR MURPHY
COUNCILLOR REEVES
COUNCILLOR SIMMONS
COUNCILLOR TOOMEY

ORDERED: That the City Manager be and hereby is directed to instruct the City Solicitor to work with the Agenda for Children to establish a trade mark for the "Let's Talk" literacy campaign/initiative.

In City Council October 7, 2002.
Adopted by the affirmative vote of nine members.
Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
City Clerk

O-3.

October 7, 2002

COUNCILLOR TOOMEY
VICE MAYOR DAVIS
COUNCILLOR DECKER
COUNCILLOR GALLUCCIO
COUNCILLOR MAHER
COUNCILLOR MURPHY
COUNCILLOR REEVES
COUNCILLOR SIMMONS
MAYOR SULLIVAN

ORDERED: That the City Manager be and hereby is requested to confer with the Director of Traffic Parking and Transportation to install appropriate speed limit signs along Cardinal Medeiros Avenue.

In City Council October 7, 2002.
Adopted by the affirmative vote of nine members.
Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
City Clerk

O-4.

October 7, 2002

VICE MAYOR DAVIS
COUNCILLOR DECKER
COUNCILLOR GALLUCCIO
COUNCILLOR MAHER
COUNCILLOR MURPHY
COUNCILLOR REEVES
COUNCILLOR SIMMONS
MAYOR SULLIVAN
COUNCILLOR TOOMEY

ORDERED: That the City Manager be and hereby is requested to report back to the City Council with a briefing on the Charles River Basin Master Plan.

In City Council October 7, 2002.
Adopted by the affirmative vote of nine members.
Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
City Clerk

O-5.

October 7, 2002

VICE MAYOR DAVIS
COUNCILLOR DECKER
COUNCILLOR GALLUCCIO
COUNCILLOR MAHER
COUNCILLOR MURPHY
COUNCILLOR REEVES
COUNCILLOR SIMMONS
MAYOR SULLIVAN
COUNCILLOR TOOMEY

ORDERED: That the City Manager be and hereby is requested to report back to the City Council with data on the enforcement of double-parking in the bicycle lanes across the city for a hearing to be held concerning bicycle safety on October 29.

In City Council October 7, 2002.
Adopted by the affirmative vote of nine members.
Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
City Clerk

O-6.

October 7, 2002

VICE MAYOR DAVIS
COUNCILLOR DECKER
COUNCILLOR GALLUCCIO
COUNCILLOR MAHER
COUNCILLOR MURPHY
COUNCILLOR REEVES
COUNCILLOR SIMMONS
MAYOR SULLIVAN
COUNCILLOR TOOMEY

ORDERED: That the City Manager be and hereby is requested to report back to the City Council on the plantings in Carl Barron Plaza, including who is responsible for the plantings and maintenance in the plaza.

In City Council October 7, 2002.
Adopted by the affirmative vote of nine members.
Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
City Clerk

O-7.
ORIGINAL ORDER

October 7, 2002

VICE MAYOR DAVIS

ORDERED: That the City Manager be and hereby is requested to develop and transmit to the City Council a multi-departmental policy (CDD, DPW, and others) for building and rebuilding tree holes that supports the growth of root systems.

O-7.
AMENDED ORDER

October 7, 2002

VICE MAYOR DAVIS
COUNCILLOR DECKER
COUNCILLOR GALLUCCIO
COUNCILLOR MAHER
COUNCILLOR MURPHY
COUNCILLOR REEVES
COUNCILLOR SIMMONS
MAYOR SULLIVAN
COUNCILLOR TOOMEY

ORDERED: That the City Manager be and hereby is requested to develop and transmit to the City Council a multi-departmental policy (CDD, DPW, and others) for building and rebuilding tree holes that supports the growth of root systems, in particular the installation of watering tubes.

In City Council October 7, 2002.

Adopted as amended by the affirmative vote of nine members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
City Clerk

O-8.

October 7, 2002

VICE MAYOR DAVIS
COUNCILLOR DECKER
COUNCILLOR GALLUCCIO
COUNCILLOR MAHER
COUNCILLOR MURPHY
COUNCILLOR REEVES
COUNCILLOR SIMMONS
MAYOR SULLIVAN
COUNCILLOR TOOMEY

ORDERED: That the City Manager be and hereby is requested to confer with the MBTA and report back to the City Council on the status of needed repairs and maintenance to the sidewalks and stairs, as well as the installation of better lighting, in the plaza area in and around the Porter Square Station.

In City Council October 7, 2002.
Adopted by the affirmative vote of nine members.
Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
City Clerk

O-9.
ORIGINAL ORDER

October 7, 2002

VICE MAYOR DAVIS

ORDERED: That the City Manager be and hereby is requested to report back to the City Council on the feasibility of installing additional bike racks at Brattle Square and around City Hall.

O-9.
AMENDED ORDER

October 7, 2002

VICE MAYOR DAVIS
COUNCILLOR DECKER
COUNCILLOR GALLUCCIO
COUNCILLOR MAHER
COUNCILLOR MURPHY
COUNCILLOR REEVES
COUNCILLOR SIMMONS
MAYOR SULLIVAN
COUNCILLOR TOOMEY

ORDERED: That the City Manager be and hereby is requested to report back to the City Council on the feasibility of installing additional bike racks at Brattle Square and around City Hall; and to add a consultative process with abutters as to where bike racks are installed.

In City Council October 7, 2002.
Adopted as amended by the affirmative vote of nine members.
Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
City Clerk

O-10.

October 7, 2002

COUNCILLOR GALLUCCIO
VICE MAYOR DAVIS
COUNCILLOR DECKER
COUNCILLOR MAHER
COUNCILLOR MURPHY
COUNCILLOR REEVES
COUNCILLOR SIMMONS
MAYOR SULLIVAN
COUNCILLOR TOOMEY

ORDERED: That the City Manager be and hereby is requested to confer with the Director of Traffic, Parking and Transportation and officials of the Metropolitan District Commission to consider increasing the timing of the pedestrian crossing lights at Fresh Pond Parkway and Huron Avenue.

In City Council October 7, 2002.
Adopted by the affirmative vote of nine members.
Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
City Clerk

O-11.

October 7, 2002

MAYOR SULLIVAN
VICE MAYOR DAVIS
COUNCILLOR MAHER
COUNCILLOR DECKER
COUNCILLOR GALLUCCIO
COUNCILLOR MURPHY
COUNCILLOR REEVES
COUNCILLOR SIMMONS
COUNCILLOR TOOMEY

WHEREAS: On October 28, 2002 this City Council will hold a round table meeting to discuss the Section 8 Housing Choice Voucher Program; and

WHEREAS: It is an expressed goal of this City Council to preserve and expand the supply of permanent affordable housing, supporting socioeconomic diversity; now therefore be it

ORDERED: That the City Manager be and hereby is requested to coordinate with city staff and the Cambridge Housing Authority to provide the following information to the City Council at the round table meeting:

- 1) Data on the number of rental units in the City of Cambridge where a Section 8 voucher is in use, including the distribution by unit size (i.e. studio, one bedroom, two bedroom, etc.); and
- 2) Data on the geographic distribution of Section 8 vouchers in the City of Cambridge, complete with a plotted map of the distribution if technically possible; and
- 3) Data on the number of individuals/families currently on the waiting list (both resident and non-resident) for Section 8 voucher, including their distribution by unit size needed; and
- 4) Data on the number of landlords currently participating in the Section 8 Housing Choice Voucher Program, including distribution by unit size; and
- 5) Data on the number of rental units in the City of Cambridge, including distribution by unit size and the number of landlords who own more than 20 rental units in the city; and
- 6) Information about the feasibility of working with the Cambridge Housing Authority to develop a program and/or educational campaign to encourage voluntary participation in the Section 8 Housing Choice Voucher Program by landlords with multiple rental unit, targeting existing housing stock (i.e. encouraging landlords with multiple units to rent a percentage of their properties to Section 8 recipients).

In City Council October 7, 2002.
Adopted by the affirmative vote of nine members.
Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
City Clerk

O-12.

October 7, 2002

COUNCILLOR GALLUCCIO
VICE MAYOR DAVIS
COUNCILLOR DECKER
COUNCILLOR MAHER
COUNCILLOR MURPHY
COUNCILLOR REEVES
COUNCILLOR SIMMONS
MAYOR SULLIVAN
COUNCILLOR TOOMEY

ORDERED: That the City Manager be and hereby is requested to consider a pilot program to open up one of the youth centers in the later evening hours for the older teenagers and young adults for recreation, employment assistance and other possible counseling opportunities.

In City Council October 7, 2002.

Adopted by the affirmative vote of nine members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
City Clerk

O-13.
ORIGINAL ORDER

October 7, 2002

COUNCILLOR DECKER

- WHEREAS: The Election Commission informed the City Council that every voter would receive notification of their polling place and that the notification would be printed on bright-colored paper and/or have some other eye-catching feature to alert voters that the information on the card was important; and
- WHEREAS: Despite its communication to the City Council, and despite the fact that the September 17, 2002 primary was the first election since the Election Commission eliminated eleven precincts and then changed many polling places to accommodate the changes, the Election Commission sent voters one inconspicuous black and white postcard to notify them of their polling places; and
- WHEREAS: Members of the City Council received numerous complaints from voters who did not know that their polling places had changed, and from voters who did not receive adequate information about where to go to vote from the workers at the polls where they were no longer entitled to vote;
- WHEREAS: Although the voters who voted in the primary now know that they have new polling places, there will be many voters at the general election on November 5, 2002 who did not vote in the primary, and so there is grave danger of a repeat of the confusion, unhappiness and detriment to the fundamental right of each citizen to vote at the next election; now therefore be it
- ORDERED: That the City Manager be and hereby is requested to confer with the Election Commission to send out more effective notification of polling places and to explore other possibilities of easing the confusion for voters on election day, including information for election workers to quickly identify the correct polling place – perhaps by dedicating an additional worker to the task of helping voters to find the correct place; and be it further
- ORDERED: That the City Manager be and hereby is requested to communicate to the Election Commission the City Council's strong concern and sense that additional expense is no excuse for not doing what is necessary to preserve the right to vote of all residents by ensuring adequate notification to voters of their polling place; and be it further
- ORDERED: That the City Manager be and hereby is requested to report back to the City Council on this matter at the October 21 meeting.

O-13.
AMENDED ORDER

October 7, 2002

COUNCILLOR DECKER
VICE MAYOR DAVIS
COUNCILLOR GALLUCCIO
COUNCILLOR MAHER
COUNCILLOR MURPHY
COUNCILLOR REEVES
COUNCILLOR SIMMONS
MAYOR SULLIVAN
COUNCILLOR TOOMEY

- WHEREAS: The Election Commission informed the City Council that every voter would receive notification of their polling place and that the notification would be printed on bright -colored paper and/or have some other eye-catching feature to alert voters that the information on the card was important; and
- WHEREAS: Despite its communication to the City Council, and despite the fact that the September 17, 2002 primary was the first election since the Election Commission eliminated eleven precincts and then changed many polling places to accommodate the changes, the Election Commission sent voters one inconspicuous black and white postcard to notify them of their polling places; and
- WHEREAS: Members of the City Council received numerous complaints from voters who did not know that their polling places had changed, and from voters who did not receive adequate information about where to go to vote from the workers at the polls where they were no longer entitled to vote;
- WHEREAS: Although the voters who voted in the primary now know that they have new polling places, there will be many voters at the general election on November 5, 2002 who did not vote in the primary, and so there is grave danger of a repeat of the confusion, unhappiness and detriment to the fundamental right of each citizen to vote at the next election; now therefore be it
- ORDERED: That the City Manager be and hereby is requested to confer with the Election Commission to send out more effective notification of polling places and to explore other possibilities of easing the confusion for voters on election day, including information for election workers to quickly identify the correct polling place – perhaps by dedicating an additional worker to the task of helping voters to find the correct place; and be it further
- ORDERED: That the City Manager be and hereby is requested to look into safety issues at the polling places, for example wires strung across the floor; and be it further
- ORDERED: That the City Manager be and hereby is requested to communicate to the Election Commission the City Council's strong concern and sense that additional expense is no excuse for not doing what is necessary to preserve the right to vote of all residents by ensuring adequate notification to voters of their polling place; and be it further

ORDERED: That the City Manager be and hereby is requested to report back to the City Council on this matter at the October 21 meeting; and to include in this report information as to whether before the primary notifications or polling places were sent to individual households in large buildings.

In City Council October 7, 2002.

Adopted as amended by the affirmative vote of nine members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
City Clerk

O-14

October 7, 2002

COUNCILLOR DECKER
MAYOR SULLIVAN

ORDERED: That the City Manager be and hereby is requested to direct the Public Works Commissioner to clean up Central Square.

In City Council October 7, 2002.
Adopted by the affirmative vote of nine members.
Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
City Clerk

O-15

October 7, 2002

MAYOR SULLIVAN

ORDERED: That the City Manager be and hereby is requested to develop an appropriate process to consider removing the benches from in front of Libby Liquors.

CHARTER RIGHT EXERCISED BY COUNCILLOR REEVES

O-16

October 7, 2002

MAYOR SULLIVAN
COUNCILLOR MAHER

RESOLVED: That the City Council move to executive session to consider the purchase, exchange, lease, and value of the easement under Cambridge Street in that such discussion in open session may have a detrimental effect on the negotiating position of the City and a person, firm or corporation.

In City Council October 7, 2002.
Adopted by a ye and nay vote:-
Yeas 8; Nays 0; Absent 1.
Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
City Clerk

O-17

October 7, 2002

COUNCILLOR DECKER
COUNCILLOR SIMMONS
COUNCILLOR REEVES

ORDERED: That the City Manager be and hereby is requested to appoint someone to speak with Neighbors for a Better Community to explore possible collaboration and be it further

ORDERED: That the City Council continue exploring alternative options for 238 Broadway.

CHARTER RIGHT EXERCISED BY COUNCILLOR TOOMEY

COMMITTEE REPORTS
FOR THE CITY COUNCIL MEETING OF MONDAY, OCTOBER 7, 2002

1. A communication was received from D. Margaret Drury, City Clerk, transmitting a report from Councillor Anthony D. Galluccio, Chair of the Housing Committee, for a meeting held on July 24, 2002 for the purpose of discussing the future of federal subsidies at 2 Mount Auburn Street and methods to address the housing needs of families with incomes of 80% to 120 % of median income, including inclusionary zoning.

REPORT ACCEPTED. PLACED ON FILE.

Committee Report #1

HOUSING COMMITTEE MEMBERS

Councillor Anthony D. Galluccio, Chair

Councillor Marjorie C. Decker

Councillor Brian Murphy

Councillor Kenneth E. Reeves

Councillor E. Denise Simmons

In City Council October 7, 2002

The Housing Committee held a public hearing on July 24, 2002 beginning at 4:15 P.M. in the Sullivan Chamber for the purpose of discussing the future of federal subsidies at 2 Mount Auburn Street and methods to address the housing needs of families with incomes of 80% to 120% of median income, including inclusionary zoning.

Present at the hearing were Councillor Anthony D. Galluccio, Chair of the Committee, Vice Mayor Henrietta Davis, Councillor Brian Murphy, and D. Margaret Drury. Also present were Beth Rubenstein, Assistant City Manager for Community Development, Darcy Jameson, Housing Director, Community Development Department (CDD) and Dan Wuenschel, Executive Director of the Cambridge Housing Authority (CHA).

Councillor Galluccio convened the hearing and explained the purpose. He began with the issue of 2 Mount Auburn Street. Councillor Galluccio requested that Mr. Wuenschel explain the status of the subsidies at 2 Mount Auburn Street.

Mr. Wuenschel said that 2 Mount Auburn Street, a ninety-four-unit complex for low income elderly/disabled persons, which is also called Putnam Square Apartments, is owned by Harvard University. It was built in the early 1970's under a federal subsidy program known as the "10C" program. The Massachusetts Housing Finance Agency (MHFA) holds the mortgages. The subsidies that enable payment of the mortgage and maintenance of the building while allowing rents to be kept affordable are supplied by the U.S. Department of Housing and Urban Development (HUD) through the Cambridge Housing Authority (CHA). Over the years, the MHFA has authorized rent increases as expenses have risen, and these have been passed on through the CHA to HUD.

The "10C" program no longer exists. The Putnam Square Apartments complex is the only remaining building under the "10C" program in the country. Last year HUD informed the CHA that since the program no longer exists, there is no longer a "10C" budget for these subsidies and the program funds are running out. The CHA and HUD have been looking for a source of funds. Harvard has been very cooperative. The CHA has engaged an attorney in Washington, D.C. who has been doing research. Mr. Wuenschel said that he is optimistic that they will be able to find a solution.

Mr. Wuenschel said that the original agreement was that affordability for low income tenants would be maintained until the year 2012. When Harvard refinanced with MHFA, the property became subject to another requirement that 20% of units must remain affordable until 2014.

Mr. Wuenschel explained that the CHA approach with HUD is that this is another expiring use issue and should be resolved in the same manner as the other expiring use properties. Mr. Wuenschel proposed to the committee that the CHA come back before the committee for an update in three months. He said that he expects there will be good news by that time.

Councillor Galluccio asked for some additional details regarding the history of the building. Mr. Wuenschel explained that Harvard was the developer and owner through an entity called Putnam Square Apartments Co., which has a ground lease with Harvard. The 10C program provides the operating subsidies – a precursor to Section 8 subsidies. The construction loan and permanent mortgage financing was provided by MHFA. The program required the housing to remain affordable for forty years from the date of the first occupancy, which was in 1972.

Councillor Galluccio asked about the difference between “10C” and other expiring use buildings. Mr. Wuenschel explained that just as with the other expiring use building, the requirement for affordability is part of the mortgage agreement. However, in the “10C” program, there is no provision allowing prepayment of the mortgage. In response to a question from Councillor Galluccio, Mr. Wuenschel said that the building was intended for the elderly, and senior housing now also houses disabled persons.

Jim Barrows, Office of Community Affairs, Harvard University, stated that Harvard is working with the CHA. The university understands the desirability of affordability past the year 2012. Fortunately, we have ten years to come up with a solid plan.

Councillor Galluccio asked what Mr. Wuenschel with his experience would anticipate the options to be in ten years. Councillor Galluccio also emphasized his interest in having Harvard be able to make a more definite statement of commitment to preservation of affordability past the year 2012.

Mr. Wuenschel said that he would be surprised if the building does not continue to be affordable. Cambridge’s first tactic with HUD is to urge HUD to treat the building as a preservation building. He noted that that type of federal subsidy has changed drastically since 1970. There are no more twenty-year Section 8 commitments. He sees the need to either get long-term subsidy commitments from the federal government or to convince Harvard that one year Section 8 commitments are safe enough to keep the building affordable, that is, that the Section 8 stream of income will be there over the years in a succession of one-year commitments.

Ms. Jameson said that the City has worked very successfully with owners of expiring use buildings. The City has every expectation of working with Harvard and the CHA to continue affordability after 2012.

Councillor Galluccio said that Harvard put together the Harvard 2020 Affordable Housing Program. It was Harvard’s first step into the provision of affordability in a comprehensive way. He asked Mr. Barrows whether Harvard would be willing to make some

commitment based on those funds. Mr. Barrows said that the first step is to explore the availability of federal money. Councillor Galluccio predicted that HUD would say to come see us in twenty years. Councillor Galluccio stressed the importance of assurances early on. If Harvard is not going to keep it affordable, the City needs to know now, not ten years from now.

Councillor Murphy asked if the Massachusetts Congressional delegation has been helpful, and whether they have been approached yet. Mr. Wuenschel said that they have not yet sought assistance from the legislators.

Hedy Pocius, tenant at 2 Mount Auburn Street, said that the Riverside Neighborhood Study Planning Group is meeting now. The tenants want this building included in the discussion. Tenants are worried that neighbors might prefer and recommend that this building be used for student housing because it is a big building already in existence. She submitted a copy of a letter to the Riverside Study Committee for the record (**Attachment A**).

Mr. Wuenschel said that the residents of the neighborhood surrounding the building have been very supportive of affordable housing in the past. When the CHA developed the St. Paul's housing, there was not a concern about housing for the homeless, the concern was student housing. Ms. Pocius explained that the context of the current discussion at the Riverside meetings may make a difference in residents' attitudes.

Councillor Galluccio stated that he would like to see written assurance from Harvard about their intent to keep the building affordable.

Ms. Pocius said that the tenants have no one to advocate for them when there are in-house problems and day-to-day issues.

Councillor Galluccio said that in the Walden Park refinancing negotiations in which he participated, he found that CDD was very helpful with the issue. Perhaps there could be a particular Harvard person with whom tenants could communicate. Councillor Galluccio also requested the staff to make sure that staff from the Harvard Real Estate and Planning Office can come to the next committee meeting.

Ms. Rubenstein said that perhaps Harvard can give the tenants more information about their point person or management liaison.

Councillor Galluccio then moved to the issue of housing opportunities for residents with incomes of more than 80% of the median income. He said that the inclusionary units that private developers are required to build into residential construction in particular may be a big opportunity, especially with the onset of large-scale residential development in North Point. He invited Ms. Rubenstein to begin the discussion. Ms. Rubenstein started by introducing the CDD staff present:

Robert Vining, First Homebuyer Program, CDD
Chris Carter, Housing Planner
Mary Regan, Eviction Free Zoning

Susan Glazer, Deputy Director, CDD
May Budge, Cambridge, and Mary Regan, Eviction Free Zone.

In addition, the following citizens introduced themselves:

Ms. Jameson then described a new housing program aimed at assisting middle income people. She said that she and Robert Vining have spent a lot of time listening to and hearing about the needs of the participants in CDD's First Time Homebuyer program. Based on this experience and a market research CDD is proposing a new middle income program. CDD staff are going to the next Affordable Housing Trust meeting to request approval. This program would enable clients to identify a home on the open market. If there is a gap between the amount that a mortgage the client can afford and the selling price, the client can request financial assistance from the City.

Ms. Jameson said that grants of up to \$130,000 will be available using Community Preservation Act (CPA) funds and up to \$260,000 if the loan comes from Harvard 2020 funds. The benefit to the buyer is the same. Both have limited equity provisions.

Councillor Galluccio asked what income levels this program would serve. Ms. Jameson replied that the program could assist clients with incomes of up to 120% of median. For a family of four that would mean families with incomes of \$89,040. per year would be eligible; for an individual the income limit would be \$63,200.

Councillor Galluccio asked how well the staff believe the program will be received. Ms. Jameson said that staff have done research on what would make owners want to buy. The limited equity provisions were rarely raised as barriers or disincentives. Ms. Jameson said that the program is requesting a little over \$2 million from the Affordable Housing Trust. The proposal is for a one-year pilot program. Ms. Rubenstein added that the marketing is very important and CDD expects to market it heavily.

Councillor Murphy suggested reaching out to schools, police and fire personnel.

Vice Mayor Davis noted that the \$2 million is expected to help fifteen families. Vice Mayor Davis requested that staff look at issues related to limited equity. She has had some residents raise issues about the limited equity provisions related to their property taxes.

Councillor Murphy asked why CDD has not proposed using inclusionary zoning to address the need of middle income residents. Ms. Jameson said that inclusionary zoning is working well. To date it has produced one hundred twenty-six units. But this program is more flexible; it allows people to find units anywhere in Cambridge.

Councillor Murphy asked why not do both? Ms. Jameson said that the legal analysis done when inclusionary zoning was proposed and adopted was for the present model.

Councillor Galluccio said that if we were a business, and our job was to satisfy a market need, we would look at our business and our inventory and see whether they matched. In 1998

we were still responding to a post rent control situation. Now, if you have an income of 50%-60% of median income, you are either housed or gone from Cambridge. Now we are seeing people who have been living in market rate units who can no longer afford to stay in Cambridge. Boston also has an inclusionary zoning ordinance. The average income in Boston's program is now 95% of the median income. Councillor Galluccio said that he would like to see a data analysis of the demographics of the Cambridge folks looking for housing.

Councillor Murphy said that the council would like to see a legal analysis of any issues related to raising the income eligibility for inclusionary zoning units.

Councillor Galluccio said that he was not sure if requiring more than 15% inclusionary units in a development would be legal but said we should look at it.

Ms. Rubenstein said that members of the Affordable Housing Trust have voiced their concern about making sure that the limited funds available for affordable housing are serving the neediest population.

Councillor Galluccio stated that he would be happy to have that discussion with the Trust and the Housing Committee. He requested that CDD look into Boston's reasons for the change to the percentage of median income as an eligibility limit.

Mary Kegan, Eviction Free Zone, said that a market analysis is a good idea. It should include information about waiting lists, and people paying over 30% of their income for housing.

Councillor Galluccio asked about what limited equity owners get when they leave their limit equity unit. Mr. Vining said that the owner would get back their downpayment plus interest and payments on principle plus interest.

Councillor Galluccio asked about prior Cambridge residents. Ms. Jameson said that former residents displaced since rent control get a preference. Councillor Galluccio also mentioned the City Council's interest in larger units for families.

Councillor Galluccio thanked all those present for their participation. The meeting was adjourned at 6:40 P.M.

For the Committee,

Councillor Anthony D. Galluccio, Chair