

Councillor Duehay stated that neighborhoods by themselves do not tell the whole story; for example, people continue to leave the City due to the lack of affordable housing.

Councillor Alice Wolf stated that she believed it was extremely important to focus on middle income people, since it seems they are the ones who can't afford housing and are moving out. She further stated that traffic congestion raised by any proposed development should be reviewed. Councillor Wolf also suggested the consultant review an "incremental financing tax", such as the one in place in California.

Councillor Duehay stated that it is his intent that the work of the consultant be completed within six months so that a full presentation could be made to the entire City Council. He further questioned what forum would be best to educate the community on the final set of alternatives.

Michael Rosenberg responded by stating some thought could be given to holding a series of public hearings by the Committee.

David Noonan, Executive Assistant to the Mayor stated that some thought should be given to utilizing cable television for the best forum to reach the largest segment of the community.

At the meeting held on Thursday, November 20, 1986, Councillor David Sullivan questioned what the final report by the consultant would look like.

Ms. McKenny responded by stating she hoped to provide an array of impact of all the mechanisms she would propose. Secondly, she stated, she would provide a series of blue prints for the implementation of those proposed mechanisms.

Councillor David Sullivan questioned the number of options she would be looking at in the study.

Ms. McKenny responded by stating about six, in order to be realistic.

Councillor David Sullivan further questioned whether or not Ms. McKenny would establish an economic model to which her proposals would be tested.

Ms. McKenny responded in the affirmative, stating it would be something of a micro-economic model.

Councillor David Sullivan questioned whether or not the consultant envisioned more housing units and less commercial development being proposed in her report.

Ms. McKenny responded by stating the question is really open, but she would hope that she could come up with creative ways in which to encourage developers to build more housing units.

Councillor David Sullivan questioned whether the City has enough market rate housing and stated the City should be looking at alternatives for the development of low and middle income housing.

At this time, Michael Rosenberg stated he felt additional housing units could be built, since at this point in time there is a "glut" of vacant office space.

At this time, Councillor William Walsh stated that the census will show the population is declining in Cambridge because people just can't afford to live in the City. He stated Cambridge is losing a thousand people per year and the City has no comprehensive housing program.

Councillor Walsh questioned whether or not the consultant's report would make any assumptions relative to low income families who do not live in rent-controlled apartments, due to the fact they are occupied by people of greater means.

Ms. McKenny responded by stating that some of these programs and mechanisms would be looked at for possible interfacing.

Councillor Duehay requested that all demographic information, once compiled, should be released to the full Council. He further stated that the Board of Zoning Appeal receives requests from time to time for variances for the development of large scale projects and possibly, the City should look into linking the issuance of permits, licenses, etc., to an agreement from the developer for housing units.

Michael Rosenberg stated the need for a defined city-wide housing policy is great. The Planning Board he continued, is very concerned about this issue.

Councillor William Walsh stated the City needs to know the needs of the people and to develop a means to meet those needs.

Councillor David Sullivan stated the City Council has the power to provide a "linkage mandate" but at least a majority of the Council must agree.

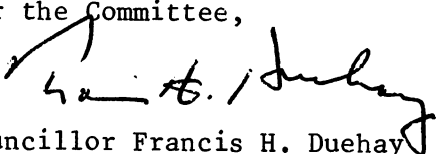
Also speaking on the issue of linkage were:- Joyce Louer, 19 Shepard Street; Alex Steinberg, 3 Clinton Street; and William Noble, 38 Green Street.

The meeting held on October 21, 1986 was adjourned at 12:20 p.m.

The meeting held on November 20, 1986 was adjourned at 6:48 p.m.

For your review, I am enclosing a document entitled "Inclusionary Housing and Linkage Programs in Metropolitan Boston" as published by the Metropolitan Area Planning Council.

For the Committee,


Councillor Francis H. Duehay
Chairman

Enclosure

City of Cambridge

In City Council..... December 8, 1986.....

The Linkage Study **Committee** conducted two public meetings. One, on Tuesday, October 21, 1986 at 11:00 a.m., and the second, on Thursday, November 20, 1986 at 5:30 p.m. for the purpose of reviewing the various linkage alternatives and to hear from the consultant on this issue, Ms. Pamela McKenny. Both meetings were conducted in the Ackermann Room at City Hall.

Councillor Francis H. Duehay, Chairman of the Committee, opened each meeting outlining that it was his intent to provide each member of the City Council, as well as the public with as much information as possible regarding possible alternatives relative to linkage for the City of Cambridge.

Councillor Duehay further stated that the City has been awarded a housing grant totaling \$30,000. and the Community Development Department has obtained the services of a consultant firm named Legatt and McCall. Also, he stated, a second year Masters in Public Policy student from the Kennedy School of Government at Harvard University will be assisting the Committee in its study of the linkage issue.

Councillor Duehay stated this was a very important project for the City and that funds have already been designated by developers to the City for the construction of low and moderate income housing, but that no clear internal or external mechanism exists to administer this money or to develop housing. He further stated that there are a host of policy alternatives to be considered on the issue.

At this time, Michael Rosenberg, Assistant City Manager for Community Development stated his Department had, in fact, received a "Strategic Planning Grant" from the Executive Office of Communities and Development in the amount of \$30,000. for the sole purpose of studying zoning and other techniques in order to encourage the development of low and moderate income housing throughout Cambridge. He further stated he believed it was important to conduct such a study so that the City understands the "community" it is dealing with; given the work of the past two years which, unfortunately, did not produce a policy on this issue which was acceptable to the City Council.

At this time, the Committee heard from Pamela McKenny of Legatt and McCall, who outlined the six phases of her work effort to quantify the effects of inclusionary/linkage housing policies. The six phases are:- 1. the marketplace as it relates to commercial development. 2. The marketplace as it relates to housing development. 3. A comprehensive review of existing zoning ordinances with particular attention to commercial usages in the Alewife, North Point, East Cambridge area. 4. A review of the "transfer tax" concept which the Legislature has considered in the past. 5. The establishment of a spectrum of options to be considered by the Committee. 6. The discussion and drafting particular language relative to any possible changes to the Zoning Ordinance.

Ms. McKenny further stated that housing objectives would be the focus of her work effort. The "balance points" between market and below market housing must be found in conjunction with any new developments done in Cambridge.

13. S -659

REPORT

Committee on Linkage

Re: review of various linkage alternatives.

In City Council,

December 8, 1986

Placed on File